

Draft
BRISBANE PLANNING COMMISSION
Action Minutes of November 14, 2013
Regular Meeting

CALL TO ORDER

Chairperson Parker called the meeting to order at 7:36 p.m.

ROLL CALL

Present: Commissioners, Do, Cunningham, Munir and Chairperson Parker
Absent: Commissioner Reinhardt
Staff Present: Community Development Director Swiecki and Senior Planner Johnson

ADOPTION OF AGENDA

Commissioner Do moved to adopt the agenda. The motion was seconded by Commissioner Cunningham. The motion carried 4-0.

APPROVAL OF DRAFT ACTION MINUTES

Commissioner Do moved and Commissioner Munir seconded to approve the draft action minutes of August 8, 2013. The motion carried 4-0.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chair Parker acknowledged written communication regarding 8 Thomas Avenue as well as communications not on the agenda.

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 permit timing.

Kevin Tran, a representative from the applicant's family, addressed the Commission on behalf of the applicant and provided photo renderings of the proposed home.

The following Brisbane residents spoke in favor of the proposed development: Luc Bouchard, Ron Davis, and Juanita Yee. Aaron Lee, a former resident who is seeking to return to Brisbane, spoke in favor of the proposal. Luc Bouchard also provided a presentation including photomontages from the Bay Trail along the Lagoon and Sierra Point shorelines.

The following Brisbane residents spoke in opposition to the proposed development: Storrs Hoen, Michelle Salmon, Amy Donde, Danny Ames, and Beth Grossman. Storrs Hoen also provided a presentation including photographs from along the Bay Trail at the Lagoon and Sierra Point Bay Trail and from the Lagoon shore.

There being no more members of the public to address the Commission, Commissioner Munir moved and Commissioner Cunningham seconded to close the public hearing. The motion carried 4-0.

Chairperson Parker acknowledged that the Commission also received a number of letters on this item, which are part of the record.

After the Commission's further questions to staff and the applicant's architect and the Commission's discussion, Commissioner Munir moved and Commissioner Do seconded to approve the application, with direction to staff to review the final landscape plans, per condition of approval 6, with an eye to providing trees to break up the views of the home. The motion carried 4-0.

ITEMS INITIATED BY STAFF

Director Swiecki updated the Commission on the status of the Baylands Draft EIR public comment period and Crocker Park charrette scheduled for late January.

ITEMS INITIATED BY THE COMMISSION

Commissioner Munir asked about the status of previously discussed potential improvements to downtown Brisbane and the Marina areas, and brought up downtown Mtn. View as an example.

At 10:30 Chairperson Parker moved and Commissioner Munir seconded to extend the meeting until 10:40 p.m.

Chairperson Parker suggested that the Commission conduct study sessions to review the previous work which resulted in the adoption of the 1994 General Plan and from the 1994 General Plan update sessions. The Commission indicated their support and indicated that the study sessions should be conducted in lieu of cancelling meetings when there were no

planning applications, as time permitted. Chairperson Parker and Commissioner Munir indicated that they would reach out to former Planning Directors Nelson and Prince as possible guest speakers.

ADJOURNMENT

There being no further business, Commissioner Munir motioned and Commissioner Cunningham seconded to cancel the meeting of November 28th and adjourn to the meeting of December 12th, 2013. The motion carried 4-0 and the meeting adjourned at 10:39 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.