

Draft
BRISBANE PLANNING COMMISSION
Action Minutes of March 22, 2012
Regular Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners Cunningham, Do, Parker and Reinhardt and Chair Munir
Absent: None
Staff Present: Community Development Director Swiecki and Associate Planner
Johnson

ADOPTION OF AGENDA

Commissioner Parker moved and Commissioner Reinhardt seconded to adopt the agenda.
The motion carried 5-0.

ORAL COMMUNICATIONS

Dennis Busse, a Brisbane resident, raised his concerns about illegal structures that have been allowed to remain. He also expressed concern with the Commission's recent decision on the setback exception for 480 Monterey Street and staff's use of the word approximately.

WRITTEN COMMUNICATIONS

Chair Munir acknowledged communications from Golden State Lumber to continue application GPA-1-11/RZ-9-11 indefinitely and from Alison Wilson withdrawing application SE-2-11 on 480 Monterey Street, both of which appear later on the agenda.

OLD BUSINESS

1. **PUBLIC HEARING: General Plan Amendment GPA-1-11 and Zoning Text Amendment RZ-9-11** to Amend Policy 329.1 of the 1994 General Plan and Brisbane Municipal Code Section 17.13.040 which require that the City adopt of one or more Specific Plans and accompanying Environmental Impact Reports prior to any development of the Baylands subarea, C-1 Commercial Mixed Use District, to allow for the relocation/expansion of existing uses without the preparation of a specific plan; Golden State Lumber, applicant.

Per the applicant's request, Commissioner Do motioned and Commissioner Reinhardt seconded to continue this item indefinitely. The motion passed 5-0.

2. **PUBLIC HEARING: 480 Monterey Street; Reconsideration of Setback Exception Modification SE-2-11;** to allow construction of an accessory structure within the side and rear setbacks, modifying the setback exception distance to the rear property line from 5 feet to approximately 3 feet and the setback exception height from 8 feet to approximately 8 feet 6 inches within the north side and rear setback areas; Alison Wilson, applicant/owner; APN 007-213-090.

The Commission acknowledged that the applicant withdrew the application. Associate Planner Johnson and Director Swiecki answered the Commission's questions about the process and timeframe for legalizing this structure, enforcement, and the permit streamlining act.

NEW BUSINESS

1. **PUBLIC HEARING: (2801) Bayshore Blvd; Interim Use Permit UP-1-12** for use of approximately 2 acres of vacant Baylands property for single-day, annual Car Show events, for 5 years, beginning on April 21, 2012, including approximately 250 cars, 50 to 100 motorcycles and up to 500 persons at a time, from 8 am to 6 pm; Jason Frink on behalf of Laf A Lots Car Club, applicant; Universal Paragon Corp, owner; APN 005-340-060-100

Associate Planner Johnson presented the agenda report.

Chair Munir read a letter into the record from Dana Dilworth, opposed to the application. Emails from the Regional Water Quality Control Board's and Department of Toxic Substances Control supporting the application were also read into the record.

After Commission discussion regarding Ms. Dilworth's letter and the Regional Water Quality Control Board's and Department of Toxic Substances Control's letters regarding the proposed use of the site. Jason Frink, the applicant, spoke regarding the history of the car club and the car show events. He also answered questions of the Commission regarding the Police Department's requirements.

Dennis Busse spoke in favor of the application.

There being nobody else to speak on the matter, Commissioner Cunningham moved, seconded by Commissioner Reinhardt, to close the public hearing. The motion carried 5-0.

Commissioner Cunningham moved, seconded by Commissioner Do, to approve the application. The motion carried 5-0.

ITEMS INITIATED BY STAFF

Director Swiecki explained that the City Council has decided that a subcommittee is to be established, including two Planning Commissioners, to update the Green Building Ordinance. The Commission continued the selection of commissioners for this subcommittee until it is known whether the Commission will be expanded to seven commissioners.

Director Swiecki provided an update on the Council's recent decisions on the Baylands draft EIR: that it will have a 120 day public comment period; they designated the Planning Commission as the body that will have hearings on the draft EIR; they also directed staff to put out a request for proposals for consultants to provide CEQA training to the community at large as well as the City bodies that will have a role in the process. As a separate matter, the Council appointed a Council liaison subcommittee to each of the boards and commissions to open lines of communications between the bodies.

Director Swiecki reminded the Commission that there are free training sessions offered through the local APA chapter and the Commission received an email announcing these sessions.

ITEMS INITIATED BY THE COMMISSION

Chair Munir suggested that Commissioner Do should be offered the opportunity to attend the annual planning conference, as the other commissioners have in the past.

Commissioner Cunningham indicated that she would not be at the meeting of April 26th.

SELECTION OF CHAIR AND VICE CHAIR

The Commission continued the selection of the Chair and Vice Chair until after the City Council made a determination on whether the Council decided whether or not to have a seven person Commission.

ADJOURNMENT

There being no further business, Chairman Munir made the motion seconded by Commissioner Reinhardt to adjourn to the meeting of April 26, 2012. The motion was approved 5-0 and the meeting adjourned at 8:45 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.