

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 2/9/12

FROM: Tim Tune, Senior Planner, via John Swiecki, Community Development Director

SUBJECT: **Zoning Text Amendment RZ-8-11** to Amend Brisbane Municipal Code Title 17; Chapter 17.08, R-2 Residential District; Chapter 17. 10, R-3 Residential District; and Chapter 17.32, General Regulations; City of Brisbane, applicant.

UPDATE: On December 8, 2011, the Planning Commission adopted Resolution RZ-8-11a to initiate amendment of the Zoning Ordinance to implement Housing Element Programs H.I.1.d, H.I.1.e & H.D.1.b regarding modifications, mergers, substandard lots and dwelling groups. Per Brisbane Municipal Code Section 17.50.020.A, the public hearing on the proposed amendment must be held within 60 days. Because it will not be possible to meet that deadline, staff requests that the Commission adopt a new resolution, extending the deadline to March 26.

RECOMMENDATION: Adopt the attached draft Resolution No. RZ-8-11b.

Draft
RESOLUTION RZ-8-11-b

RESOLUTION OF INTENTION TO CONSIDER AMENDMENTS TO
THE CITY OF BRISBANE MUNICIPAL CODE TITLE 17, ZONING,
REGARDING CHAPTER 17.08, R-2 RESIDENTIAL DISTRICT,
CHAPTER 17.10, R-3 RESIDENTIAL DISTRICT, AND
CHAPTER 17.32, GENERAL REGULATIONS

WHEREAS, 2007-2014 Housing Element Program H.I.1.d calls for amending the Zoning Ordinance to provide a permit process parallel to the modification permitted in the Subdivision Ordinance (Brisbane Municipal Code Section 16.36.040) to allow property to be split into sites that meet the minimum lot area standard even if they do not meet the minimum lot dimension standards; and

WHEREAS, Housing Element Program H.I.1.e calls for clarifying the “substandard lot” provisions of the Zoning Ordinance, and updating the merger ordinance; and

WHEREAS, Housing Element Program H.D.1.b calls for amending the R-2 and R-3 Districts regulations to allow dwelling groups (as defined by Brisbane Municipal Code Section 17.02.240) as a permitted use (instead of a conditional use).

NOW, THEREFORE, BE IT RESOLVED, that the City of Brisbane Planning Commission intends to consider amendments to the Title 17, Zoning, of the Brisbane Municipal Code.

JAMEEL MUNIR
Chairman

I hereby certify that the foregoing Resolution No. RZ-8-11b was duly and regularly passed and adopted by the Brisbane Planning Commission at a regular meeting thereof held on February 9, 2012, by the following roll call vote:

AYES:
NOES:
ABSENT:

JOHN SWIECKI
Community Development Director

H.2.2