

BRISBANE PLANNING COMMISSION
Action Minutes of August 26, 2010
Regular Meeting

CALL TO ORDER

Chairman Munir called the meeting to order at 7:32 p.m.

ROLL CALL

Present: Commissioners Cunningham, Parker and Reinhardt and Chairman Munir
(Commissioner Maturo arrived late)

Staff Present: Interim Community Development Director Swiecki, Senior Planner Tune and
Associate Planner Johnson

ADOPTION OF AGENDA

Chairman Munir noted that the applicant for Variance V-5-10 at 338 King Road had requested that the public hearing for the item be continued to the meeting of September 9th. Commissioner Cunningham moved to adopt the agenda as amended. The motion was seconded by Commissioner Parker and approved 4-0 (Commissioner Maturo absent).

CONSENT CALENDAR

1. Approval of Draft Action Minutes of June 24, 2010 Regular Meeting

Commissioner Parker moved to approve the Minutes. The motion was seconded by Commissioner Reinhardt and approved 4-0 (Commissioner Maturo absent).

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chairman Munir noted that a letter had been received from the applicant for the first item of new business, requesting a continuance of the public hearing, in addition to two letters from neighboring property owners, as well as additional correspondence from the Interim Community Development Director regarding items not on the agenda.

NEW BUSINESS

1. **PUBLIC HEARING: 338 Kings Road;** Variance V-5-10, Variance for Pond and Pumps within 5 Ft. West Side Setback; Roy Muller, applicant; Roy & Diane R. Muller, owners; APN 007-471-060 & -070

The public hearing for this item was continued to the next regular meeting at the applicant's written request.

2. **PUBLIC HEARING: Zoning Text Amendment RZ-1-10;** Amend Title 17 of the Brisbane Municipal Code to Modify the Landscaping Development Standards in the R-1, R-2, R-3 and R-BA Residential Districts, NCRO-1, SCRO-1, SP-CRO, TC-1 Commercial Districts and M-1 Manufacturing District; to be Consistent with the Newly Adopted Water Conservation in Landscaping Ordinance No. 544 and to Expand the Planning Director Review of Landscape Plans in the Commercial Districts.

Associate Planner Johnson summarized the agenda report, explaining that the proposed ordinance would revise references to landscaping in the various zoning district regulations, so as to be consistent with the recently adopted Water Conservation in Landscaping Ordinance (No. 544). Commissioner Maturo arrived during the presentation.

Commissioner Cunningham asked about what types of plants would be allowed, noting that some native species may not be attractive year-round and that some water-conserving species do not fit Brisbane's natural setting. Associate Planner Johnson explained that a list of water conserving plants was provided with the State model ordinance. He said that the Community Development Director would be able to approve plants appropriate to each site, not limited to native species. Interim Community Development Director Swiecki added that it would be problematic to mandate a list of plants that would be acceptable in all situations. In response to a suggestion from Commissioner Cunningham, he said that public input on proposed landscaping could be solicited by the Planning Commission during the public hearings on larger projects.

To answer a question from Commissioner Parker, Associate Planner Johnson and Director Swiecki described the audit process referenced in proposed Section 15.70.120 as a discretionary investigation of cases of high water users, most likely on large commercial sites.

Chairman Munir opened the public hearing. There being no one present to speak, the public hearing was closed.

The Commission discussed the review process for private and public landscape plans. The Commission urged the City Council to assure a process for public review of City landscaping projects. It was also suggested that an ad hoc committee, including local professionals, be formed to prepare a plant list suitable for Brisbane.

Commissioner Maturo made a motion to recommend that the City Council adopt the draft ordinance as presented, which was seconded by Commissioner Parker and approved 5-0.

3. **STUDY SESSION: Zoning Regulations for Tattoo Parlors**

Senior Planner Tune presented the agenda report.

The Commission discussed the various options identified in the report. It was the consensus of the Commission that, given the San Mateo County Health Department's existing health and safety regulations for "body art establishments" throughout the County, there appeared to be no need for the City to regulate tattoo parlors any differently from all other personal service uses. It was noted that if an over-proliferation of tattoo parlors in Brisbane becomes imminent, the issue can be addressed at that time.

Staff explained that a draft ordinance will be brought back to the Commission at a public hearing for recommendation for adoption by the City Council.

ITEMS INITIATED BY STAFF

It was noted that Commissioner Cunningham had agreed to serve on the "Sustainability Subcommittee" initiated at the July 6th City Council meeting

Director Swiecki updated the Commission on the status of the draft Housing Element.

ITEMS INITIATED BY THE COMMISSION

Chairman Munir requested that the Director schedule an informal gathering for the Planning Commission to discuss an overview of upcoming issues.

ADJOURNMENT

There being no further business, Commissioner Cunningham made a motion, seconded by Commissioner Maturo, to adjourn to the Regular Meeting of September 9, 2010. The motion was unanimously approved, and the meeting was adjourned at 8:50 p.m.

ATTEST:

John Swiecki, Interim Director
Community Development Department

NOTE: A full record of this meeting can be found on DVD available at City Hall.