

BRISBANE PLANNING COMMISSION  
Action Minutes of April 1, 2010  
Special Meeting

CALL TO ORDER

Chairman Munir called the meeting to order at 7:35 p.m.

ROLL CALL

Present: Commissioners Cunningham, Maturo and Reinhardt and Chairman Munir  
Absent: Commissioner Parker  
Staff Present: Interim Community Development Director Swiecki, Senior Planner Tune  
and Associate Planner Johnson

ADOPTION OF AGENDA

Commissioner Maturo moved to adopt the agenda. The motion was seconded by  
Commissioner Reinhardt and approved 4-0.

CONSENT CALENDAR

1. Approval of Draft Action Minutes of March 11, 2010 Regular Meeting

Commissioner Maturo moved to approve the Minutes with a correction on the first page  
to change "Chairman Hunter" to "Chairperson Maturo." The motion was seconded by  
Commissioner Cunningham and approved 4-0.

2. **100 Kings Road;** Report on Mitigation Measures per Tentative Parcel Map TPM-  
1-06 Condition of Approval P

The Commission acknowledged receipt of the report.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Nothing was received regarding items on the agenda.

OLD BUSINESS

1. **CONTINUED PUBLIC HEARING: 3708 Bayshore Boulevard;** Use Permit UP-5-10, Extension of Use Permit UP-5-08 (Previously UP-6-07 & UP-3-06) for Contractor's Storage Yard; Joseph Gilmartin, Oro Holdings, LLC, applicant & owner; APN 007-350-100 & -110

Commissioner Cunningham recused herself, because her home is within 500 ft. of the subject property, and left the room.

Senior Planner Tune noted that a revised draft resolution for approval and a draft resolution for denial had been prepared by staff at the Commission's request. He then responded to questions from the Commission.

Chairman Munir opened the public hearing. Joseph Gilmartin, the applicant, described the existing use and his future intentions for the property. He responded to questions from the Commission and suggested periodic inspections by the City to monitor compliance.

There being no one else wishing to speak, Commissioner Maturo moved to close the public hearing. The motion was seconded by Commissioner Reinhardt and passed 3-0.

The Commission discussed various approaches to monitoring the site and concluded that it would be most effective to reserve the right to enforce at any time noncompliance is observed.

Commissioner Maturo moved to adopt staff's revised draft resolution for approval. The motion was seconded by Commissioner Reinhardt and approved 3-0.

Commissioner Cunningham rejoined the meeting.

#### NEW BUSINESS

1. **PUBLIC HEARING: 70 Old County Road;** Sign Review SR-3-10; Sign Program to Revise and Relocate Internally Illuminated Monument Sign and to Replace 2 Existing Wall Signs with 3 Halo-Illuminated Channel-Letter Fascia Signs; Northwest Signs/Coast Sign, Inc., applicant; Bank of America, owner; APN 005-212-120

Senior Planner Tune summarized the agenda report. In response to questions from the Commission, he explained the complications that had led to expiration of the previous approval and how the currently recommended conditions of approval differ from the previous ones.

Chairman Munir opened the public hearing. Mike Terron of Northwest Signs responded to the Commission's questions.

With no one else wishing to speak, Commissioner Maturo made the motion to close the public hearing. Commissioner Cunningham seconded the motion, which was approved unanimously.

The Commission discussed how the native landscaping species should be chosen to assure that the site is attractive year round. The required finding that the signage not conflict with colors found in the area was also discussed in terms of the proposed white background for the monument sign. The Commission requested that the applicant contact Bank of America to ascertain what alternatives would be acceptable, with retaining the monument's existing gray background being preferred.

Commissioner Reinhardt moved to reopen and continue the public hearing to the next regularly scheduled meeting. The motion was seconded by Commissioner Cunningham and approved unanimously.

#### ITEMS INITIATED BY STAFF

Interim Director Swiecki had no items for the Commission.

#### ITEMS INITIATED BY THE COMMISSION

Chairman Munir advised the Commissioners of the alternatives available for ethics training. Commissioner Reinhardt informed the Commission of the topics he and Commissioner Cunningham heard discussed when they attended the Planners Institute.

#### ADJOURNMENT

There being no further business, Commissioner Maturo made a motion, seconded by Commissioner Cunningham, to cancel the Regular Meeting of April 8, 2010, and adjourn to the Regular Meeting of April 22, 2010. The motion was unanimously approved and the meeting was adjourned at 8:30 p.m.

ATTEST:

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John Swiecki, Interim Director  
Community Development Department

NOTE: A full record of this meeting can be found on DVD available at City Hall.