DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of March 9th, 2017
Regular Meeting

A. CALL TO ORDER

Acting Chairperson Anderson called the meeting to order at 7:33 p.m.

B. ROLL CALL

Present: Commissioners Anderson, Cunningham, Munir, and Mackin.
Absent: Chairperson Do.
Staff Present: Community Development Director Swiecki and Senior Planner Johnson.

C. ADOPTION OF AGENDA

Commissioner Cunningham moved and Commissioner Mackin seconded to adopt the agenda. The motion was approved 4-0.

D. CONSENT CALENDAR

The Commission removed the February 9th, 2017 minutes from the consent calendar, to be included on the calendar for the next meeting, due to a lack of quorum of commissioners present tonight who were also at that meeting.

1. APPROVAL OF DRAFT ACTION MINUTES
   i. January 12, 2017 regular meeting
   ii. February 9, 2017 regular meeting

Commissioner Munir moved and Acting Chairperson Anderson seconded to approve the minutes of January 12th, 2017 recognizing that they are the only two remaining on the Commission who were at that meeting. The motion was approved 2-0 (Cunningham and Mackin abstaining).

The draft action minutes of February 9, 2017 were continued to the next regular meeting.

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

There were none.

F. WRITTEN COMMUNICATIONS

Acting Chairperson Anderson acknowledged written communications received from HEART of San Mateo County.

G. NEW BUSINESS

1. **PUBLIC HEARING: 219 Tulare Street; R-3 Residential District; Grading Review EX-1-17;** Grading Review for 421 cubic yards of soil cut to accommodate construction of a new single-family home on a vacant 3,000 square-foot, upslope lot; Fred Herring, Herring and Worley Inc., applicant; Theresa Ruiz Fong Trust, owner; APN 007-361-210.

Due to the lack of a quorum for this item, Commissioner Munir moved and Commissioner Mackin seconded to postpone the public hearing to the meeting of March 23rd, 2017. The motion was approved 4-0.

2. **PUBLIC HEARING: 3745-3795 Bayshore Boulevard and adjacent City and Caltrain right-of-way properties; Zoning Text & Map Amendment RZ-3-16;** Amend Title 17 of the Brisbane Municipal Code to add the TC-2 Southeast Bayshore Trade Commercial District and apply the TC-2 to the Zoning Map and rezone the subject property from M-1 Manufacturing District to TC-2 and O-S Open Space; City of Brisbane, applicant; M&L Associates, 150 Spear Street Associates, and City of Brisbane, owners; APNs: Various, including 007-150-020, -030, -040, -060, -070, and -999 (por).

Senior Planner Johnson gave the staff presentation.

Commissioner Mackin asked about the status and ownership of the parcels that are adjacent to the open space designated site along Bayshore Boulevard. Senior Planner Johnson indicated that those properties were vacant and are in private ownership. He also indicated that the rezoning of the City's right-of-way to open space would not impede future development rights on those adjacent parcels.

Commissioner Cunningham confirmed with staff that the City had not received any comments from public on this item and asked if there would be an impact to the properties. Senior Planner Johnson confirmed that no public comments had been received. He added the only substantive change was the addition of medical cannabis under permitted and conditional uses, consistent with the Commission's recent recommendation to City Council on the medical cannabis ordinance. That addition would broaden the field of potential tenants for the properties.

Commissioner Munir asked about the other M-1 zoned properties in the northern subareas and requested a table in a future meeting outlining which areas are to be rezoned due to General Plan inconsistencies. Director Swiecki indicated that staff could prepare a table.

Acting Chairperson Anderson opened the public hearing. Seeing no persons wishing to address the Commission, Commissioner Cunningham moved and Commissioner Munir seconded to close the public hearing. The motion was approved 4-0.

Commissioner Munir moved and Commissioner Cunningham seconded to adopt Resolution RZ-3-16, recommending approval of the Title 17 amendments and the Zoning Map amendments to the City Council as drafted. The motion was approved 4-0.

H. ITEMS INITIATED BY STAFF

Director Swiecki commented that the next Baylands public hearing will be next week.

I. ITEMS INITIATED BY THE COMMISSION

Commissioner Cunningham asked if there were any active proposals to modify the parking regulations. Director Swiecki indicated that no.

Commissioner Munir suggested that the Commission formally recognize the service of former Commissioners Parker and Reinhardt and asked about the Planning Commissioner conference. Director Swiecki responded that due to the timing of the Commission appointments it was too late for the new Commissioners to register for the Planning Commissioner Academy, but staff would be looking for other opportunities for local training.

J. SELECTION OF PLANNING COMMISSION OFFICERS

Commissioner Cunningham moved and Commissioner Mackin seconded to postpone officer selection to the next regular meeting when all Commissioners would be present. The motion was approved 4-0.

K. ADJOURNMENT

Commissioner Mackin moved and Commissioner Cunningham seconded to adjourn to the regular meeting of March 23rd, 2017 at 7:30 p.m. The motion passed 4-0 and the meeting adjourned at 8:00 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.