

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of May 28, 2015
Regular Meeting

A. CALL TO ORDER

Chairperson Do called the meeting to order at 7:35 p.m.

B. ROLL CALL

Present: Commissioners Munir, Parker, and Chairperson Do.

Absent: Commissioner Reinhardt

Staff Present: Community Development Director Swiecki 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. None.

E. ORAL COMMUNICATIONS

None.

F. WRITTEN COMMUNICATIONS

Chairperson Do acknowledged publications received that were not on the agenda.

G. NEW BUSINESS

- 1. PUBLIC HEARING: 326 Humboldt Road; Variance V-2-15 & Grading Permit EX-2-15 to allow construction of a new single-family home with a maximum height of 29 feet, 9 inches where 28 feet is the maximum height permitted and to allow associated site grading including export of 629 cubic yards of soil from the site; James Trotter, applicant; Luc Bouchard, owner; APN 007-301-150.**

Associate Planner Capasso gave the agenda report and answered questions of the Commission regarding street widening and on-street parking. Chairperson Do opened the public hearing. Luc Bouchard, property owner, described the project and gave a brief presentation. Dan Tuomey and Alan Davison spoke in support of the proposed project. 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-2-15/EX-2-15. The motion passed 3-0.

2. **PUBLIC HEARING: 316 Humboldt Road; Variance V-3-15 & Grading Permit EX-3-15** to allow construction of a new single-family home with a maximum height of 35 feet, 6 inches where 30 feet is the maximum height permitted; and to allow associated site grading including export of 416 cubic yards of soil from the site; James Trotter, applicant; Mike Glynn, owner; APN 007-301-160.

Associate Planner Capasso gave the agenda report and answered questions of the Commission regarding proposed retaining walls. Chairperson Do opened the public hearing. Luc Bouchard, representing the applicant, gave a brief presentation and answered questions of the Commission regarding ingress and egress from the tandem parking spaces. James Trotter, applicant, reviewed elements of the structure design with the Commission. Dan Tuomey, Alan Davison, and Peter Bockrath spoke in favor of the project. 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-3-15/EX-3-15. The motion passed 3-0. Chairperson Do announced a brief recess.

3. DISCUSSION: Comments on Draft Baylands Sustainability Framework

Director Swiecki briefly summarized the Baylands Sustainability Subcommittee's work and stated the document as intended to be aspirational rather than regulatory in nature. The Commission's comments on the document were requested by June 3 by the City Council and a workshop would be held by the Council on June 15.

Commissioner Parker shared her desire to include discussion of engineered wetlands and other natural methods to remediate contaminated soil as discussed at a Brisbane Baylands Community Advisory Group meeting in Chapter 6, Sustainable Water. Chairperson Do noted she gravitated toward Chapter 10, Health, Safety, and Happiness, and stated she would forward detailed comments to staff by email. Commissioner Munir made the following observations:

- The Framework seemed to be a "catch all" wishlist that covers many different approaches, and some may be too far-reaching and not practical.
- The document should give condensed and clear regulatory guidance to the developer for each topic.
- Applicable State and Federal laws should be referenced in the document.

- The document should prioritize ideas or actions that a developer must provide regardless of the future land use, with language such as “will require” and “we prefer,” etc.
- The document should discuss mass transit in more detail and consider appropriate methods for measuring acceptable levels of traffic congestion.
- A planning horizon or timeframes for different tiers of goals would be helpful.

Commissioner Parker stated her desire to see more discussion on reusable building materials.

It was the consensus of the Commission to submit additional detailed comments to staff by email prior to the June 3 deadline.

I. ITEMS INITIATED BY STAFF

Director Swiecki reported the Final Environmental Impact Report (FEIR) for the Baylands Specific Plan would be released June 1, and Planning Commission hearings would begin in late fall.

J. ITEMS INITIATED BY THE COMMISSION

Commissioner Munir recommended that staff look into the planning process in Mountain View regarding development along El Camino Real. He shared the difficulties Redwood City was experiencing in their downtown due to multiple large-scale construction projects happening simultaneously, causing traffic congestion, and stated future Baylands development should be staggered.

K. ADJOURNMENT to the Regular Meeting of June 11, 2015 at 7:30 pm.

Director Swiecki advised the Commission that there were no items prepared for the June 11 Planning Commission meeting. Commissioner Parker moved and Commissioner Munir seconded to cancel the June 11, 2015 meeting and adjourn to the meeting of June 25, 2015. The motion carried 3-0 and the meeting adjourned at 9:50 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.

