

BRISBANE PLANNING COMMISSION  
Action Minutes of March 11, 2010  
Regular Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners Cunningham, Munir, Parker, Reinhardt and Chairperson Maturo  
Absent: None  
Staff Present: Interim Community Development Director Swiecki, Senior Planner Tune and Associate Planner Johnson

ADOPTION OF AGENDA

Chairperson Maturo welcomed newly-appointed Commissioners Cunningham and Reinhardt. Commissioner Munir moved to adopt the agenda with revisions to the last item. The motion was seconded by Commissioner Parker and approved 5-0.

PRESENTATION

Chairperson Maturo presented Resolution PC-1-10 to Councilmember Cliff Lentz, honoring him for his service on the Planning Commission. Councilmember Lentz expressed his thanks.

CONSENT CALENDAR

1. Approval of Draft Action Minutes of February 25, 2010 Regular Meeting

Commissioner Munir moved to approve the Consent Calendar. The motion was seconded by Commissioner Parker and approved 2-0 (Commissioners Cunningham and Reinhardt and Chairperson Maturo abstained, as they were not present at the February 25<sup>th</sup> meeting).

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chairperson Maturo noted an email from Dana Dillworth regarding the following item on the agenda, among the other materials received by the Planning Commission.

## NEW BUSINESS

1. **PUBLIC HEARING: 575 Tunnel Avenue;** Use Permit UP-3-09 & Grading Permit EX-2-09; Interim Use Permit for Storage, Dispatch, Operations and Maintenance for up to 50 Shuttle Buses, with 3,600 Sq. Ft. Maintenance Building 2,160+/- Sq. Ft. Dispatch Office, Involving 2,100+/- Cu. Yds. of Cut and Fill; Jeff Leonoudakis, SFO Shuttle Bus, applicant; Tuntex Inc./Universal Paragon Corporation, owner; APN 005-152-240, -250 & -260

Interim Community Development Director Swiecki summarized the agenda report and responded to questions from the Commission regarding street maintenance, alternative fuels, traffic circulation, aesthetics, security lighting and worker safety.

Chairperson Maturo opened the public hearing. Jonathan Scharfman, representing the property owner, gave an overview of the project and introduced Jeff Leonoudakis, the applicant; Tom Graf, environmental consultant; and Howard Pierce, civil engineer.

Mr. Leonoudakis described his business operations. In response to a concern regarding potential bus emissions, he noted that all of his shuttle buses will come equipped with CARB-certified 2010 biodiesel engines.

In response to a comment by Commissioner Munir, Mr. Scharfman agreed that two means of access to the site would be provided.

In response to the Commission's questions, Mr. Graff stated that soil samples taken prior to the recent installation of fill on the site had found it to be clean to a 3 ft. depth. He indicated a health and safety plan would be prepared to address the handling of any contaminated materials excavated during grading.

There being no one else wishing to speak, Commissioner Munir moved to close the public hearing hearing. The motion was seconded by Commissioner Parker and approved unanimously.

After discussion, Commissioner Munir moved to approve the use permit as recommended, subject to additional conditions requiring two points of access for the site and submission of the grading health and safety plan to the City. The motion was seconded by Commissioner Parker and approved 5-0. The Commission further requested the Public Works Department to consider requiring roadway improvements to Tunnel Avenue concurrent with project development.

2. **PUBLIC HEARING: 2850 Bayshore Boulevard (north of Main Street/Linda Vista Drive);** Use Permit UP-16-09 and Variance V-3-09, Telecommunications Facility Including 8 Panel Antennas on 12 Ft. Tall Extension of PG&E Transmission Tower; Alex Morin for T-Mobile, applicant; Pacific Gas & Electric Company, owner; SBE 135-41-9A Parcel 3

Senior Planner Tune summarized the agenda report and responded to questions from the Commission regarding the procedural implications of the residences located in neighboring Daly City.

Chairperson Maturo opened the public hearing. Alex Morin, the applicant, presented his proposal, noting that it would serve an entire residential neighborhood without having to locate the facility within the neighborhood itself. He added that PG&E would not allow more than 2 carriers per tower, so the tower extension could be extended no higher in the future. He stated that Bill Hammett, who had prepared the radiofrequency (RF) electromagnetic exposure report for the proposal, was present to respond to questions. Mr. Morin responded to the Planning Commission's questions.

There being no one else wishing to speak, Commissioner Munir moved to close the public hearing hearing. The motion was seconded by Commissioner Parker and approved unanimously.

The Commission discussed the impacts to residences in Daly City, the process for notification of those property owners, and the City of Daly City's approach to regulating telecommunications facilities.

Commissioner Munir moved to conditionally approve the Use Permit and Variance as recommended by staff. The motion was seconded by Commissioner Parker and approved 4-1, with Commissioner Cunningham opposed.

3. **PUBLIC HEARING: 385 Valley Drive;** Use Permit UP-3-10 and Variance V-1-10, Telecommunications Facility Including 3 Panel Antennas on 12 Ft. Tall Extension of PG&E Transmission Tower; Ana Gomez for Clearwire, applicant; California State Teachers Retirement System, owner; APN 005-172-040

Senior Planner Tune presented the agenda report, clarifying that the combined effect of the proposed Clearwire antennas with the existing Verizon and T-Mobile antennas on the adjoining towers is calculated to be 0.094% of the limit for public exposure at ground level and 0.36% at the second floor elevation.

Chairperson Maturo opened the public hearing and invited the applicant to speak. Ana Gomez explained how the project was part of a WiMAX network being developed by Clearwire and noted the alternative sites that had been considered. She stated that Bill Hammett, who had prepared the RF exposure report for the proposal, was present to

respond to questions. She responded to questions from the Commission.

There being no one else wishing to speak, Commissioner Munir moved to close the public hearing hearing. The motion was seconded by Commissioner Reinhardt and approved unanimously.

Commissioner Parker moved to conditionally approve the Use Permit and Variance as recommended by staff. The motion was seconded by Commissioner Cunningham and approved 5-0.

Mr. Hammett addressed the Commission to offer to answer any general questions regarding RF emissions. The Commission thanked him for attending the meeting.

4. **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

Senior Planner Tune summarized the agenda report and noted that the applicant was not present. He then responded to questions from the Commission.

Chairperson Maturo opened the public hearing. Jamesanne Dunn spoke in opposition to the project, because of its visual impact due to the ineffective existing screening.

Commissioner Munir's motion to close the public hearing was seconded by Commissioner Parker and passed unanimously.

Commissioner Munir moved to reopen and continue the public hearing to the April 1<sup>st</sup> meeting, so staff could prepare a resolution for denial and to give the applicant an opportunity to defend his lack of diligence in complying with the previous conditions of approval. The motion was seconded by Commissioner Reinhardt and unanimously approved.

### **3. Election of Chairperson and Vice Chairperson**

Commissioner Parker nominated Commissioner Munir for Chairperson, and Chairperson Maturo nominated Commissioner Parker for Vice Chairperson, and both were elected unanimously, effective the next meeting.

#### ITEMS INITIATED BY STAFF

Associate Planner Johnson noted that a resolution honoring former Commissioner Hunter had been prepared and that Planning Commissioners Handbooks had been distributed to all of the Commissioners.

ITEMS INITIATED BY THE COMMISSION

Commissioner Parker welcomed the new Commissioners, as did Commissioner Munir, who also recognized outgoing Chairperson Maturo's contribution to the Commission. Chairperson Maturo acknowledged the new Commissioners, as well as former Commissioner Hunter and retiring Community Development Director Prince.

ADJOURNMENT

There being no further business, Commissioner Munir made a motion, seconded by Commissioner Cunningham, to cancel the Regular Meeting of March 25, 2010, and adjourn to a Special Meeting on April 1, 2010. The motion was unanimously approved and the meeting was adjourned at 10:30 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.