

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 3/10/11

FROM: Ken Johnson, Associate Planner, via John Swiecki, Community Development Director *JS*

SUBJECT: (2801) Bayshore Blvd; Use Permit UP-2-11; Temporary Parking Lot for Car Clubs' Event on March 19, 2011; Vanessa Villacarlos, 7-Mile House, applicant; Universal Paragon Corp, owner; APN 005-340-060-100

Request: The 7-Mile House is proposing to use approximately 2.5 +/- vacant acres on the east side of Bayshore Boulevard south of Geneva Avenue as temporary parking for a one-day car show on Saturday, March 19, 2011, hosted by two local car clubs, The Laf A Lots and The Last Originals. The temporary parking area will be open from 8am to 5:30 pm and will accommodate approximately 200 to 250 cars of members and guests. The temporary lot will be accessed from Bayshore Boulevard. Pylons will be used to delineate the limits of the parking area, and 1-2 people will be directing traffic and monitoring the parking lot. Safe access from the parking area to the 7-Mile House is provided via the crosswalk at the signalized Bayshore/Geneva intersection.

The Planning Commission approved Use Permits for similar events in 2009 and 2010, via UP-1-09 and UP-2-10.

Recommendation: Conditionally approve Use Permit UP-2-11 per the agenda report, via adoption of Resolution UP-2-11 with Exhibit A containing the findings and conditions of approval.

Environmental Determination: Minor alterations to land, including temporary use of land having negligible or no permanent effects on the environment, are categorically exempt from the provisions of the California Environmental Quality Act per Section 15304(e) of the State CEQA Guidelines.

Applicable Code Sections: Per Brisbane Municipal Code Section 17.32.020.B.4, a Use Permit is required for "temporary uses of not more than forty-five days duration" in all zoning districts. The findings required for Use Permit approval are contained in BMC Sections 17.32.020.A, 17.40.060.A & B.

Analysis and Findings: In order to approve the Use Permit, the Planning Commission must determine whether the proposal is consistent with the general plan and whether the use applied for, under the circumstances, will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the neighborhood, nor will it be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City. In determining whether the characteristics of the temporary use will not be unreasonably incompatible with the uses in surrounding areas, BMC Section 17.32.020.A specifies that the following additional factors be considered: damage or nuisance from noise, smoke, odor, dust or vibration; hazard from explosion, contamination or fire; hazard occasioned by unusual volume or character of traffic or the congregating of a large number of people or vehicles; or danger to public safety.

General Plan Consistency— Allowing temporary parking for a one day event at the 7-Mile House is consistent with Program 9c of the General Plan to “Encourage small and locally owned businesses.” Additionally providing off-street parking to accommodate overflow demand for a one-day event will promote vehicular and pedestrian safety by reducing the number of vehicles parking directly off Bayshore Boulevard. This would be consistent with General Plan Policy #47 “Maintain traffic flow on arterial streets.”

Not Detrimental or Injurious to Neighborhood or City— The proposed temporary parking lot is located easterly of Bayshore Boulevard, and will not have adverse impacts on residences or other businesses within Brisbane. The proposal will promote safety for other city residents or businesses utilizing Bayshore Boulevard on that day by reducing vehicular congestion associated with vehicles attempting to find parking along Bayshore Boulevard. The Public Works Department, Police Department and North County Fire Authority have been consulted on this request and have requested conditions E, F and G be added to the Conditions of Approval. Additional traffic control conditions may be imposed through the required application for an encroachment permit through the Public Works Department.

Attachments:

- Draft Resolution with Findings and Conditions of Approval
- Vicinity Map
- Applicant's Statement

draft
RESOLUTION UP-2-11

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING USE PERMIT UP-2-11
TO ESTABLISH A TEMPORARY PARKING LOT AT 2801 BAYSHORE BOULEVARD

WHEREAS, Vanessa Villacarlos, the applicant, applied to the City of Brisbane for Use Permit approval to establish a temporary parking lot at 2801 Bayshore Boulevard, such application being identified as Use Permit UP-2-11; and

WHEREAS, on March 10, 2011, the Planning Commission conducted a hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the agenda report relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Use Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of March 10, 2011, did resolve as follows:

Use Permit UP-2-11 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this tenth day of March, 2011, by the following vote:

AYES:

NOES:

ABSENT:

Jameel Munir
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

EXHIBIT A

Action Taken: Conditionally approve Use Permit UP-2-11 per the staff memorandum with attachments, via adoption of Resolution UP-2-11.

Findings:

1. Approval of the use permit is consistent with the general plan as detailed in the agenda report.
2. The establishment, maintenance and operation of the use applied for, under the circumstances, will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the neighborhood, nor will it be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City, in terms of damage or nuisance from noise, smoke, odor, dust or vibration; hazard from explosion, contamination or fire; hazard occasioned by unusual volume or character of traffic or the congregating of a large number of people or vehicles; or danger to public safety; as detailed in the staff memorandum.

Conditions of Approval:

- A. The use of the temporary parking lot is limited to March 19, 2011, from 8:00 am to 5:30 pm and will function as supplemental customer parking for the 7 Mile House by two car clubs, The Laf A Lots and The Last Originals.
- B. The temporary parking lot will be for approximately 200 to 250 vehicles and will be operated in accordance with the applicant's statement dated February 22, 2011.
- C. Pylons will be placed to limit the space where the vehicles can park
- D. The applicant shall comply with the requirements of the Brisbane Public Works Department and Brisbane Police Department, which may include the submittal of a traffic control plan, application for a traffic encroachment permit and coordination with the Daly City and San Francisco Police Departments. Additional conditions may be added through the encroachment permits.
- E. The applicant shall place 6 portable restrooms on the site as required by the Public Works Department.
- F. The applicant shall fund 2 City of Brisbane police officers on overtime to be present at the event. This is in addition to any police presence that the City of Daly City may require as a condition of their encroachment permit, and in addition to any security personnel that the 7 Mile House has already committed to being in place as part of their use permit and encroachment permit applications.
- G. The applicant shall clear the lot of all dry grasses and flammable vegetation where vehicles will be parked and a minimum of 10 feet from the sides of any roads. If vehicles will be parked directly next to the property line, 10 feet of vegetation clearance is required on the adjacent property. If dry grasses and flammable vegetation cannot be removed from the adjacent property, then the applicant shall keep a minimum of 10 feet from the property line and clear vegetation in this 10 foot area.
- H. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
- I. This Use Permit shall be valid only for March 19, 2011.



Use Permit Application UP- 2-11
Temporary Parking for
Seven Mile House Event
March 19, 2011

G.C.S.



0 75 150 300 Feet

SUPPORTING STATEMENTS
for Interim Use Permit

Description of the proposed use: OVERFLOW PARKING FOR
CAR SHOW SPONSORED IN PART BY 7 MILE HOUSE.

Days and hours of operation: MARCH 19, 2011

Number of employees on site: 8

Company vehicles and equipment on site: 2

List the types and quantities of hazardous, toxic, flammable or
explosive materials or wastes are involved with the use:

N/A

List any governmental permits required for the handling or storage
of the hazardous materials involved with the use:

N/A

List any materials and equipment which will be stored outside and
explain how will these be screened from public view:

N/A

Will the use generate air emissions, odors, smoke or dust? If so,
how will these be controlled?

AUTOS WILL BE PARKED AT THE LOT. THERE WILL BE A
DEDICATED STAFF MEMBER OVERSEEING THE PREMISES
AT ALL TIMES

Interim Use Permit
Supporting Statements
Page 2

Will the use generate noise or vibration? If so, how will these be controlled?

NO

Will the use generate glare, heat or other impacts? If so, how will these be controlled?

NO

Will the use generate waste materials? If so, how will these be disposed?

YES THERE WILL BE TRASH BINS STRATEGICALLY PLACED IN THE LOT

How will waste materials from the use be prevented from polluting storm water runoff?

N/A

What utilities and other infrastructure is required for your use? Are these existing on the site? If not, how will they be provided?

N/A

The Brisbane Municipal Code requires that your use benefit the property. List the benefits below: (a) eliminating blight or unsightly or hazardous conditions, (b) by installing improvements that will facilitate redevelopment of the property, (c) other:

OUR EVENT WILL ENHANCE PROFESSIONAL TIES WITH UNIVERSAL PARAGON CORP. BY WORKING TOGETHER TO BUILD BUSINESS OPPORTUNITIES IN BRISBANE.

ADDITIONALLY WE WILL BE CLEANING UP THE LOT PRIOR TO THE EVENT ~~BY~~ CUTTING THE GRASS AND DISPOSING OF DEBRIS.

G.2.7.

The Brisbane Municipal Code requires that your use benefit the public. List the public benefits below: (a) creating jobs, (b) generating revenues, (c) providing needs goods or services, (d) other:

THIS YEARLY EVENT GENERATES REVENUE FOR THE CITY OF
BRISBANE & EXPOSES THE AREA AS A PREMIER LOCATION TO
HOLD CAR SHOW EVENTS. THE EVENT ALSO CREATES JOBS
AS 7 MILE HOUSE EMPLOYS MOSTLY LOCALS.

Will you establish a program to encourage employment of Brisbane residents in the construction and operation of the use? Explain:

7 MILE HOUSE EMPLOYS BRISBANE RESIDENTS

Will your use include any of the following?

YES NO

- [] ☒ the manufacture, processing, handling, treatment, transportation, recycling, or storage of hazardous, toxic, flammable or explosive materials or wastes in quantities for which a permit is required from any governmental agency
- [] ☒ the dumping, processing, sorting, recycling, recovery or storage of garbage, debris, scrap materials, or similar items (excluding the recycling of concrete or brick and the storage and processing of soils, rock, and other similar materials)
- [] ☒ uses that create unsightly visual impacts or the appearance of blight as seen from any other location with the city, such as automotive dismantling and wrecking yards, junk yards, outside storage of used equipment, trailers, or vehicles not being offered for sale, and outside storage of glass, metal, paper, cardboard, or other material collected for recycling or disposal (except as otherwise permitted)

Interim Use Permit
Supporting Statements
Page 4

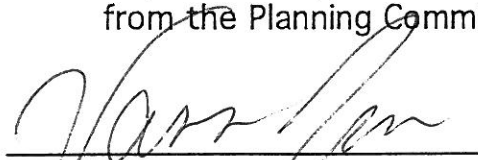
Will your use include any of the following?

YES NO

[] [☒] heavy manufacturing operations, including concrete or asphalt batch plants, foundries and other activities involving the fabrication of metal products from raw materials, processing of chemicals, and the rendering or refining of oils or animal materials

What is the length of time for which you are applying for a Interim Use Permit? ONE DAY ON MARCH 19, 2011

(For initial terms of up to 5 years, Planning Commission approval is required. For initial terms of more than 5 years, City Council approval is required, following a recommendation from the Planning Commission.)



APPLICANT'S SIGNATURE

2/22/11
DATE