

BRISBANE PLANNING COMMISSION
Action Minutes of October 28, 2010
Regular Meeting

CALL TO ORDER

Chairman Munir called the meeting to order at 7:33 p.m.

ROLL CALL

Present: Commissioners Cunningham and Parker and Chairman Munir; Commissioner Reinhardt arrived at the beginning of New Business
Staff Present: Community Development Director Swiecki, Senior Planner Tune and Associate Planner Johnson

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 September 23, 2010 Regular Meeting

Commissioner Parker moved to approve the Minutes. The motion was seconded by Commissioner Cunningham and approved 2-0 (Chairman Munir abstained, and Commissioner Reinhardt was absent).

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Numerous emails regarding Variance V-6-10 were received.

NEW BUSINESS

1. **PUBLIC HEARING: 242-260 Monterey Street;** Variance V-6-10; Variance to Allow Dwelling Group Site to be Split into Two 3,515+/- Sq. Ft., 32.5+/- Ft. Wide Parcels with 3 Ft. Side Setbacks Separating the Existing Units; Luc Bouchard, applicant & owner; APN 007-282-090

Senior Planner Tune summarized the agenda report and responded to questions from the Commission.

Chairman Munir opened the public hearing, noting that emails had been received from Cris Hart, Luc Bouchard, Steffan Chirazi, John & Geraldine Chan, Nancy Colman, Jacque McLaughlin, Alex Reisman, Tom Alley, Danielle Kellstedt, Richard Cutler, Kate Chatfield, Nick & Moira Lukas, Karen Murphy, Helen M. Sullivan and Bonnie Boswell.

Luc Bouchard, applicant, explained that he had applied for condominium approval and paid legal and survey costs to record a condominium map for his project, only to find that he could not get financing for the structures as built, which was why he was not applying for a variance so that they could become single-family residences on separate parcels. He stated that the majority of sites with single-family residences in the R-2 District are smaller than what he has proposed. He said that not only would he benefit from the variance, but so would his neighbors and the City through higher property values and tax revenue.

Mr. Bouchard responded to questions from the Commission regarding the circumstances that had led to situation, other options considered, and the status of the issues cited by Cris Hart in his emails.

Gary Plank, Jerry Kuhel and George Moussetis spoke in favor of the application.

Chairman Munir reviewed the questions raised in Mr. Hart's first email, with the applicant and staff providing responses. Mr. Bouchard explained that he was not requesting a change in zoning that would apply to all, just a variance that would apply to his particular situation.

There being no one else wishing to speak, Chairman Munir closed the public hearing.

Chairman Munir disclosed a conversation he had with Mike Glynn, the contractor for the project, which he said would have no influence on his decision making.

In response to a question from Commissioner Parker, Senior Planner Tune stated that changing the R-2 District minimum lot size to 2,500 sq. ft. had been suggested when the Housing Element was previously updated. Director Swiecki added that the Commission could discuss the matter when the current Housing Element update comes before it later this year.

Commissioner Reinhardt noted that if the minimum lot size were reduced to 2,500 sq. ft., a single-family residence on a 5,000 sq. ft. lot could be demolished and replaced with 2 single-family residences.

Commissioner Cunningham said that her questions regarding the proposal had been resolved, and she moved to approve the Variance. The motion was seconded by Commissioner Parker and approved unanimously.

ITEMS INITIATED BY STAFF

Director Swiecki noted that the City Council had decided to study further the body art ordinance recommended by the Planning Commission.

ITEMS INITIATED BY THE COMMISSION

Chairman Munir requested that the Commission be provided periodic updates on the Baylands. Commissioner Parker inquired about the status on recruitment for a new Planning Commissioner.

ADJOURNMENT

There being no further business, Commissioner Parker made the motion, seconded by Commissioner Cunningham, to cancel the regular meeting of November 11th and adjourn to a specially scheduled meeting on November 18th. The motion was approved, 4-0, and the meeting was adjourned at 8:43 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.