

BRISBANE PLANNING COMMISSION
Action Minutes of February 23, 2012
Regular Meeting

CALL TO ORDER

Chairman Munir called the meeting to order at 7:30 p.m.

ROLL CALL

Present: Commissioners Cunningham, Parker, and Chair Munir (Commissioner Reinhardt joined at the end of Adoption of the Agenda)

Absent: Commissioner Do

Staff Present: Community Development Director Swiecki, Associate Planner Johnson and Special Assistant Tune

ADOPTION OF AGENDA

Commissioner Parker moved and Commissioner Cunningham seconded to adopt the agenda, with the change of having Commission appointments to serve on the subcommittee to update the Green Building Ordinance (under Items Initiated by Staff) and Selection of Chair and Vice Chair postponed to the next regular meeting of March 8, 2012. The motion carried 3-0.

ORAL COMMUNICATIONS

None

WRITTEN COMMUNICATIONS

None.

ITEMS INITIATED BY THE COMMISSION

Reconsideration of the Planning Commission's February 9th Decision on Setback Exception Modification SE-2-11, 480 Monterey Street.

Commissioner Parker motioned and Commissioner Reinhardt seconded to reconsider their previous decision. The motion passed 4-0. Commissioner Parker motioned and Commissioner Reinhardt seconded to reopen the public hearing on March 8, 2012, to allow time send new public notices on the hearing. The motion passed 4-0.

OLD BUSINESS

1. **Continued Public Hearing: 1 West Hill Drive;** Telecommunications Permit TC-4-11; Replace one 1 existing panel antenna with 2 new antennas, mounted on an existing 48 ft high pole, with no change in height of the antennas, and replace 3 existing equipment cabinets with two 2 new cabinets and related equipment; Kevin Bowyer/Sprint, applicant; Janet Epstein, owner; APN 005-290-010.

Commissioner Parker recused herself since she lives within 500 feet of the property.

Associate Planner Johnson presented the agenda report. Associate Planner Johnson and Community Development Director Swiecki answered questions from the Commission regarding potential noise impacts and remedies.

The Commission opened the public hearing.

Kevin Boyer, the applicant, further addressed the noise concerns and answered questions by the Commission.

There being no one else from the public to speak on the matter, Commissioner Cunningham moved to close the public hearing and Commissioner Reinhardt seconded. The motion carried 3-0.

After discussion and questions by the Commission regarding visual impacts and federal rules on telecommunications, Commissioner Reinhardt motioned and Commissioner Cunningham seconded to approve the application. The motion carried 3-0.

2. **Continued Public Hearing: Zoning Text Amendment RZ-5-11** to Amend Brisbane Municipal Code Title 17; Chapter 17.06, R-1 Residential District; Chapter 17.08, R-2 Residential District; Chapter 17. 10, R-3 Residential District; Chapter 17.12, R-BA Brisbane Acres Residential District; Chapter 17.32, General Use Regulations; Chapter 17.34, Off-Street Parking; and Chapter 17.38, Nonconforming Uses and Structures; City of Brisbane, applicant.

Special Assistant Tune presented the agenda report.

The Commission discussed their concerns about the proposed ordinance as currently presented after weighing the comments from the public in the previous meeting. The discussion returned to the objective of the proposed ordinance. Mr. Tune reminded the Commission that the impetus went back to the housing element policy of removing unnecessary governmental restraints on the provision of housing and to tie the parking to a more logical standard than the existing standard, which is tied to lot frontage. The standard tied to lot frontage didn't place an incentive on building smaller homes, which tend to be more affordable. The Commission directed staff to revisit the ordinance with

the aim of keeping the parking requirements lower than currently presented in the draft ordinance, so as not to be an undue burden on property owners.

It was generally agreed that staff should investigate revising the ordinance to be more generous for smaller houses, tied to floor area, and the parking requirements may be more stringent for larger homes. Commissioner Munir expressed a desire to have the parking standards based on need. Staff will also investigate the feasibility of incorporating an on street in lieu program into the ordinance.

The Commission re-opened the public hearing and Joel Diaz, a Brisbane resident / contractor / real estate agent, spoke in favor of keeping the parking ordinance less restrictive to encourage owners to improve their homes. He indicated that the current code requirements are too strict and are an impediment to owners upgrading their homes and has the unintended consequence of even less available parking, given the configuration of many of the older homes. Commissioner Parker asked for a suggestion on a standard for the Commission to consider. He suggested that 1 space per 900 sq ft of floor area might be reasonable, but to have an allowance for smaller (2,500 sq ft) lots to be allowed to build slightly more floor area for each required parking space, perhaps 1 space per 1,000 sq ft.

The Commission also suggested investigating the possibility of a community survey regarding parking permits and/or off site centralized parking lots for surplus vehicles.

Chair Munir motioned and Commissioner Parker seconded to continue the matter to the meeting of March 8, 2012. The motion passed 4-0.

3. **Continued Public Hearing: 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.

Special Assistant Tune presented the agenda report.

Commissioner Parker moved to adopt the resolution and extend the deadline to April 23, 2012 and Commissioner Cunningham seconded. The motion passed 4-0.

ITEMS INITIATED BY STAFF

None.

ITEMS INITIATED BY THE COMMISSION

None.

ADJOURNMENT

Their being no further business, Chairman Munir made the motion seconded by Commissioner Cunningham to adjourn to the meeting of March 8, 2012. The motion was approved 4-0 and the meeting adjourned at 9:23 p.m.

ATTEST:

John Swiecki, Community Development Director

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