

DRAFT

BRISBANE PLANNING COMMISSION Action Minutes of March 12, 2015 Regular Meeting

A. CALL TO ORDER

Chairperson Do called the meeting to order at 7:31 p.m.

B. ROLL CALL

Present: Commissioners Do, Munir and Parker

Absent: Commissioner Reinhardt

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

C. ADOPTION OF AGENDA

Commissioner Parker moved and Commissioner Munir seconded to adopt the agenda. The motion carried 3-0.

D. CONSENT CALENDAR

1. ADOPTION OF RESOLUTION V-3-14; Adoption of resolution approving Variance V-3-14 to allow for a lot line adjustment between the existing, buildable vacant lots, of 786 and 788 Humboldt Road, to reduce the lot width of 786 Humboldt Road to approximately 37.5 feet, where 50 feet would otherwise be required, and to reduce the lot area to 4,244 sq. ft., where 5,000 sq. ft. would be required. (Note: This application was approved by the Planning Commission on February 26, 2015. The resolution has been revised to reflect the Planning Commission's findings and conditions of approval.)
2. APPROVAL OF DRAFT ACTION MINUTES
 - i. February 26, 2015 Regular Meeting

Commissioner Parker moved and Commissioner Munir seconded to adopt the consent calendar. The motion carried 3-0.

E. ORAL COMMUNICATIONS

None.

F. WRITTEN COMMUNICATIONS

Chairperson Do acknowledged a correspondence from Ray Miller in regards to Item H.1, and several publications not on the agenda.

G. WORKSHOP

1. Short-Term Vacation Rentals in Brisbane

Associate Planner Capasso gave the presentation. Director Swiecki answered questions from the Commissioners.

The following individuals from the public engaged in a discussion of concerns, potential benefits, and regulatory strategies for short-term rentals in residential districts: Barbara Ebel, Pete McGurty, Colleen Mackin, Aaron Kleven, Debbie Horn, Chris Land, Joel Diaz, Sandy McGurty, Greg Anderson, Barbara Raitz, and Alex Farris.

Throughout the discussion, the following themes emerged:

- Everyone's rights should be protected in balance: neighbors, property owners, long-term residents.
- If regulations are adopted, they should be realistic and enforceable.
- Short-term rentals should be incidental to existing residential uses, not standalone business ventures.
- Negative impacts of short-term rentals should be mitigated.
- Existing residential neighborhood character must be maintained.
- Internet-based homesharing is already occurring; providing a regulatory path to approval would allow residents with short-term rentals to operate lawfully and create accountability.

There being no further members of the public wishing to address the Commission, Chair Do opened the item for Commission discussion. The Commission directed staff to prepare information regarding potential regulatory strategies in response to the variety of concerns and suggestions put forward by the community and Commissioners. It was the consensus of the Commission to continue the workshop to the April 9, 2015 regular meeting.

H. OLD BUSINESS

1. PUBLIC HEARING: Draft 2015-2022 Housing Element; General Plan Amendment GPA-1-14 and Negative Declaration; City of Brisbane, applicant; citywide.

Senior Planner Johnson gave the agenda report and presentation. He noted that staff has reviewed the letter from Mr. Miller and the alternative that Mr. Miller proposed. Senior Planner Johnson indicated that the staff conclusion and recommendation remain the same. Staff answered questions from the Commissioners regarding the evaluation of potential health impacts from particulate matter exposure in the Initial Study, significance thresholds established by the California Air Resources Board, land use compatibility for each alternative sites proposal, and current State requirements for diesel engine retrofitting.

Chairperson Do opened the public hearing. Colleen Mackin shared her opposition to allowing for housing at 145 Park Lane and her support for mixed-use development at 125 Valley Drive. She opposed the development of high-rise housing and the development of solid rows of buildings in this area of Brisbane. Discussion with staff and the Commission ensued.

There being no further members of the public wishing to address the Commission, motion by Commissioner Munir seconded by Commissioner Parker to close the public hearing. The motion carried 3-0. After deliberation, Commissioner Munir moved and Commissioner Parker seconded to recommend approval of General Plan Amendment GPA-1-14 and Negative Declaration to the City Council with the housing opportunity sites originally approved by the Commission and City Council. The motion carried 3-0.

I. ITEMS INITIATED BY STAFF

None.

J. ITEMS INITIATED BY THE COMMISSION

Chairperson Do read the appeals process.

K. ADJOURNMENT to the Regular Meeting of March 26, 2015 at 7:30 pm.

There being no further business, Commissioner Munir moved and Commissioner Parker seconded to adjourn to the meeting of March 26, 2015. The motion carried 3-0 and the meeting adjourned at 10:25 p.m.

Attest:

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.