



**City of Brisbane**  
50 Park Place  
Brisbane, CA 94005-1310  
415-508-2100  
415-467-4989 Fax

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City of Brisbane Planning Commission on **Thursday, April 25, 2019, at 7:30 p.m., Brisbane City Hall, 50 Park Place, Brisbane**, to consider the following matter:

APPLICATION NO.: **Variance V-1-19 and Grading Review EX-1-19**

APPLICANT/OWNER: **Jerry Kuhel, Kuhel Design, applicant; Paul M. and Glenda M. Jimenez, owners.**

LOCATION: **296 San Benito Road  
(Assessor's Parcel No. 007-451-050)**

ZONING: **R-1 Residential District**

REQUEST: **Variance and Grading Review to allow demolition of an existing single-family home and construction of a new 1794.5 sq ft single-family home on a 2300 sq ft lot, exceeding the maximum permitted floor area ratio by approximately 138.5 sq ft. An estimated 95 cubic yards of soil cut and export from the site will be required.**

ENVIRONMENTAL STATUS: **Categorical Exemption per State CEQA Guidelines Section 15303(a)- this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.**

Any interested person is invited to attend and give testimony. If you intend to make a PowerPoint or similar presentation requiring the use of a projector and screen, please contact the Community Development Department at 415-508-2120 at least 24 hours in advance to make arrangements. A copy of the proposal may be reviewed at the Community Development Department, Brisbane City Hall, 50 Park Place. The agenda report will be available by 1 p.m. of the Friday preceding the hearing on the City's website at [www.brisbaneca.org](http://www.brisbaneca.org) and at City Hall. If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Written information or comments that may include a person's name, address, email address, etc. submitted to the City, City Council, Council Commissions and Committees and City staff are public records under the California Public Records Act, are subject to disclosure and may appear on the City's website. Any attendee who wishes accommodation for a disability should contact the Community Development Department at least forty-eight hours prior to the meeting.

DATED: April 12, 2019

  
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John A. Swiecki, Community Development Director