

BRISBANE PLANNING COMMISSION
Action Minutes of August 13, 2015
Regular Meeting

A. CALL TO ORDER

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

B. ROLL CALL

Present: Commissioners Anderson, Parker, Vice Chairperson Reinhardt and Chairperson Do.

Absent: Commissioner Munir.

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

C. ADOPTION OF AGENDA

Commissioner Parker moved and Commissioner Anderson seconded to adopt the agenda. The motion carried 4-0.

D. CONSENT CALENDAR

1. APPROVAL OF DRAFT ACTION MINUTES

i. July 23, 2015 regular meeting

Vice Chairperson Reinhardt moved and Commissioner Parker seconded to adopt the consent calendar. The motion carried 4-0.

E. ORAL COMMUNICATIONS

None.

F. WRITTEN COMMUNICATIONS

Chairperson Do acknowledged publications and communications regarding item G.1 that were not on the agenda.

G. NEW BUSINESS

1. **PUBLIC HEARING:** Zoning Text Amendment RZ-2-15 to Amend City's M-1 Manufacturing District zoning text, Brisbane Municipal Code (BMC) Chapter 17.20 to expand the permitted uses and the uses which may be allowed subject to conditional use permit and amendment of the Definitions text, BMC Chapter 17.02 to include a definition for "Data Center"; Spear Street Associates, LP and FHS, applicant; owners, various; Locations: Northwest Bayshore, Northeast Bayshore and Southeast Bayshore Subareas.

Senior Planner Johnson gave the agenda report and presentation. Chairperson Do opened the public hearing. Dan Letter and Christina Jackson of Prologis, representing the applicant, addressed the Planning Commission. They provided background on their company, their existing real estate holdings in Brisbane, and their interest in purchasing buildings formerly occupied by VWR on Bayshore Boulevard which are in the M-1 district.

Mitch Bull, Brisbane Economic Director and President of the Chamber of Commerce, spoke in support of the application. Dana Dillworth addressed the Commission and requested more detailed review of unknown impacts of the proposed permitted land uses on sensitive receptors both in Brisbane and in adjacent neighborhoods. Commissioner Anderson moved and Commissioner Parker seconded to close the public hearing. The motion carried 4-0. Chairperson Do read a letter from Glenn Fieldman received prior to the public hearing into the record.

After brief discussion, it was the consensus of the Commission to re-open the public hearing. Dan Letter of Prologis addressed the Commission regarding renewable energy installation potential on M-1 sites in relation to the zoning amendment request. He also addressed a traffic study (not included in the application) prepared that analyzed levels of service that would result from occupation of the VWR buildings specifically by the proposed uses. Commissioner Anderson moved and Commissioner Reinhardt seconded to close the public hearing. The motion carried 4-0. After brief deliberation, additional public comment was sought and Chairperson Do reopened the public hearing. Dana Dillworth and Dan Letter addressed the Commission.

Commissioner Anderson moved and Commissioner Reinhardt seconded to close the public hearing and the motion carried 4-0. Commissioner Parker moved and Commissioner Anderson seconded to adopt Resolution RZ-1-15 recommending that the City Council adopt the proposed amendments to the M-1 zoning district, with the following modification: food production, data centers, and freight forwarding are recommended as conditional uses in the M-1 district. The motion passed 3-1 (Parker dissenting, indicating that she thought food production could be a permitted use.).

H. ITEMS INITIATED BY STAFF

1. Draft Schedule/Outline for Planning Commission Baylands Hearings

Director Swiecki introduced Alison Krumbein, legal counsel to the City, and Lloyd Zola of Metis, lead consultant on the Baylands EIR. Mr. Zola presented an overview of the proposed format and timing of the upcoming Baylands Final EIR and Specific Plan public hearings. The Commission by consensus agreed to the schedule and staff indicated the schedule would be finalized and advertised accordingly.

I. ITEMS INITIATED BY THE COMMISSION

1. Subcommittee Updates - None.

Commissioner Anderson requested that the Planning Commission agendaize capping the size of homes built in Central Brisbane at a future meeting as a discussion item to provide further

direction to staff. Commissioner Parker asked for an update on the Request for Proposals for consultants for the Parkside at Brisbane Village Precise Plan and Director Swiecki responded with the current status.

J. ADJOURNMENT to the Regular Meeting of August 27, 2015 at 7:30 pm.

Commissioner Anderson moved and Commissioner Reinhardt seconded to adjourn to the meeting of August 27, 2015. The motion carried 4-0 and the meeting adjourned at 9:34 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.