

BRISBANE PLANNING COMMISSION
Action Minutes of June 24, 2010
Regular Meeting

CALL TO ORDER

Chairman Munir called the meeting to order at 7:30 p.m.

ROLL CALL

Present: Commissioners Cunningham, Parker and Reinhardt and Chairman Munir
(Commissioner Maturo was absent)

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

ADOPTION OF AGENDA

Chairman Munir noted that the application for the first item of new business had been withdrawn. Commissioner Parker moved to adopt the agenda as amended. The motion was seconded by Commissioner Reinhardt and approved 4-0 (Commissioner Maturo absent).

CONSENT CALENDAR

1. Approval of Draft Action Minutes of June 10, 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, withdrawing the application.

NEW BUSINESS

1. **PUBLIC HEARING: 140 Valley Drive;** Use Permit UP-10-10, Multi-Carrier Telecommunications Facility Including 70 Ft. Tall Tower; West Coast Towers, applicant; Lincoln Properties, owner; APN 005-211-060

The application for this item was withdrawn by the applicant.

2. **PUBLIC HEARING: 100 Cypress Lane;** Use Permit UP-11-10, Moving and Storage of Surplus Furniture for Corporate Clients (Freight Forwarder); Corovan, applicant; G&R Properties for William E & Joann Garehime, owners; APN 005-180-110

Senior Planner Tune summarized the agenda report. He responded to questions from the Commission regarding traffic impacts, freight forwarders, the recommended Categorical Exemption and the nonconforming number of parking spaces on the property.

Chairman Munir opened the public hearing.

Bob Schmitz, representing Corovan, described how the moving and storage use typically operates.

Commissioner Parker expressed concern that vehicle maintenance activities might adversely impact the adjoining frog habitat. In response, Bob Barry of Corovan explained how a mobile service would perform oil changes if such maintenance were not being done elsewhere, either at their shop or through the fleet lessor. He also detailed how trucks would maneuver on the site.

With no one else wishing to speak, Commissioner Parker made the motion to close the public hearing. Commissioner Cunningham seconded the motion, which was approved 4-0 (Commissioner Maturo absent).

Commissioner Cunningham noted that this use would limit the amount of square footage that could be occupied by more typical freight forwarders in Crocker Park. She recommended conditions of approval regarding hours of operation and vehicle maintenance activities.

Chairman Munir proposed conditions regarding storage and spill containment for hazardous materials.

Commissioners Parker and Reinhardt cited additional positive aspects of the proposed use.

In response to further explanation by Mr. Schmitz, Commissioner Cunningham revised her suggested condition regarding hours of operation to refer to compliance with the City's noise ordinance instead.

Commissioner Reinhardt and Senior Planner Tune identified needed corrections to the draft conditions included in the agenda report.

Commissioner Cunningham made a motion to approve the Use Permit with the specified corrections and additional conditions, which was seconded by Commissioner Reinhardt and approved 4-0 (Commissioner Maturo absent).

ITEMS INITIATED BY STAFF

Interim Community Development Director Swiecki advised the Commission that the City Council will be considering the draft Housing Element at its next meeting and had extended the moratorium on medical marijuana collectives at its last meeting.

Director Swiecki raised the question of the Commission's summer meeting schedule. It was the consensus of the Commission to meet as necessary during the summer.

ITEMS INITIATED BY THE COMMISSION

As requested by the Commission at the previous meeting, Director Swiecki presented his memorandum regarding private sewers. The Commission questioned how many of these situations existed in the City and how the Commission should address these issues when they come up in regards to specific applications being heard. The Commission also discussed the potential impact of infill development upon aging and substandard infrastructure and what the City might be able to do about it.

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, Chairman Munir made a motion, seconded by Commissioner Parker, to adjourn to the Regular Meeting of July 8, 2010. The motion was unanimously approved, and the meeting was adjourned at 8:30 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.