

### OLD BUSINESS

1. **PUBLIC HEARING: 8 Thomas Avenue;** Design Permit DP-1-13 and Grading Permit EX-1-13; Design Permit and Grading Permit for Development of an approximately 5,110 square foot Single Family Home with associated grading of approximately 1,850 cubic yards, on a Ridgeline Lot within the R-BA Brisbane Acres Zoning District; Mahn Quach, applicant/owner.

Senior Planner Johnson presented the agenda report and answered the Commission's questions regarding the permit timing.

Kevin Tran, a representative from the applicant's family, addressed the Commission on behalf of the applicant and provided photo renderings of the proposed home.

The following Brisbane residents spoke in favor of the proposed development: Luc Bouchard, Ron Davis, and Juanita Yee. Aaron Lee, a former resident who is seeking to return to Brisbane, spoke in favor of the proposal. Luc Bouchard also provided a presentation including photomontages from the Bay Trail along the Lagoon and Sierra Point shorelines.

The following Brisbane residents spoke in opposition to the proposed development: Storrs Hoen, Michelle Salmon, Amy Donde, Danny Ames, and Beth Grossman. Storrs Hoen also provided a presentation including photographs from along the Bay Trail at the Lagoon and Sierra Point Bay Trail and from the Lagoon shore.

There being no more members of the public to address the Commission, Commissioner Munir moved and Commissioner Cunningham seconded to close the public hearing. The motion carried 4-0.

Chairperson Parker acknowledged that the Commission also received a number of letters on this item, which are part of the record.

After the Commission's further questions to staff and the applicant's architect and the Commission's discussion, Commissioner Munir moved and Commissioner Do seconded to approve the application, with direction to staff to review the final landscape plans, per condition of approval 6, with an eye to providing trees to break up the views of the home. The motion carried 4-0.

### ITEMS INITIATED BY STAFF

Director Swiecki updated the Commission on the status of the Baylands Draft EIR public comment period and Crocker Park charrette scheduled for late January.

### ITEMS INITIATED BY THE COMMISSION