

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of July 10, 2014
Regular Meeting

CALL TO ORDER

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

ROLL CALL

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

Absent: Commissioner Reinhardt.

Staff Present: Community Development Director Swiecki, Senior Planner Johnson, and Special Assistant Tim Tune.

ADOPTION OF AGENDA

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

CONSENT CALENDAR

1. APPROVAL OF DRAFT ACTION MINUTES- March 13, 2014 Regular Meeting

Chairperson Cunningham moved and Commissioner Do seconded to approve the consent calendar. The motion carried 4-0.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chairperson Cunningham acknowledged communications and publications not on the agenda.

STUDY SESSION

1. **2015 – 2022 Housing Element Update Study Session #5 (PART 3): Chapter III, “Land Inventory and Identification of Adequate Sites for Regional Housing Needs” and Appendix F “Housing Sites Inventory: Opportunity Sites for Residential Development”.**

Senior Planner Johnson gave the agenda report and PowerPoint presentation, including a review of existing developments within the City with densities of over 20 dwelling units per acre. Four potential rezoning scenarios were presented:

- A. Scenario A presented a higher density of 45 units per acre on a couple of sites on Park Lane with the other sites as mixed use without a minimum density. While the mixed use

may not count toward the RHNA, it would allow the City flexibility on the rezoning of these sites.

- B. Scenario B showed a lower density option, of 33 units per acre, on three Park Lane sites, while allowing that same flexibility on the remaining sites.
- C. Scenario C presented densities of 20 to 24 du/ac in a new NCRO-3 district.
- D. Scenario D expanded that NCRO-3 district to include the Brisbane Village and Bank of America.

Staff answered questions of the Commission regarding feasible building heights for the various density and use types (i.e., mixed use and residential) in the four potential rezoning scenarios. Staff noted that maximum building height and other development standards would ultimately be determined in the implementation process to adopt updated zoning regulations.

After discussing the four potential rezoning scenarios, the prevailing opinion of the Commission favored a hybrid of scenarios B and C. Staff would incorporate that scenario into the draft Housing Element, which would be further reviewed by the Planning Commission and City Council in the fall.

ITEMS INITIATED BY STAFF

1. Summer Schedule

It was determined that there would be adequate attendance at the upcoming summer Planning Commission meetings and no cancellations would be required.

ITEMS INITIATED BY THE COMMISSION

Chairperson Cunningham urged action to enforce the flyover limitations of the FAA. Commissioner Munir shared his discussion with planners for the City of Sacramento regarding revitalization of Sacramento's downtown.

1. Subcommittee Updates

Chairperson Cunningham announced the Green Building Ordinance subcommittee would be reconvening in the near future.

ADJOURNMENT

There being no further business, Chairperson Cunningham moved and Commissioner Munir seconded to adjourn to the meeting of July 24, 2014. The motion carried 4-0 and the meeting adjourned at 8:39 p.m.

Attest:

D.ii.a.

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.