

Draft
BRISBANE PLANNING COMMISSION
Action Minutes of April 10, 2014
Regular Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners, Do, Munir Parker, Reinhardt and Chairperson
Cunningham
Absent: None
Staff Present: Community Development Director Swiecki, Senior Planner Johnson and
Special Assistant to the Director Tune

ADOPTION OF AGENDA

Commissioner Parker moved to adopt the agenda. The motion was seconded by
Commissioner Do. The motion carried 5-0.

ORAL COMMUNICATIONS

Peter Grace spoke about the increasing number of SFO flights over Brisbane and brought
the Commission's attention to upcoming public hearings and encouraged greater
involvement by Brisbane citizens.

WRITTEN COMMUNICATIONS

Chair Cunningham acknowledged written communications not on the agenda.

NEW BUSINESS

PUBLIC HEARING: 138 Visitacion Avenue; Fence Exception FD-1-14; Fence Height
Exception for an approximately 9 ft. retaining wall and fence combination (6 ft. of solid
wood fence over a 3 ft retaining wall exposure) along the north side and rear property
lines; Anna Lam, applicant; Anna Lam Ah Bic Et Al owners; APN 007-271-040

Senior Planner Johnson presented the agenda report and answered the Commission's
questions regarding the fence and wall materials.

The property owners/applicant, Daniel and Anna Lam, addressed the Commission and
explained that the fence exception request is driven by their need for privacy. There was
some discussion as to materials and height of the fence.

There being no other members of the public present to speak regarding the application, Commissioner Munir moved and Commissioner Reinhardt seconded to close the public hearing. The motion carried 5-0. Commissioner Munir moved and Commissioner Do seconded to approve the application. The motion passed 5-0.

WORKSHOP

5000 & 7000 MARINA BLVD: Presentation of Preliminary Plans for Exterior Modifications

Senior Planner Johnson presented the agenda report on the preliminary plans for the two sites.

Eric Clapp of Westport Capital Partners, the prospective owner, presented their preliminary plans.

For 5000 Marina Boulevard, their preliminary plans included recladding the Kalwall on the north side of the building, to open up the views with new glazing and changes to the entry sequence to update its appearance and address settlement issues.

For 7000 Marina Boulevard, Mr. Clapp indicated that there were significant leakage problems with the angled window systems and this also provides a narrow glass line, without very good natural light. He indicated that they would like to address these issues with new glazing, removing the angled window systems, which would allow for an expanded glass line to make it a more inviting building. He outlined their plans for the outdoor spaces to allow for outdoor seating and to open up the entrance.

The Commission asked various questions of the prospective owner and staff. Commissioner Parker asked about the 7000 Marina Building being referred to as the "Luke Skywalker" building and asked about its history. Senior Planner Johnson noted that the building was the "Dakin" building and had been recognized for its unique architecture and was also nicknamed the "Luke Skywalker" building, in contrast the black "Darth Vader" building at the entrance to Sierra Point, as an indicator of their times. Chair Cunningham asked about the settlement impacts and solutions. Cameron Bassett, of Sentinel Development, spoke on behalf of the prospective owner and outlined their plans for settlement, which is especially an issue on the 5000 Marina Blvd. building. Mr. Clapp also answered the Commission's questions about the penthouse level screen and the energy efficiency improvements with the new windows.

Commissioner Munir expressed concern over removing the angled window systems and the flattening of the building front degrading its unique architectural character. Mr. Clapp indicated that the building would still have significant architectural interest, especially from its primary view as seen from the north, of the atrium, from the Candlestick Park side. A lengthy discussion of the primary change to the building of the angled window systems ensued. Commissioner Reinhardt indicated that he would like to

make sure that the building retains character, possibly through the use of colors or other elements. Commissioner Do expressed her desire to balance the unique architecture with allowing light to come in to the building. Mr. Clapp indicated that they would look at ways to keep the building interesting.

Chair Cunningham expressed a desire to incorporate outdoor elements which would provide for passive and/or active recreational opportunities, especially for shared public uses.

Chamber of Commerce President, Mitch Bull addressed the Commission and related his knowledge of the history of the building as the Dakin building and that the purpose of the angled windows was to protect the stuffed toy animals, which they produced, from sunlight exposure.

With no other questions or comments the Commission closed the workshop.

STUDY SESSION

2015 – 2022 Housing Element Update Study Session #4: Chapter I, “Preparation of the Housing Element”, Appendix A, Building Permits Issued 1/1/07 – 12/31/14, Appendix B, “Review of the 2007-2014 Housing Element”, Appendix C, “The 2007-2014 Housing Element’s Compliance with Gov’t code Section 65584.09”

Mr. Tune presented the agenda report and answered the Commission’s various questions, including questions about the Regional Housing Needs Allocation (RHNA) requirements and the number of housing units that will be required to be zoned to accommodate housing.

ITEMS INITIATED BY STAFF

None.

ITEMS INITIATED BY THE COMMISSION

Presentation by Chair Cunningham: Planning Commissioner’s Academy Highlights: Chair Cunningham presented highlights from the Planning Commissioner’s Academy, including a session on collaborative governance and Disruptive Technologies. She also presented portions of the presentation from the keynote speaker on Disruptive Technologies.

Planning Commission Schedule:

Chair Cunningham open the Planning Commission schedule for discussion. The Commission agreed that meetings should not be held unless there are items to bring forward to the Commission. This item may be further discussed with the City Council liaison subcommittee.

Subcommittee Updates:

None.

ADJOURNMENT

There being no further business, Commissioner Munir moved and Commissioner Parker seconded to adjourn to the meeting of April 24th, 2014. The motion carried 5-0 and the meeting adjourned at 9:44 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.