



BRISBANE CITY COUNCIL

ACTION MINUTES

CITY OF BRISBANE CITY COUNCIL
THURSDAY, OCTOBER 12, 2017
BRISBANE CITY HALL, 50 PARK PLACE, BRISBANE

CALL TO ORDER – PLEDGE OF ALLEGIANCE

The Mayor called the meeting to order at 7: 30 p.m. and led the Pledge of Allegiance.

ROLL CALL

Councilmembers present: Conway, Davis, Lentz, O’Connell and Mayor Liu
Councilmembers absent: None
Staff present: City Manager Holstine, Counsel Delventhal, Administrative Services
Director Schillinger, City Clerk Padilla, Community Development
Director Swiecki, Senior Planner Johnson, Police Chief Macias, Fire
Inspector Preston

ADOPTION OF AGENDA (Deletions, Additions, Changes and Adoption)

CM Conway requested to close the meeting in memory of the Las Vegas Shooting Victims and the North Bay Fire Victims.

CM Conway made a motion, seconded by CM O’Connell, to adopt the agenda as amended. The motion was carried unanimously by all present.

ORAL COMMUNICATIONS NO. 1

Elaine Straw said she was following up on her written correspondence regarding the noise issues at Crocker Park.

CM Lentz directed City Manager Holstine to create a City Council subcommittee to address these issues. City Manager Holstine said he will add the item to the next City Council meeting.

Michelle Salmon said the City has to enforce the rules with the dirt pile height limit.

CM Davis requested an update from staff. City Manager Holstine provided an update on the status of the soils processing business in the City and reported that the City Council Infrastructure, Utilities & Franchise Subcommittee will be meeting on October 18th to discuss the issue further.

PROCLAMATION

A. Declaring October 2017 as Fire Prevention Month

Fire Inspector Preston received the Proclamation from Mayor Liu declaring October 2017 as Fire Prevention Month.

After some Council discussion with staff, Fire Inspector shared that Emergency Responders from the City of Brisbane have worked in the North Bay to help with the North Bay wildfires. Mayor Liu asked if the City can help collect donations for the victims. Administrative Services Director shared that Parks and Recreation staff will be providing bins at City Hall for community members to donate to the fire victims.

AWARDS

A. Volunteer of the Year

The City Council recognized Rachel Ennis with a proclamation for her volunteer service to the City of Brisbane. Ms. Ennis was named as Volunteer of the Year at the 2017 Day in the Park event. Ms. Ennis was recognized for her volunteer work promoting education, child development, literacy, and the arts, as well as improving the quality of life for Brisbane students and families.

Rachel Ennis thanked the Council and the larger community for the Award and support.

II. CONSENT CALENDAR

A. Approve City Council Minutes of August 7, 2017

B. Approve Co-sponsorship of 2018 Live at Mission Blue Chamber Concert Series

C. Adopt Resolution No. 2017-48 identifying a City's Agent for submittal of Hazard Mitigation Grant Program requests

CM Conway made a motion, seconded by CM Davis, to approve Consent Calendar Items A, B, and C. The motion was carried unanimously by all present.

Ayes: CM Conway, Davis, Lentz, O'Connell and Mayor Liu

Noes: None

Absent: None

III. PUBLIC HEARING

A. 36-50 San Bruno Avenue: Appeal of Use Permit UP 2-17, Design Permit DP-1-17 and Grading Permit EX-4-17: Appeal of the Planning Commission's approval of the above referenced application for a three story, mixed use building with sixteen 1-bedroom

senior apartment units and 464 square feet of ground-floor commercial space and a ground-floor parking garage on a 9,505 square foot lot currently occupied by a surface parking lot. NCRO-2 Zoning District, James W. Trotter, applicant; Horsepower Holdings Llc, owner; APN 007-222-020 and -030. Denise C. Gregory, 99 San Bruno Avenue, appellant.

Senior Planner Johnson stated that this item is regarding a Use Permit, Design Permit and Grading Permit to allow for the construction of an approximately 32-foot high, three-story, mixed-use building at 36-50 San Bruno Ave. He added that this project includes sixteen 526 to 545 square foot senior housing units on the second and third floors and approximately 464 square feet of ground floor commercial space and ground floor parking, to replace a parking lot on a 9,505 square foot lot. He also reported that the appellant Denise Gregory is appealing the Planning Commission's approval of the above referenced application.

After further Council discussion and questions of staff, CM O'Connell directed staff to edit the agreement's Condition #34 regarding Condo Conversions. After more Council questions, Mayor Liu opened the public hearing.

Appellant Denise C. Gregory presented the basis for her appeal of the project and stated that the project does not adhere to Brisbane Municipal Code (BMC) Sections 17.01.030 or 17.34.010.

And project sponsor James W. Trotter, presented on behalf of the applicant Horsepower Holdings, Llc. about the applicant's vision for the senior housing units and the retail spaces.

The following members of the public spoke in favor of the project:
Paul Bouscal, Linda Parker, Dave Bostrom, Kima Hayuk, and Daniel Carter

Michele Salmon, also spoke in favor of it, and had suggested diagonal parking as a strategy to help solve the parking issues.

Mikki McGee spoke against the project due to noise and parking issues.

Joel Diaz provided an update on the 23 Club plans.

Sofia Alemand spoke against the project and said the eldest Brisbane residents will struggle with the noise.

Barbara Ebel proposed a parking agreement between the 2 senior housing complexes and the City of Brisbane.

Mikki McGee said there are vacant parking spaces in her senior housing complex.

Danny Ames stated he liked the diagonal parking proposal.

Bonnie Boswell spoke in support of the project adding that this is a perfect location for senior housing.

James Trotter added that a central garage is also another strategy to address the parking issues in the City.

CM Conway made a motion, seconded by CM Davis, to close the public hearing. The motion was carried unanimously by all present.

After Council discussion and questions, CM O'Connell agreed that a study on diagonal parking would be beneficial and that more ADA fixtures for seniors should be added.

CM Davis stated that she is concerned that the retail spaces will not be successful.

CM Lentz said that he would like to see additional sound proofing for the units facing the 23 Club and directed staff to reimburse the appellant her appeal application fees of \$362.00

CM Conway would like the Complete Streets Safety Committee to look into working with the three Churches and the Brisbane Inn about allowing residents to park in their lots in the evening.

Mayor Liu added that she would also like the following features added to the project: electric car charging station or a neighborhood shared electric vehicle and a wall covering like a living wall or a mural on the Mariposa Avenue side.

After more Council discussion, CM O'Connell made a motion, seconded by CM Lentz, to place the adoption of Resolution 2017-49 under Consent Calendar at the next City Council meeting with Council's amendments regarding the following:

- Add wall coverage and landscaping on Mariposa side
- Add ADA Accessible fixtures in all units
- Add sound proofing of units facing the 23 Club
- Edit agreement's Condition #34 regarding conversions to Condos

Ayes: CM Conway, Davis, Lentz, O'Connell and Mayor Liu

Noes: None

Absent: None

B. Consider introduction of Ordinance No. 622 (Zoning Text Amendment RZ-2-17) - Zoning text amendments to implement Housing Element Program H.B.1.g, clarify existing definitions related to office uses, and streamline rooftop solar energy system installations.

Due to the late hour, this item was continued to a future City Council meeting.

NEW BUSINESS

A. Consider Adoption of Resolution No. 2017-47 to Increase Fees for the Afterschool Program from \$120 a month (\$1,068 per year) to \$160 a month for residents (\$1,440 per year).

Due to the late hour, this item was continued to a future City Council meeting.

STAFF REPORTS

A. City Manager's Report on upcoming activities

Due to the late hour no report was made.

MAYOR/COUNCIL MATTERS

A. County-wide Assignments/Subcommittees Reports

Due to the late hour, no report was made.

B. City Council Meeting Schedule

The City Council Meetings of December 7th and December 21st will be cancelled and a new City Council Meeting of December 14th will be scheduled for the reorganization.

C. Written Communications

The Council received Non-Baylands Written Communication from the following individuals:

- Fe Conway 9/8/17
- Tony Verreos 9/10/17
- Tony Verreos 9/14/17
- Tony Verreos 9/14/17
- Linda Dettmer 9/16/17
- Karen Lentz 9/25/17
- Denise Gregory 10/1/17
- Lisa Snyder 10/6/17
- Linda Dettmer 10/7/17
- Tami Quan 10/11/17
- Dave Bostrom 10/11/17
- Dan & Sharon Gonzales 10/11/17
- Juanita Yee 10/11/17
- Daniel Sorrentino 10/11/17
- Penny O'Connor 10/11/17
- Gerard Yee 10/11/17
- Willy Chang 10/11/17
- Rich Facciano 10/11/17
- William L. Durham 10/11/17

- Littia Martinez 10/11/17
- Harold Wendell 10/11/17
- Ali El-batniji 10/11/17
- Lenny Lind 10/11/17

ORAL COMMUNICATIONS 2

No members of the public wished to speak.

ADJOURNMENT

CM Lentz made a motion, seconded by CM Davis to adjourn the meeting in memory of the Las Vegas Shooting Victims and the North Bay Fire Victims. The motion was carried unanimously by all present. The meeting adjourned at 11:39 p.m.

Ingrid Padilla, City Clerk