

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 project history, the applicability of the San Bruno Mtn. Habitat Conservation Plan, how the ridgeline ordinance is applied to the project and photos of the site.

The applicant's architect, David Stull, and the applicant, Mahn Quach, addressed the Commission regarding the design and answered the Commission's questions.

The following Brisbane residents spoke in opposition to the proposed development: Storrs Hoen, Danny Ames, Michelle Salmon, Dana Dillworth, Beth Grossman, Ali Eseifan, Roger Baldwin, Carter Bolick, Mike Woods, Tom Heinz, Amy Donde, and Cheryl Brayton. Storrs Hoen also provided a presentation including photographs from along the Lagoon and Sierra Point Bay Trail.

San Bruno Mtn. Watch Executive Director, Ken McIntire, spoke in opposition to the proposed development.

Brisbane residents Luc Bouchard and Ron Davis spoke in favor of the proposed development.

Tom Lambert (1035 Humboldt) spoke in favor of the design, but encouraged the Commission to understand the precedents which might be set with whatever decision is made.

At 10:30 Commissioner Munir moved to extend the meeting until 11 p.m., to allow the Commission time to offer questions for staff to address in another meeting, and Commissioner Cunningham Seconded. The motion passed 5-0.

The Commission provided staff with questions for the next public hearing.

Commissioner Munir moved and Commissioner Reinhardt seconded to continue the public hearing to the regular meeting of November 14<sup>th</sup>, 2013. The motion carried 5-0.

ITEMS INITIATED BY THE COMMISSION

Commissioner Reinhardt provided an update on the Sustainability Subcommittee.