

BRISBANE PLANNING COMMISSION
Action Minutes of November 18, 2010
Special Meeting

CALL TO ORDER

Chairman Munir called the meeting to order at 7:43 p.m.

ROLL CALL

Present: Commissioners Cunningham and Parker and Chairman Munir;
Absent: Commissioner Reinhardt
Staff Present: Community Development Director Swiecki, Senior Planner Tune, Associate Planner Johnson, City Attorney Toppel

ADOPTION OF AGENDA

Commissioner Parker moved to adopt the agenda. The motion was seconded by Commissioner Cunningham and approved 3-0 (Commissioner Reinhardt absent).

CONSENT CALENDAR

1. Approval of Draft Action Minutes of October 28, 2010 Regular Meeting

Commissioner Parker moved to approve the Minutes. The motion was seconded by Commissioner Cunningham and approved 3-0 (Commissioner Reinhardt absent).

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Nothing was received regarding items on the agenda.

NEW BUSINESS

1. **PUBLIC HEARING: Zoning Text Amendment RZ-3-10;** Amend Chapter 17.58, Enforcement and Penalty, of Title 17 of the Brisbane Municipal Code to Classify All Violations of the Zoning Ordinance as Infraction Offenses; City of Brisbane, applicant

City Attorney Toppel summarized his memorandum to the Planning Commission. In response to a question from Commissioner Cunningham, he estimated that the proposed approach would save the City thousands of dollars in court costs, since administrative enforcement would mostly be handled by City staff and not the City Attorney. He reassured Chairman Munir that the intent of the proposed changes was to encourage voluntary compliance, not to collect more fines.

Chairman Munir opened and then closed the public hearing, noting that no one was present to comment on the item.

Commissioner Parker moved to recommend that the City Council adopt the proposed zoning amendments via Resolution RZ-3-10. The motion was seconded by Commissioner Cunningham and approved 3-0 (Commissioner Reinhardt absent).

STUDY SESSION

1. General Plan Amendment GPA-1-10, Housing Element Update and Proposed Negative Declaration

Community Development Director Swiecki introduced the item, reviewing events leading up to the present. Noting that the deadline for adoption was July of 2009, he said the Planning Commission will hold its public hearing in December, with adoption by the City Council expected in January.

Associate Planner Johnson reviewed how the draft Housing Element proposes to meet the Regional Housing Needs Allocation (RHNA) numbers assigned to the City through rezoning and existing zoning capacity. In response to questions from Chairman Munir and Commissioner Parker, he explained the State's requirements for zoning assumed to accommodate housing affordable to lower income households. The Commission discussed the implications of these requirements for the proposed R-SWB District. Associate Planner Johnson noted that the changes could result improvements to the appearance of this entryway to Brisbane.

In response to questions from Chairman Munir, Director Swiecki and City Attorney Toppel explained that the proposed Housing Element does not change the General Plan's prohibition against housing in the Baylands.

Director Swiecki responded to questions raised by Commissioner Cunningham by noting that further outreach to property owners would be expected when rezoning is initiated.

Senior Planner Tune summarized the environmental assessment of the Housing Element. He detailed for Chairman Munir how the Initial Study addressed potential traffic, air quality and noise impacts.

2. Fence Regulations

Senior Planner Tune summarized the agenda report.

Commissioner Cunningham stated that chain link was not an attractive fencing material for public spaces, such as the Community Park, where hedges would be preferable. Chairman Munir asked if the Zoning Ordinance could be amended to prohibit chain link for City

facilities, to which Senior Planner Tune answered that the City routinely exempted itself from the Zoning Ordinance's requirements.

Commissioner Parker raised the issue of the use of barbed wire. Commissioner Cunningham noted that it was currently not prohibited in residential areas.

Chairman Munir stated recommended that input from Commissioner Reinhardt and the public be solicited before proceeding further. Director Swiecki suggested using the City's website to cast a wider net for feedback. Concerns were expressed regarding the attractiveness of fencing at the entrance to Central Brisbane, the type of fencing acceptable at the Ridge, safety issues, and spite fences. The Commission concluded that the study session should be continued to next year.

ITEMS INITIATED BY STAFF

Director Swiecki provided updates on the status of applications for the vacant Planning Commissioner position and the Baylands Specific Plan.

ITEMS INITIATED BY THE COMMISSION

Chairman Munir recommended that the City Council extend the application period for the vacant seat on the Commission.

ADJOURNMENT

There being no further business, Commissioner Parker made the motion, seconded by Commissioner Cunningham, to cancel the regular meeting of November 25th and adjourn to the regular meeting on December 9th. The motion was approved, 3-0 (Commissioner Reinhardt absent), and the meeting was adjourned at 9:35 p.m.

ATTEST:

John Swiecki, Director
Community Development Department

NOTE: A full video record of this meeting can be found on DVD at City Hall and on the City's website at www.brisbaneca.org.