DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of January 9, 2018
Regular Meeting

A. CALL TO ORDER

Chairperson Munir called the meeting to order at 7:31 p.m.

B. ROLL CALL

Present: Commissioners Anderson, Mackin, Munir, and Sayasane.
Absent: None.
Staff Present: Community Development Director Swiecki and Associate Planner Capasso.

C. ADOPTION OF AGENDA

Commissioner Anderson moved to adopt the agenda. Commissioner Sayasane seconded the motion and it was approved 4-0.

D. CONSENT CALENDAR

1. APPROVAL OF DRAFT ACTION MINUTES
    i. November 14, 2017 regular meeting
    ii. November 28, 2017 regular meeting

Commissioner Anderson moved adoption of the consent calendar. Commissioner Mackin seconded the motion and it was approved 4-0. Chairperson Munir noted he was not present on November 28, 2017.

E. ORAL COMMUNICATIONS (limit to a total of 15 minutes)

There were none.

F. WRITTEN COMMUNICATIONS

There were none.

G. STUDY SESSION

1. **3000-3500 Marina Boulevard**: Study session for proposed modification of Design Permit DP-5-07, Variance V-1-08, and Parking Modification Use Permit UP-3-08, including a revised site plan, building layout, and on-site parking and circulation; Sierra Point LLC, owner.

Associate Planner Capasso gave the staff presentation.

Chairperson Munir invited the project proponents to address the Commission.

Mike Garrity, with project developers Phase 3 Real Estate, addressed the Commission and provided information on the company's development experience in life sciences development, including projects in South San Francisco.

Michael Duncan, with project designers Skidmore, Owings, and Merrill, reviewed the revised site and building design proposals and project data.

Neil Fox, CEO of Phase 3, addressed the Commission regarding the company's development profile and ethos.

Chairperson Munir invited other members of the public to address the Commission.

Dana Dillworth, Brisbane resident, outlined her concerns with impacts to plants and animals living in the slough between the property and Highway 101, restoration of the slough, sea level rise, Bay Trail conflicts with the parking lot and slough, and purpose of on-site generators.

Individual Commission members expressed their interest in on-site renewable energy generation and/or storage, energy conservation in the project construction and design, opportunities for graywater, improving the Bay Trail alignment to prevent conflicts with the parking lot, opportunities to minimize employee auto trips, landscape screening of the parking garage and podium, and minimizing exterior light spillover on the slough.

H. ITEMS INITIATED BY STAFF

Community Development Director Swiecki announced the Council adopted the zoning text and map amendments for Northwest Bayshore and introduced the zoning text amendments to implement the Parkside Plan at their January 4th meeting. He stated the Council gave direction to staff to draft zoning text amendments regarding location requirements for cannabis businesses that would be reviewed by the Planning Commission in the coming month.

I. ITEMS INITIATED BY THE COMMISSION

The Commission appointed an ad hoc committee of Commissioner Anderson and Commissioner Mackin to meet with the City Attorney and Director Swiecki regarding zoning and general plan map conformity for the Baylands.

J. ADJOURNMENT

Commissioner Anderson moved and Commissioner Mackin seconded to adjourn to the regular meeting of January 23, 2018 at 7:30 p.m. The motion passed 4-0 and the meeting adjourned at 8:55 p.m.

Attest:

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John A. 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.