

BRISBANE PLANNING COMMISSION
Action Minutes of December 8, 2011
Regular Meeting

CALL TO ORDER

Acting Chairperson Parker called the meeting to order at 7:32 p.m., after a workshop with the City Attorney to discuss conflicts of interest, use of social media, conduct of joint meetings and the processing of the Baylands Environmental Impact Report, that began at 6:30 p.m.

ROLL CALL

Present: Commissioners Cunningham, Do and Reinhardt and Acting Chairperson Parker
Absent: Chairman Munir.
Staff Present: Community Development Director Swiecki, Senior Planner Tune, Associate Planner Johnson, City Attorney Toppel.

ADOPTION OF AGENDA

Commissioner Do moved to adopt the agenda with the fourth item of new business continued at the applicant's request. Commissioner Cunningham seconded the motion, which was approved, 4-0 (Chairman Munir absent).

PRESENTATION

Acting Chairperson Parker presented a Resolution Honoring Timothy W. Tune for his Service as Senior Planner to retiring Senior Planner Tune. The Commissioners expressed their thanks, as did Jerry Kuhel and Pritam Sabharwal from the audience.

APPROVAL OF DRAFT ACTION MINUTES

Commissioner Cunningham moved to approve the Draft Action Minutes of November 10, 2011 Regular Meeting. The motion was seconded by Commissioner Do and approved, 4-0 (Chairman Munir absent).

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Acting Chairperson Parker acknowledged receipt of email from Dana Dillworth regarding the first study session item.

NEW BUSINESS

1. **PUBLIC HEARING: 515 Tunnel Avenue;** Use Permit UP-17-11; Temporary Christmas Tree Storage for Recycling; Brad Drda, Recology Properties, Inc., applicant; Sanitary Fill Company, owner; APN 005-152-330

Associate Planner Johnson presented the agenda report.

Acting Chairperson Parker opened the public hearing.

Brad Drda, applicant, explained the need for the use.

There being no one else wishing to speak, Acting Chairperson Parker closed the public hearing.

Commissioner Cunningham made the motion to adopt recommended Resolution UP-17-11. The motion was seconded by Commissioner Do and adopted, 4-0 (Chairman Munir absent).

2. **PUBLIC HEARING: Zoning Text Amendment RZ-5-11** to Amend Brisbane Municipal Code Title 17; Chapter 17.06, R-1 Residential District; Chapter 17.08, R-2 Residential District; Chapter 17. 10, R-3 Residential District; Chapter 17.12, R-BA Brisbane Acres Residential District; Chapter 17.34, Off-Street Parking; and Chapter 17.38, Nonconforming Uses and Structures; City of Brisbane, applicant.

Senior Planner Tune presented the item.

Acting Chairperson Parker opened the public hearing.

Dr. Pritam Sabharwal stated that he was proposing to build 10 houses of the maximum size permitted under the zoning. He said requiring 6 parking spaces for a 6-bedroom, 5,500 sq. ft. home would encourage the occupants to have more cars and would require more asphalt. As net zero energy consuming homes, he expected the owners would have fewer vehicles, and they would be electrical, rather than petroleum-fueled. He recommended that the Commission plan for a future where the increased cost of petroleum will decrease demand for cars. He also noted that required enclosed parking would increase the potential for polluting fumes to enter residences.

Dr. Sabharwal responded to questions from Acting Chairperson Parker, explaining that he thought residents should be able to choose whether or not to provide their required parking either in a garage or uncovered.

Luc Bouchard said that he understood that the intent was to adopt a standard that reflected parking demand better than lot frontage, but he questioned whether requiring more than the current maximum of 2 on-site and 2 on-street spaces would solve the

problem. He also expressed concern regarding the discretion the City Engineer might have in approving parking within the public right-of-way.

Jerry Kuhel questioned the need to revise the garage setback provisions, if there was no evidence that they had resulted in any actual accidents due to limited sight distance. He said the proposed 10 ft. setback would be a significant constraint to infill development on steep sites, potentially adding more cost, requiring more upslope grading and reducing the potential for landscaping.

Barbara Ebel expressed concern about how the draft ordinance would affect the expansion of existing houses. She felt that cars left on the street for days at a time was one of the worst problems and that the street parking permit program would be the best way to deal with this. She suggested simply requiring 3 spaces per dwelling unit based upon the average number of persons per household.

Dr. Sabharwal stated that he also supported a parking permit program.

Commissioners Parker and Cunningham noted the trend of multi-generational families occupying houses, resulting in increased parking demand.

Mr. Bouchard referred to the vehicle ownership rate and parking survey data in the agenda report as supporting a maximum parking requirement of 4 spaces per house. He questioned how providing more parking off of the street would also provide more parking for existing homes.

Mr. Kuhel added that the proposed approach might actually reduce the amount of existing on-street parking by requiring wide curb cuts to accommodate more off-street parking.

Senior Planner Tune pointed out that the revised findings for granting Use Permits to modify the parking regulations would provide more flexibility to deal with significant expansion of existing houses that would not meet the new parking standards.

Dolores Gomez asked how the City would force people to use the parking once it is provided. She described situations where occupants would rather park on the street than in tandem garages and where tenants had been prohibited by landlords from parking on site.

There being no one else wishing to speak, Acting Chairperson Parker made the motion to close the public hearing, which was seconded by Commissioner Cunningham, and adopted, 4-0 (Chairman Munir absent).

The Commissioners discussed the public comments that had been received. Acting Chairperson Parker reopened the public hearing to continue it to the meeting of January 12, 2012, in order to encourage more input.

3. **PUBLIC HEARING: 3000-3500 Marina Boulevard;** Development Agreement DA-1-11; Adoption of Ordinance Approving Development Agreement for Sierra Point Office Project; Don Little Group, applicant; Sierra Point LLC, owner; APN 007-165-020

City Attorney Toppel presented the agenda report.

Acting Chairperson Parker opened the public hearing. There being no one else wishing to speak, the public hearing was closed on a motion by Acting Chairperson Parker, seconded by Commissioner Cunningham and passed, 4-0 (Chairman Munir absent).

Commissioner Reinhardt expressed his support for raising the LEED standard for this project. He made the motion to adopt recommended Resolution DA-1-11. The motion was seconded by Commissioner Cunningham and adopted, 4-0 (Chairman Munir absent).

The Commission took a short break.

4. **PUBLIC HEARING: 1 West Hill Drive;** Telecommunications Permit TC-4-11; Replace one 1 existing panel antenna with 2 new antennas, mounted on a 48 ft high pole, with no change in height of the antennas, and replace 3 existing equipment cabinets with two 2 new cabinets and related equipment; Kevin Bowyer/Sprint, applicant; Janet Epstein, owner; APN 005-290-010.

The public hearing was continued to the meeting of January 12, 2012, at the request of the applicant received earlier.

STUDY SESSIONS

1. Implementation of Housing Element Programs H.I.1.d, H.I.1.e & H.D.1.b Regarding Modifications, Mergers, Substandard Lots and Dwelling Groups

Senior Planner Tune presented the item. In response to questions from the Commission, he explained the State law regarding lot mergers and its significance to Brisbane's historical subdivision pattern of 25 ft. wide lots. He noted the comments received from Dana Dillworth in opposition to any changes to the current minimum lot size in the R-2 District.

Commissioner Do made the motion to adopt the resolution of intention to amend the Municipal Code as recommended by staff. The motion was seconded by Commissioner Cunningham and adopted, 4-0 (Chairman Munir absent).

2. Introduction to Form-Based Codes (Session 2), Placemaking Review; Implementation of Housing Element Programs for Rezoning the southeast portion of the Crocker Park TC-1 Trade Commercial District to NCRO-3 Neighborhood Commercial

Associate Planner Johnson made the presentation.

Acting Chairperson Parker cited Barcelona as a model for public plazas that could be applied to the area surrounding the Community Park. Commissioner Cunningham noted that Catalunya Square was brought up as an example at the PPS workshop for the Brisbane Village Shopping Center, which she suggested be revisited. Commissioner Reinhardt added that there were similar plazas in Portugal. Acting Chairperson Parker noted that such places that bring people outdoors are very “Brisbane.”

Director Swiecki advised the Commission that the City Council was moving forward with various approaches to assist in planning for Crocker Park, including this site.

ITEMS INITIATED BY STAFF

Director Swiecki and Associate Planner Johnson added their thanks to retiring Senior Planner Tune.

ITEMS INITIATED BY THE COMMISSION

Commissioner Cunningham reminded everyone about the Brisbane Food Bank.

Commissioner Do wished Chairman Munir a speedy recovery.

ADJOURNMENT

There being no further business, Acting Chairperson Parker made the motion, seconded by Commissioner Cunningham, to cancel the regular meeting of December 22, 2011, and to adjourn to the regular meeting of January 12, 2012. The motion was approved, 4-0 (Chairman Munir absent), and the meeting was adjourned at 10:00 p.m.

ATTEST:

John Swiecki, Community Development Director

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