

BRISBANE PLANNING COMMISSION
Action Minutes of June 13, 2019
Regular Meeting

A. CALL TO ORDER

Chairperson Sayasane called the meeting to order at 7:30 p.m.

B. ROLL CALL

Present: Commissioners Gomez, Gooding, Mackin, Patel and Sayasane.

Absent: None.

Staff Present: Community Development Director Swiecki, Senior Planner Johnson, Associate Planner Ayres.

C. ADOPTION OF AGENDA

Commissioner Gomez moved adoption of the agenda. Commissioner Gooding seconded the motion and it was approved 5-0.

D. CONSENT CALENDAR

There were none.

E. ORAL COMMUNICATIONS

There were none.

F. WRITTEN COMMUNICATIONS

There were none.

G. NEW BUSINESS

1. **PUBLIC HEARING: 163 Santa Clara Street; R-1 Residential District; Variance V-2-19;** Variance for additions to an existing nonconforming single-family dwelling to exceed the 20 foot height limit within 15 feet of the front property line and for the eaves of the addition to encroach up to 1 foot, 6 inches from the north side property line; Cameron Helland, applicant; Ambert Yeung, owner.

Commissioner Patel recused himself due to conflict of interest and exited the dais.

Associate Planner Ayres gave the staff presentation and answered Commissioner questions regarding neighborhood patterns of roof eave encroachment and staff's analysis of special circumstances for the case.

Chairperson Sayasane opened the public hearing.

Ambert Yeung, property owner, and Cameron Helland, applicant, addressed the Commission in support of the application. They answered Commissioner questions regarding the combined roof

eave/gutter design responsive to the unique rainwater drainage issues on the site, solar orientation and exposure of the proposed addition, and the functionality of the proposed and alternative floor plans for the proposed addition.

There being no one else to speak on the application, Commissioner Mackin moved to close the public hearing. Commissioner Gomez seconded the motion and it was approved 4-0.

Following deliberation, Commissioner Gomez moved approval of Variance V-2-19 via adoption of Resolution V-2-19, as modified to grant the requested roof eave setback due to special circumstances including the unique drainage issues of the site and solar orientation of the addition. Commissioner Mackin seconded the motion and it was approved 4-0.

Chairperson Sayasane read the appeals procedure.

2. **PUBLIC HEARING: 800-1800 Sierra Point Parkway; Design Permit Revision DP-1-19, Parking Use Permit UP-2-19 and EIR Addendum ER-2-19;** Design Permit Revision to DP-6-05 for an approximately 21,000 square foot addition to 1600 Sierra Point Parkway connecting at the second, third and fourth floors to 1400 Sierra Point Parkway and Parking Use Permit revision to UP-12-07 to allow 1,760 parking spaces, whereas 1,801 spaces were previously approved and EIR Addendum to ER-3-05; Dawn Jedkins, DES Architects + Engineers, applicant; HCP LS Brisbane, LLC, owner.

Senior Planner Johnson gave the staff report and answered Commissioner questions about the parking demand.

Chairperson Sayasane opened the public hearing.

Scott Bohn of HCP LS Brisbane, LLC, owner, and Dawn Jedkins, applicant, addressed the Commission in support of the application. They answered Commissioner questions regarding the location and type of retail on the site, elevation of the bridge above the pedestrian access way, secured access requirements for the bridgeway precluding public access, and planned off-site intersection and circulation improvements.

There being no one else to speak on the application, Commissioner Gooding moved to close the public hearing. Commissioner Gomez seconded the motion and it was approved 5-0.

Following deliberation, Commissioner Patel moved approval of the application via adoption of Resolution DP-1-19/UP-2-19/ER-2-19. Commissioner Mackin seconded the motion and it was approved 5-0.

H. ITEMS INITIATED BY STAFF

Director Swiecki announced a workshop on short term rentals was scheduled for June 27. He said at the June 6 meeting the City Council would consider directing the Commission to study storefront retail cannabis regulations. He added the City council was considering adding Planning Commission representation to the Baylands subcommittee.

I. ITEMS INITIATED BY THE COMMISSION

Commissioner Gomez asked if a workshop could be held on substandard lots and variance findings regarding special circumstances and special privileges.

Commissioner Mackin suggested studying how current development standards were created.

Director Swiecki stated variance protocol trainings could be scheduled, and noted that the City Council planning issues subcommittee would be studying the issue of FAR requirements for substandard lots. He suggested any further Planning Commission study of these issues be deferred until the subcommittee completed its review.

J. ADJOURNMENT

Commissioner Gooding moved to adjourn to the regular meeting of Thursday, June 27, 2019. Commissioner Mackin seconded the motion and it was approved 5-0. The meeting adjourned at 9:18 p.m.

Attest:



John A. Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on DVD at City Hall and the City's website at www.brisbaneca.org.