

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of September 27, 2018
Regular Meeting

A. CALL TO ORDER

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

B. ROLL CALL

Present: Commissioners Gomez, Gooding, Mackin, Patel, and Sayasane.

Absent: None.

Staff Present: Community Development Director Swiecki, Senior Planner Johnson, Associate Planner Ayres.

C. ADOPTION OF AGENDA

Commissioner Gomez moved adoption of the agenda. Commissioner Gooding seconded the motion and it was approved 5-0.

D. CONSENT CALENDAR

Commissioner Patel moved adoption of the consent calendar. Commissioner Gomez seconded the motion and it was approved 5-0.

E. ORAL COMMUNICATIONS

There were none.

F. WRITTEN COMMUNICATIONS

Commissioner Mackin acknowledged written communications from the Housing Leadership Council and the City Attorney.

G. NEW BUSINESS

1. **PUBLIC HEARING: Use Permit UP-5-18; 101 South Hill Drive; TC-1 Crocker Park Trade Commercial District;** Use Permit to establish a delivery-only retail, light manufacturing, distribution, and warehousing cannabis business within an existing 18,800 square foot office/warehouse building; Larry Thacker, Caliva, applicant; 101 111 South Hill Drive LLC, owner.

Associate Planner Ayres presented the staff report.

Chairperson Mackin opened the public hearing.

Larry Thacker, applicant, spoke in favor of the project and answered Commissioner questions regarding odor management, cash management for retail delivery, advertising, vehicle trips, operating hours, and security protocols.

Rand Martin spoke in favor of the project.

Commissioner Gooding moved to close the public hearing. Commissioner Gomez seconded the motion and it was approved 5-0.

Commissioner Sayasane moved approval of Use Permit UP-5-18 by adopting Resolution UP-5-18. Commissioner Gooding seconded the motion and it was approved 5-0.

2. **PUBLIC HEARING: Interim Use Permit UP-4-18; Baylands, East of Bayshore Boulevard, between Icehouse Hill and the Caltrain rail lines; C-1 Commercial Mixed Use District;** Interim Use Permit for a 1 year period to allow for outdoor staging of construction materials and equipment and assembly of work trains and rail track segments on an approximately 3.5 acre vacant site with an existing rail spur, in support of improvements along the Caltrain rail-line corridor; William Gilmartin III, applicant; Universal Paragon Corp., owner; Assessor's Parcel Numbers 005-162-320 & 330.

Senior Planner Johnson gave the staff report and answered Commissioner questions regarding delivery vehicle access routes, hazardous waste protocol, and noise.

Chairperson Mackin opened the public hearing.

Bill Gilmartin III, applicant, answered Commission questions regarding the planned work schedule, staging activities and timelines, contaminated and hazardous material management protocols, other staging areas along the Caltrain line, and noise-generating activities.

Commissioner Patel moved to close the public hearing. Commissioner Gomez seconded the motion and it was approved 5-0.

After deliberation, Commissioner Gooding moved to approve Use Permit UP-4-18 by adopting Resolution UP-4-18, with a modified condition of approval on the permitted hours of operation, to reflect the applicant's statement that there would not be site activities occurring overnight from Monday evening to Thursday morning of each week, and to limit noise generating activities to between 7 am and 7 pm Mondays through Fridays and 9 am to 7 pm on Saturdays and Sundays. Commissioner Gomez seconded the motion and it was approved 5-0.

Chairperson Mackin read the appeals process.

H. WORKSHOP

1. Inclusionary Zoning and Density Bonus Ordinance

At the consensus of the Commission, this item was continued to the October 11 meeting.

I. ITEMS INITIATED BY STAFF

Director Swiecki stated the November 22 meeting would be cancelled. The Commission agreed to schedule a special meeting on November 29.

J. ITEMS INITIATED BY THE COMMISSION

There were none.

K. ADJOURNMENT

Commissioner Gooding moved adjournment to the next regular meeting of October 11, 2018. Commissioner Patel seconded the motion and the meeting adjourned at 9:25 p.m.

Attest:

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.