

Draft
BRISBANE PLANNING COMMISSION
Action Minutes of October 10, 2013
Regular Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners, Do, Cunningham, Munir, Reinhardt and Chairperson
Parker

Absent: None

Staff Present: Community Development Director Swiecki and Senior Planner Johnson

ADOPTION OF AGENDA

Commissioner Munir moved to adopt the agenda. The motion was seconded by Commissioner Cunningham. The motion carried 5-0.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chair Parker acknowledged that there were a number of written communications regarding 8 Thomas Ave. and other communications not related to items on the agenda.

ITEMS INITIATED BY STAFF

Baylands Draft EIR Public Comment Meetings: Director Swiecki updated the Commission on the status of the Baylands Draft EIR public comment period and opened the matter for discussion by the Commission of how the upcoming public comment meetings would be conducted. He and the City's EIR consultant, Lloyd Zola answered the Commission's questions and the Commission discussed how the meetings would be conducted.

OLD BUSINESS

1. **PUBLIC HEARING: 8 Thomas Avenue;** Design Permit DP-1-13 and Grading Permit EX-1-13; Design Permit and Grading Permit for Development of an approximately 5,110 square foot Single Family Home with associated

grading of approximately 1,850 cubic yards, on a Ridgeline Lot within the R-BA Brisbane Acres Zoning District; Mahn Quach, applicant/owner.

Senior Planner Johnson presented the agenda report and answered the Commission's questions regarding the project history, the applicability of the San Bruno Mtn. Habitat Conservation Plan, how the ridgeline ordinance is applied to the project and photos of the site.

The applicant's architect, David Stull, and the applicant, Mahn Quach, addressed the Commission regarding the design and answered the Commission's questions.

The following Brisbane residents spoke in opposition to the proposed development: Storrs Hoen, Danny Ames, Michelle Salmon, Dana Dillworth, Beth Grossman, Ali Eseifan, Roger Baldwin, Carter Bolick, Mike Woods, Tom Heinz, Amy Donde, and Cheryl Brayton. Storrs Hoen also provided a presentation including photographs from along the Lagoon and Sierra Point Bay Trail.

San Bruno Mtn. Watch Executive Director, Ken McIntire, spoke in opposition to the proposed development.

Brisbane residents Luc Bouchard and Ron Davis spoke in favor of the proposed development.

Tom Lambert (1035 Humboldt) spoke in favor of the design, but encouraged the Commission to understand the precedents which might be set with whatever decision is made.

At 10:30 Commissioner Munir moved to extend the meeting until 11 p.m., to allow the Commission time to offer questions for staff to address in another meeting, and Commissioner Cunningham Seconded. The motion passed 5-0.

The Commission provided staff with questions for the next public hearing.

Commissioner Munir moved and Commissioner Reinhardt seconded to continue the public hearing to the regular meeting of November 14th, 2013. The motion carried 5-0.

ITEMS INITIATED BY THE COMMISSION

Commissioner Reinhardt provided an update on the Sustainability Subcommittee.

Commissioner Reinhardt raised a question in a previous meeting regarding the interior garage dimension requirements for new development and Director Swiecki updated the Commission that this was addressed in the draft parking ordinance, which is pending hearing by the City Council.

ADJOURNMENT

There being no further business, Commissioner Munir motioned and Commissioner Cunningham seconded to adjourn to the meeting of November 14th, 2013. The motion carried 5-0 and the meeting adjourned at 10:44 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 the City's website at www.brisbaneca.org.