

BRISBANE PLANNING COMMISSION
Action Minutes of July 27th, 2017
Regular Meeting

A. CALL TO ORDER

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

B. ROLL CALL

Present: Commissioners Anderson, Cunningham, Munir

Absent: Mackin

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

C. ADOPTION OF AGENDA

Commissioner Anderson moved to adopt the agenda with the modification that the public hearing be reopened for Item G.1. Commissioner Cunningham seconded the motion and the motion passed 3-0.

D. CONSENT CALENDAR

There were none.

E. ORAL COMMUNICATIONS (limit to a total of 15 minutes)

There were none.

F. WRITTEN COMMUNICATIONS

Chairperson Munir acknowledged written communications received from resident Jenny Ciccirelli.

G. OLD BUSINESS

1. PUBLIC HEARING: Parkside at Brisbane Village Precise Plan/General Plan Amendment GPA-2-17.

Note: The Commission voted to reopen the public hearing for this item under Item C.

Director Swiecki presented the supplemental agenda report and addressed the revised Resolution GPA-2-17, containing several text revisions as recommended by the Planning Commission at the July 18, 2017 meeting.

Commissioner Anderson stated the SF PUC easement behind Park Lane was not discussed.

Director Swiecki stated the easement was a design driver for the Park Lane development, as it restricts building placement on those lots, and is reflected in the illustrative diagrams. Any work

D.1.ii.1
in that easement would require SF PUC approval.

Commissioner Anderson asked if Caltrans' recommended traffic mitigation fees (submitted as comments on the Housing Element Initial Study/Negative Declaration) were incorporated into the Parkside Plan.

Director Swiecki stated the City Council had not adopted any traffic impact fees and none were included in the Parkside Plan.

Commissioner Anderson suggested adding a connector trail from the Parkside Area over Old Quarry Road and Solano Street to the community pool to the Parkside Plan. He stated he did not see any discussion of flood zones or liquefaction in the Parkside Plan.

Director Swiecki stated the Negative Declaration for the Housing Element, an appendix to the Housing Element, addressed hazards including flooding and liquefaction.

Commissioner Anderson expressed his concerns with adoption of a Negative Declaration. He asked what data was used to make the determination of less than significant impacts in the Negative Declaration.

Director Swiecki read from the Housing Element Initial Study sections addressing Hazards (page 17 of the Initial Study). He stated liquefaction and geologic hazards were addressed starting on page 13 of the Initial Study. He also referenced the applicable California Building Code requirements (Title 16 and 18) and Brisbane Municipal Code (BMC Chapter 15.56) that require project-specific analyses, geotechnical and soils reports prior to building permit issuance. The completion of those site-specific analyses for construction of a project are appropriate or necessary for a programmatic CEQA analysis of General Plan policies. These studies are required when an actual proposal to construct a project is submitted to the City for a building permit.

Commissioner Cunningham wondered if the City could reconsider the housing sites identified in the Housing Element. She said if the City was to provide affordable housing, they should provide smaller units. She shared her appreciation of Brisbane's mix of home sizes and mix of income levels. She said small units would provide opportunities for "starter" homes. She recommended that the City look at the Housing Element again and require in the Parkside Plan that studios and one-bedrooms be provided in new projects. She stated Commissioner Mackin supported small units as well. She said traffic mitigation and transportation for all new development should include electrification of transit, such as a self-driving shuttle. She supported Commissioner Anderson's idea to provide a path to the Community Pool. She said regarding the Negative Declaration, one of the properties in the Parkside Area processed photos and used chemicals. She asked if that business was investigated in the Negative Declaration.

Director Swiecki said when a site is redeveloped from an industrial use to a residential use, the required site-specific analyses include a Phase 1 hazards study, which looks at the history of the use of the property. Depending on the Phase 1 findings, it could lead to additional research, testing, and remediation. This type of analysis is not required when a new industrial use moves into an industrial space. The industrial sites are also regulated by the County Environmental Health Department and are subject to annual inspections. Regarding electrified transit, he asked

for clarification on how the suggestion should be incorporated into the Parkside Plan specifically as there is no Citywide program that ties into such a system. He suggested the Commission could recommend that the Council consider that as a broader policy issue. He asked if the Commission's discussions for small unit housing are intended as a prescriptive limitation on overall unit sizes or a design suggestion.

Commissioner Cunningham said smaller size units should be part of the conversation but not necessarily a requirement.

Chairperson Munir asked if there was a minimum housing unit size in the building code.

Director Swiecki stated the California Building Code did impose a minimum unit size that staff could verify.

Chairperson Munir suggested adding language to the design guidelines encouraging minimum unit sizes per the California Building Code. He said it was important to consider unit size when considering affordability. It could provide an incentive for developers to be creative and create more affordable housing.

Commissioner Anderson said emphasizing smaller units is a good thing. He stated mobile home parks have negative connotations but he wanted to allow for a mobile home or tiny house park in new development. He stated the City should investigate how a mobile home park or tiny home park could be managed.

Commissioner Cunningham addressed the need to house local teachers, service workers, and emergency workers.

Chairperson Munir agreed with Commissioner Cunningham and stated workers have had to commute from faraway.

Commissioner Cunningham said San Francisco had 30,000 vacant units.

Chairperson Munir said the City recently repaved Bayshore Boulevard with funding from the General Fund. He said tiny homes are becoming more popular and the City should consider them.

Chairperson Munir said the City Council should update the Negative Declaration to include all of the sites included in the Parkside Plan.

Chairperson Munir invited public comment.

Anja Miller, Brisbane resident, said the Parkside Plan did not recognize the 100-year floodplain. She said all the Parkside Plan Area is in a flood zone and construction must recognize that. She said CEQA requires sea level rise recognition and the area was susceptible to sea level rise. She said buildings may have to be elevated above finish grade to be elevated out of the flood zone. She said addressing these issues at building permit is too late. She said the Negative Declaration should consider the Post Office site. She thought the Parkside Plan was being rushed through at

an imaginary level. She wanted a study looking at the previous data used and how the site would need to be re-graded. She said flooding in Crocker Park was a serious issue.

Commissioner Cunningham moved to close the public hearing. Commissioner Anderson seconded and the motion passed 3-0.

Commissioner Cunningham said the Commission was aware that the area was subject to flooding. She asked how the flooding issues were addressed at building permit.

Director Swiecki said Title 15 of the Municipal Code requires flood studies and requires the first floor of new structures to be elevated above the base flood level. Similarly, liquefaction and seismic stability would be studied and engineered when a building permit was submitted.

Commissioner Anderson said Mrs. Miller's comments regarding the height of the building in the case of sea level rise should be forwarded to the City Council.

Commissioner Cunningham asked what the recommendation to Council would be, if the requirements were built into the building permit process.

Commissioner Anderson said the Council should consider the impact on building height. He said the City should consider an electric shuttle. The existing shuttle service was useful but an automated system might be cheaper and provide better service.

Commissioner Cunningham said 24/7 service would be great. She shared her research on electric shuttles in other cities and encouraged the City to seriously consider it.

Director Swiecki said the last Circulation Element update reviewed by the Planning Commission incorporated a program to consider new technological advances such as electric shuttles (Program 53e). He said the Commission may want to request authorization from the City Council to investigate implementation of that program separately from the Parkside Plan.

Commissioner Cunningham said it was more realistic today than when they first talked about it seven years ago and it would help local businesses in addition to residents.

Chairperson Munir asked if the Commission could recommend that the Council consider this as part of the Parkside Plan.

Director Swiecki said it could be addressed in a community benefits program, which is referenced in the Parkside Plan. He said the Commission could consider agendizing a broader request to the City Council to study Program 53e of the Housing Element.

Chairperson Munir asked if the Commission could add language that the City initiate and pay for an electric shuttle.

Director Swiecki said circulation improvements recommended in the Plan are primarily oriented towards bike lines and pedestrian access, but providing electric shuttles could be added to that program as a policy measure for the City Council's consideration.

Chairperson Munir asked staff to ask the Public Works Department to look for funding that could address an electric shuttle. He added that Safe Routes to Schools has funding opportunities. He asked about impacts to building heights from sea level rise. He asked how the maximum height would be calculated.

Director Swiecki confirmed that building height was measured from grade. The current Municipal Code measures building height from natural grade in the cases of fill.

Commissioner Cunningham said if in the next 100 years the grade would need to be raised by 10 feet to make sure new structures are protected from flooding, then the building height should be measured from finish grade after fill.

Chairperson Munir asked if the Parkside Plan could state that the reference elevation for measuring building height would be finish grade after the base flood elevation.

Director Swiecki concurred.

Commissioner Anderson agreed and said without acknowledging sea level rise it may be difficult to build structures that meet the requirements.

The Commission asked that the revised Resolution be brought back for adoption as a Consent Calendar item prior to adoption.

Commissioner Anderson asked that a recommendation be added to ensure industrial sites to be converted to residential uses are safe for residential uses.

Director Swiecki asked for clarification on the Commission's recommendation regarding small unit housing and if it would be a design guideline as opposed to a prescribed requirement.

Commissioner Cunningham stated it should be a design guideline.

Commissioner Anderson suggested language to encourage allowing units at the minimum unit size specified in the California Building Code.

Commissioner Cunningham moved to revise Resolution GPA-2-17 consistent with the Commission's deliberations and bring it back at a future meeting on the Consent Calendar. Commissioner Anderson seconded and the motion was approved 3-0.

Director Swiecki indicated the revised resolution would be brought back on either the August 8 or August 22 meeting.

H. ITEMS INITIATED BY STAFF

Director Swiecki reminded the Planning Commission of their new meeting schedule beginning with the first meeting in August. He asked the Commission to let staff know of any planned

meeting absences. He said the Council had not yet determined when interviews would be held for the open Commission seat.

I. ITEMS INITIATED BY THE COMMISSION

Commissioner Anderson asked that a discussion be agendaized at a future meeting to request authorization from the Council to discuss how to implement Housing Element Program 53e to explore alternative transportation methods such as electric shuttles.

Commissioner Cunningham suggested the discussion be agendaized when the Commission vacancy is filled.

J. ADJOURNMENT

Commissioner Cunningham moved and Commissioner Anderson seconded to adjourn to the special meeting of August 8, 2017 at 7:30 p.m. The motion passed 3-0 and the meeting adjourned at 8:57 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.