

BRISBANE PLANNING COMMISSION
Action Minutes of October 24, 2019
Regular Meeting
DRAFT

A. CLOSED SESSION (7:20 P.M. in the Large Conference Room)

1. Approval of the Closed Session Agenda

Commissioner Gooding moved approval of the closed session agenda. Commissioner Mackin seconded the motion and it was adopted 5-0.

2. Public Comment.

There was none.

3. Adjournment into Closed Session

Commissioner Gooding moved adjournment into closed session. Commissioner Mackin seconded the motion and it was adopted 5-0.

4. Threat to Public Services or Facilities

Security Operations Manager Breault gave the presentation.

B. CALL TO ORDER (7:30 PM in the Community Meeting Room)

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

C. ROLL CALL

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

Absent: None.

Staff Present: Senior Planners Johnson and Ayres

D. ADOPTION OF AGENDA

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

E. CONSENT CALENDAR

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

F. ORAL COMMUNICATIONS

There were none.

G. WRITTEN COMMUNICATIONS

There were none.

H. NEW BUSINESS

1. **PUBLIC HEARING: Interim Use Permit UP-7-19 (Continuation of 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 to allow the previously approved interim use to continue through December 2020, to allow 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, to support improvements along the Caltrain rail-line corridor; Zach Mayes, applicant; Universal Paragon Corp., owner.

Senior Planner Johnson gave the staff presentation and answered Commissioner questions regarding metering of the temporary water connection and the lack of noise complaints.

Chairperson Sayasane opened the public hearing.

Zach Mayes, applicant, addressed the Commission in support of the application.

Seeing no others wishing to speak, Commissioner Mackin moved and Commissioner Gomez seconded to close the public hearing. The motion was approved 5-0.

Commissioner Mackin moved to adopt resolution UP-7-19. The motion was seconded by Commissioner Patel and approved 5-0.

2. **PUBLIC HEARING: Interim Use Permit UP-4-19/Grading Review EX-3-19; 600 Tunnel Avenue, in the Baylands subarea, a vacant site south of the Golden State Lumber storage yard, between Tunnel Avenue and the Caltrain rail lines; C-1 Commercial Mixed Use District;** Interim Use Permit to allow staging of up to 90 Google commuter buses to serve Peninsula Google employees on an approximately 3-acre vacant site for up to 5 years, including preparatory site grubbing and approximately 4,500 cubic yards of grading with base rock; Eric Aronsohn, applicant; Oyster Point Properties Inc. (Universal Paragon Corp.), owner.

Senior Planner Johnson gave the staff presentation and answered Commissioner questions regarding proposed on and off-site circulation, potential impacts to the capped landfill and adjacent wetland habitat, truck travel patterns of other businesses in the area, lighting, dust control, and stormwater management.

Chairperson Sayasane opened the public hearing.

Eric Aronsohn, representing owner Universal Paragon Corp, and Ross Benson, representing proposed tenant Google, addressed the Commission in support of the application.

Mary Rogers, Brisbane resident, addressed the Commission in opposition to the application.

Tamara, employee of Golden Gate Lumber, addressed the Commission regarding the timing of lumber yard operations within the vicinity of the proposed parking lot.

Seeing no others wishing to speak, Commissioner Patel moved and Commissioner Gooding seconded to close the public hearing. The motion was approved 5-0.

After deliberation, Commissioner Gooding moved to adopt resolution UP-4-19/EX-3-19, modified to reduce the term of the interim use permit to two years and to require that routing of vehicles be to the north to connect to U.S. 101. It was also advised that any application to extend the use permit beyond

2 years should include traffic circulation and trip count data. The motion was seconded by Commissioner Gomez and approved 4-1 (Mackin).

I. STUDY SESSION

1. Storefront retail cannabis regulations

Senior Planner Ayres and Commander Garcia gave the staff presentation.

Chairperson Sayasane welcomed comments from the audience.

Michelle Dzitser addressed the Commission in support of regulations with fewer impediments to businesses due to existing challenges in State licensing and in the local leasing market.

Sean Kelly Rai addressed the Commission in support of regulations with a scoring provision.

Edesa Bitbadal addressed the Commission in support of regulations with either two-tiered or one-tier permitting procedures.

At the conclusion of the study session, the Commissioners generally indicated support to consider a one-tiered use permit process for storefront retail cannabis regulations.

J. ITEMS INITIATED BY STAFF

Senior Planner Johnson reminded the Commission of an upcoming Commissioner training sponsored by 21 Elements.

K. ITEMS INITIATED BY THE COMMISSION

There were none.

L. ADJOURNMENT

Commissioner Gomez moved to adjourn to the regular meeting of Thursday, November 14th, 2019. Commissioner Gooding seconded the motion and it was approved 5-0. The meeting adjourned at 10:26 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.