

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of May 14, 2015
Regular Meeting

A. CALL TO ORDER

Chairperson Do called the meeting to order at 7:34 p.m.

B. ROLL CALL

Present: Commissioners Munir, Parker, and Chairperson Do.

Absent: Commissioner Reinhardt

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

C. ADOPTION OF AGENDA

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

D. CONSENT CALENDAR

1. APPROVAL OF DRAFT ACTION MINUTES

- i. June 12, 2014 Regular Meeting
- ii. July 10, 2014 Regular Meeting
- iii. April 9, 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 publications received that were not on the agenda.

G. NEW BUSINESS

1. **PUBLIC HEARING: 119 San Benito Road;** Variance V-1-15 and Grading Permit EX-1-15 to allow construction of a new single-family home with a maximum height of 30 feet, where 28 feet is the maximum height permitted; and to allow 157 cubic yards of site grading including the removal of 98 cubic yards of soil from the site;

Quincy Bragg, applicant; Quincy Bragg & Sarah FitzGerald, owners; APN 007-392-020

Associate Planner Capasso gave the staff report and answered questions of the Commission regarding the measurement of the lot slope. Chairperson Do opened the public hearing. Jerry Kuhel, representing the applicant, described the site grading and stated the applicant was willing to extend the existing bay on the north elevation to enhance the articulation. Sarah FitzGerald, property owner, suggested planting climbing vines at the northwest corner of the building face and installing stone accents above the garage door.

The following speakers addressed the Commission regarding components of the site design: Anne Pradenas, Leslie Davis, Francis Molloy, and Larry Blanchard. There being no other individuals wishing to address the Commission, Commissioner Munir motioned and Commissioner Parker seconded to close the public hearing. The motion passed 3-0.

After discussion, Commissioner Munir moved and Commissioner Parker seconded to approve the application via adoption of Resolution V-1-15/EX-1-15, with articulation of the north building wall incorporating feedback from the Commission and submittal of a landscaping plan subject to approval by the Planning Director. The motion passed 3-0.

H. WORKSHOP

1. AMENDMENT TO THE CIRCULATION ELEMENT: Study Session for Amendment to the Circulation Element of the General Plan to incorporate provisions for Complete Streets, pursuant to The Complete Streets Act of 2008.

Senior Planner Johnson gave the agenda report and presentation. Staff answered questions of the Commission. The Commission requested clarification and simplification of the language in some of the policies. The Commission suggested that policies be added to address the need for public parking near recreational paths and to correct existing hazards on local streets. Senior Planner Johnson noted the Commission's comments would be incorporated into an updated draft Circulation Element that would be brought before the Commission at a future public hearing.

I. ITEMS INITIATED BY STAFF

Director Swiecki reported on the April 30 scoping meeting for the Recology Modernization and Expansion Environmental Impact Report (EIR). He stated the City Council had not yet scheduled interviews for the Planning Commission vacancy. He reported the Final EIR for the Baylands would be published in early summer with hearings before the Planning Commission anticipated in the fall.

J. ITEMS INITIATED BY THE COMMISSION

Commissioner Munir requested that the City participate in the planning process for the redevelopment of Candlestick Park and the surrounding neighborhoods, particularly in regards to traffic and access.

K. ADJOURNMENT to the Regular Meeting of May 28, 2015 at 7:30 pm.

There being no further business, Commissioner Parker moved and Commissioner Munir seconded to adjourn to the meeting of May 28, 2015. The motion carried 3-0 and the meeting adjourned at 9:15 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.