DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of January 23, 2018
Regular Meeting

A. CALL TO ORDER

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

B. ROLL CALL

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

C. ADOPTION OF AGENDA

Commissioner Mackin moved to adopt the agenda with modifications to hear New Business Item G.2 (Zoning Text Amendment RZ-1-18) before New Business Item G.1 (99 Thomas Avenue planning applications). Commissioner Sayasane seconded the motion and it was approved 4-0.

D. CONSENT CALENDAR

1. APPROVAL OF DRAFT ACTION MINUTES
    i. January 9, 2018 regular meeting

Commissioner Anderson moved adoption of the consent calendar. Commissioner Mackin seconded the motion and it was approved 4-0.

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

There were none.

F. WRITTEN COMMUNICATIONS

There were none.

G. NEW BUSINESS

1. **PUBLIC HEARING: Zoning Text Amendment RZ-1-18;** Zoning Text Amendments to Chapter 17.33 of Title 17, Zoning, of the Brisbane Municipal Code to eliminate the prohibition of cannabis businesses within 600 feet of a school or daycare for properties located within the Crocker Industrial Park (TC-1 District) where such uses are conditionally permitted. City of Brisbane, applicant.

Associate Planner Capasso gave the staff presentation.

Chairperson Munir opened the public hearing. Seeing nobody wishing to speak, Commissioner Mackin moved to close the public hearing. The motion was seconded by Commissioner Anderson and approved 4-0.

Commissioner Mackin moved adoption of Resolution RZ-1-18 recommending approval of the zoning text amendments to the City Council. Commissioner Sayasane seconded the motion and it was approved 3-0-1 (Anderson abstaining).

2. **PUBLIC HEARING: 99 Thomas Avenue; R-BA Brisbane Acres Residential District; Design Permit DP-2-16/Grading Permit EX-2-16/Habitat Conservation Plan Compliance Permit HCP-1-16**; Demolition and removal of an existing single-family residence and construction of a new approximately 4,949 square foot, 3-story, single-family residence and a 534 square foot detached garage (5,483 square feet total), with associated grading of approximately 1,411 cubic yards of cut and 652 cubic yards of fill on a 1.2 acre Brisbane Acres ridgeline lot and adoption of a Habitat Conservation Plan (HCP) Operating Program; Mark English, applicant; Andrew Kom and Xi Yan Ruan, owners; APN 007-350-170.

Commissioner Anderson recused himself since he owns property within 500 feet of the subject property.

Senior Planner Johnson gave the staff presentation. He answered Commission questions regarding hazardous materials abatement related to demolition of the existing home, the outdoor kitchen location relative to the driveway, grinding of trees and construction debris (wood scraps) on site, the irrigation water source, the geotechnical aspects of the project and solar power and green building requirements.

Mark English, the applicant and architect, Ive Haugeland, landscape architect, and David Hoexter, engineering geologist, spoke in support of the project.

Andrew Kom and Xi Yan Ruan, property owners, spoke in support of the project.

Dennis Busse, Brisbane resident, asked that abandoned cars in the vicinity of the subject property be cleaned up.

Seeing no additional audience members wishing to speak, Commissioner Mackin moved to close the public hearing. The motion was seconded by Commissioner Sayasane and approved 3-0.

Following deliberations the Commission agreed to modify the conditions of approval to: provide for relocation of the outdoor kitchen subject to the Community Development Director approval, prohibit on-site grinding of large tree trunks and limbs and building materials, require the project to incorporate trees that will be large at maturity into the landscape plan to provide habitat for raptors and require exterior lighting to be downlit.

Chairperson Munir moved approval of the project via adoption of Resolution DP-2-16/EX-2-16/HCP-1-16 subject to the revisions noted above. Commissioner Sayasane seconded the motion and it was approved 3-0.

H. ITEMS INITIATED BY STAFF

Director Swiecki asked Commissioners interested in attending the Planning Commissioners Academy in April to contact staff to register. He announced the City Council requested fiscal analysis of development scenarios in the Baylands including certain levels of residential development.

I. ITEMS INITIATED BY THE COMMISSION

There were none.

J. ADJOURNMENT

Commissioner Anderson moved and Commissioner Mackin seconded to adjourn to the regular meeting of February 13, 2018 at 7:30 p.m. The motion passed 4-0 and the meeting adjourned at 9:28 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.