

Draft
BRISBANE PLANNING COMMISSION
Action Minutes of August 7th, 2014
Special Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners, Munir, Parker, Reinhardt and Chairperson Cunningham
Absent: Commissioner Do
Staff Present: Community Development Director Swiecki and Senior Planner Johnson

ADOPTION OF AGENDA

Commissioner Parker moved to adopt the agenda. The motion was seconded by Commissioner Munir. The motion carried 4-0.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chair Cunningham acknowledged written communications not on the agenda.

NEW BUSINESS

PUBLIC HEARING: 5000 Marina Boulevard; Design Permit DP-1-14 for renovation of the existing building, primarily to include modifications to the entrances, addition of windows within the north-side Kalwall™, changes to the building colors and landscaping.; Westport Capital Partners, LLC, applicant; Marina Boulevard Property, LLC, owner.

Senior Planner Johnson presented the agenda report.

Cameron Bassett of Sentinel Development, a representative for the new property owner, presented the plans for the property. For 5000 Marina their proposal includes new windows within the Kalwall on the north side of the building, to open up the views and changes to the landscaping and entry sequence to update its appearance and function better, addressing settlement issues. The proposal would also be to tie the building with 7000 Marina Boulevard through color changes, entry changes and the addition of a pedestrian walkway through the parking lot.

Commissioner Munir asked for clarification on the reasons for the proposed changes to the Kalwall systems. Mr. Bassett indicated that the reasons would be to open the views from the interior and to add more natural light to the building. Commissioner Cunningham asked about energy efficiency for the new glazing. Mr. Bassett indicated that the new glazing would be required to comply with the new state energy code and so it would be more efficient, but no calculations have been made to quantify the improvement. Commissioner Parker asked for clarification on the color changes and settlement. Chair Cunningham encouraged the applicant to consider addition of outdoor seating in the final landscape plan.

There being no members of the public to address the Commission, Commissioner Munir moved to close the public hearing. The motion was seconded by Commissioner Parker and was approved 4-0.

Commissioner Munir moved to approve the application and Commissioner Reinhardt seconded the motion. The motion passed 4-0.

PUBLIC HEARING: 7000 Marina Boulevard; Design Permit DP-2-14 for renovation of the existing building, primarily to include replacement and reconfiguration of the angled window systems and conference room bay windows, the main entrance, a new rooftop mechanicals screen and landscaping.; Westport Capital Partners, LLC, applicant; Marina Boulevard Property, LLC, owner.

Senior Planner Johnson presented the agenda report. Commissioner Munir asked about the history of the building. Senior Planner Johnson indicated that the building was originally built by Dakin Co. and the windows were to protect their product line from being degraded by sun exposure. It had architectural recognition for its unusual design. The purpose of the proposal was to better rationalize the design from the exterior, allow for better light into the building, allow for better views and easier maintenance.

Cameron Bassett of Sentinel Development, presented the plans for 7000 Marina Bldg. Mr. Bassett further addressed Commissioner Munir's questions about the architecture and indicated that their intent was to square off the glass on the south side of the building while holding the strong geometric form of the building. This would increase the utility of the building which is dark on the south side and quite difficult to maintain. He indicated that a cost analysis was done on maintaining the windows in their current form and it was found to be a very large cost due to their condition and the ability to access the windows. The conference room pop-outs would be kept and refined to reinforce the unique geometric form of the building.

Mr. Bassett also provided an overview of the other proposed changes to the building, which would include opening up the landscaping and front entry sequence, tying the two buildings 5000 and 7000 Marina Boulevard together through the use of colors both at the entry, the proposed new roof screen, window pop-out surrounds and the new pedestrian

pathway. Opening the rear atrium to the outdoors with new doors and a balcony was proposed as an enhancement to the existing assembly space and that could be further customized by a tenant by improvements to the landscaping on the north side, based on tenant needs.

Commissioner Parker asked about improvements to the parking lot to address the expanse of parking. Mr. Bassett indicated that the improvements will include replacement of some of the trees that are dead or dying along with the improvement of the path through the lot.

Chair Cunningham asked about entrance improvements to address high winds and the ability to open the front doors. Mr. Bassett indicated that he would work with the glazing contractor to make sure the door is weighted properly so that it can open properly in high winds and they will also look closer at the landscaping plans to see if anything else might be done to address winds.

Commissioner Munir indicated that he wanted more data on why the existing windows couldn't be maintained and felt the proposal was destroying the architecture of the building, both the window changes and removal of the round front entrance.

Eric Clapp, of Westport Capital, representing the ownership of the building indicated that the building did receive an award from the Architecture Institute of America (AIA) in 1992 and that, with that award, it was specifically mentioned that the reason was for the iconic nature of the atrium on the north side which can be seen from U.S 101 and Candlestick. The atrium would be retained on the north side of the building and would be embraced and emulated on the south side as well with the proposed design.

Mr. Bassett expressed that their intent was not to change the building without first exploring the possibility of maintaining the building in its original state. The proposed change in this case is necessary to gain additional building views, add the glass line that is more functional for an office use and leave it in a geometric shape that's still interesting and to embrace the prominent part of the building, which is the atrium.

There being no members of the public present to address the Commission regarding the application, Commissioner Cunningham moved and Commissioner Munir seconded to close the public hearing. The motion carried 4-0.

The Commission entered into discussion of the building's architecture, with Commissioners Parker and Reinhardt acknowledging a certain fondness for the past design, but appreciating the design changes as improvements to meet modern demands. Commissioner Reinhardt indicated that he appreciated the need to modify the building to keep it useful, contrary to its current state, and the design kept the heart of the building and would help this dead building live. Commissioner Munir reiterated his concerns about the changes and indicated that he thought the changes would not help attract tenants. Chair Cunningham commented on the darkness of the building interior and

indicated that she felt that changes would significantly enhance the building. She reiterated the need for the final front entry door design to address the high winds at Sierra Point. Commissioner Parker moved and Commissioner Reinhardt seconded to approve the application. The motion passed 3-1, with Commissioner Munir voting no.

DISCUSSION: Proposed Ordinance to Establish an Art in Public Places Program for Brisbane.

Director Swiecki presented the agenda report on the proposed ordinance and answered the Commission's questions. He reminded the Commission that the document was provided on an informational basis only for the Commission's feedback, but not in an official decision making capacity.

Director Swiecki along with current and past Parks and Recreation Commission members who were present, Karen Lentz and Kevin Fryer, answered the Commission's questions.

The Commission recommended a change to Section A of the draft ordinance, regarding the selection of public art pieces, to make the jury selection more inclusive and less prescriptive. Both Commissioner Lentz and Mr. Fryer agreed with the suggestion and Commissioner Lentz indicated that they will bring forward the Commission's suggestion. Commissioner Munir moved and Commissioner Parker seconded to recommend the change to Section A. The motion passed 4-0.

ITEMS INITIATED BY STAFF

Staff reminded the Commission that the Housing Element will be coming to the Planning Commission for public hearing on August 28th.

ITEMS INITIATED BY THE COMMISSION

Commissioner Parker requested that staff check the monochromatic color palette of the new building at 3836 Bayshore Boulevard relative to the design permit.

For subcommittee updates, Commissioner Reinhardt stated that the next Green Building Update subcommittee is scheduled to meet on September 3rd.

ADJOURNMENT

There being no further business, Chairperson Munir moved and Commissioner Parker seconded to cancel the meeting of August 14th and adjourn to the meeting of August 28th, 2014. The motion carried 4-0 and the meeting adjourned at 9:54 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.