

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of March 14, 2019
Regular Meeting

A. CALL TO ORDER

Chairperson Sayasane 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, 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 Mackin moved approval of the consent calendar. Commissioner Gomez seconded the motion and it was approved 5-0.

E. ORAL COMMUNICATIONS

There were none.

F. WRITTEN COMMUNICATIONS

There were none.

G. OLD BUSINESS

1. **PUBLIC HEARING: 595 Tunnel Avenue; C-1 Commercial Mixed Use District (Baylands); Use Permit UP-10-18;** Use Permit to allow assembly of toter carts and storage of empty toter carts within an existing, approximately 35,000 square foot warehouse building; Christine Borghei, applicant; Recology Properties Inc., owner (*Continued from the meeting of February 14, 2019 – Staff recommends further continuance to the regular meeting of March 28, 2019.*)

Commissioner Mackin moved to continue the item to the meeting of March 28, 2018. Commissioner Gooding seconded the motion and it was approved 5-0.

H. STUDY SESSION

1. Inclusionary Housing and Density Bonus Ordinance Update

Associate Planner Ayres presented the staff memorandum and introduced Josh Abrams of 21 Elements, a San Mateo countywide collaborative organization focused on housing policy.

Mr. Abrams' reviewed the fundamentals of real estate economics and impacts of city fees and inclusionary requirements. He answered question from the Commission related to how inclusionary policies have been implemented in other San Mateo County jurisdictions, the basis and application for linkage and in-lieu fees, and the competing needs of various household types in San Mateo County (seniors, low-income households, etc.).

Chairperson Sayasane invited audience members to address the Commission.

Ray Miller, Brisbane resident, said the inclusionary and density bonus regulations will be most impactful in the Baylands. He questioned the implications of inclusionary and density bonus provisions on the Baylands project. He said the Commission should study bills introduced in the State legislature that could impact local control of housing development.

Director Swiecki indicated that the upcoming Baylands specific plan and development agreement processes would address inclusionary housing and density bonus requirements and any applicable State housing regulations.

I. ITEMS INITIATED BY STAFF

Director Swiecki reminded the Commissioners of the March 21, 2019 community conversation at Mission Blue. He noted the City Council had referred short term rental regulations back to the Commission and the Council may refer cannabis regulations back to the Commission as well. He added the tree ordinance would be considered by the Open Space and Ecology Commission on March 20 and then considered by the City Council in May.

J. ITEMS INITIATED BY THE COMMISSION

Commissioner Mackin asked staff to provide additional information about the Housing Accountability Act (HAA) and SB 35 and if the Commission could discuss linkage and other impact fees on housing projects.

Director Swiecki said the matter would be scheduled for discussion at a future public meeting. He said staff could include information on fees in the staff report for the inclusionary housing and density bonus ordinance update.

K. ADJOURNMENT

Commissioner Patel moved to adjourn to the regular meeting of Thursday, March 28, 2019. Commissioner Gomez seconded the motion and the meeting adjourned at 8:40 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.