

Draft
BRISBANE PLANNING COMMISSION
Action Minutes of February 28, 2013
Regular Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners, Parker and Reinhardt and Chairman Munir
Absent: Commissioner Cunningham and Do
Staff Present: Community Development Director Swiecki, City Attorney Toppel and Senior Planner Johnson

ADOPTION OF AGENDA

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

APPROVAL OF DRAFT ACTION MINUTES

Chair Munir moved and Commissioner Parker seconded to approve the draft action minutes of October 12, 2012. The motion carried 3-0.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chair Munir acknowledged communications regarding Zoning Text Amendment RZ-1-13, which will be part of the record for that item.

OLD BUSINESS

1. **Zoning Text Amendment RZ-1-13** to Amend Brisbane Municipal Code Title 17: Chapter 17.32.220, "Grading Permit- When Required" to clarify the circumstances under which grading permits are subject to Planning Commission review and to establish review criteria upon which the Planning Commission will evaluate grading permit applications; Applicant, City of Brisbane.

Director Swiecki presented the agenda report.

As requested by Chair Munir, Director Swiecki summarized the written correspondence. Chair Munir then opened the public hearing. The following Brisbane residents spoke and raised concerns over the potential lowering of the grading volume threshold for Planning Commission review, as discussed by the Commission in the previous meeting: "Aradami" (inaudible), Luc Bouchard, Mike Glynn, Ron Davis, and Jerry Kuhel.

The Commission discussed the proposed text in the draft ordinance in detail and focused on the grading volume threshold and the geographic areas of the City for which Planning Commission review would be required on projects, as well as on the text regarding the required Planning Commission findings for grading permits and for retaining walls. The Commission agreed that the volume threshold for Planning Commission review could remain unchanged, but had concerns over the degree of subjectivity in the ordinance. Staff was directed to provide revised text to address these concerns in the next meeting.

Commissioner Parker motioned to continue the matter to the regular meeting of March 14th and Commissioner Reinhardt seconded. The motion carried 3-0.

STUDY SESSION

Process for Future Development Application for the southern portion of Southwest Bayshore subarea planned for rezoning to multi-family residential (R-SWB) using Form-Based Codes.

Senior Planner Johnson presented the agenda report and he and Director Swiecki answered various questions by the Commission regarding applicability of Form-based Codes to the district and potential plans for the south end of the district as well as the potential plans for the largely vacated VWR site across the street from the district. Concerns were raised by the Commission regarding the suitability of the Southwest Bayshore subarea for rezoning to high density housing, especially related to the need to connect the new residents with Central Brisbane, the ability to make this a cohesive neighborhood, the impacts on existing businesses, the steepness and difficulty of building on these sites.

Cheryl Brayton, a resident within the proposed R-SWB district, expressed her concerns regarding potential impacts on the existing green space surrounding the existing limited development and the impacts on the habitat and the people who reside there.

After discussion by the Commission it was indicated by staff that the anticipated next steps would be for the prospective owner of 4070 Bayshore Boulevard to present their preliminary plans for Commission feedback, and for staff to begin research on Form-based Code elements that might be appropriate for the district.

ITEMS INITIATED BY STAFF

Director Swiecki updated the Commission on the schedule for the Baylands Draft EIR. Commission Parker requested a review of the Commission's role in the process.

ITEMS INITIATED BY THE COMMISSION

Commissioner Reinhardt updated the Commission on the Sustainability Committee's recent and upcoming activities.

SELECTION OF OFFICERS

The commission continued selection of officers to the regular meeting of March 14, 2013.

ADJOURNMENT

There being no further business, Commissioner Reinhardt motioned and Commission Parker seconded to adjourn to the meeting of March 14th, 2013. The motion passed 3-0 and the meeting adjourned at 10:25 p.m.

Attest:

John 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.