

draft
BRISBANE PLANNING COMMISSION
Action Minutes of February 10, 2011
Regular Meeting

CALL TO ORDER

Chairman Munir called the meeting to order at 7:33 p.m.

ROLL CALL

Present: Commissioners Cunningham, Parker (arrived after adoption of the agenda) and Reinhardt and Chairman Munir
Absent: Commissioner Do
Staff Present: Community Development Director Swiecki, Senior Planner Tune, Associate Planner Johnson

ADOPTION OF AGENDA

Commissioner Cunningham moved to adopt the agenda. The motion was seconded by Commissioner Reinhardt and approved 3-0 (Commissioners Do and Parker absent).

CONSENT CALENDAR

1. Approval of Draft Action Minutes of January 27, 2011 Regular Meeting

Commissioner Parker moved to approve the Minutes with a revision to the second page. The motion was seconded by Commissioner Reinhardt and approved 3-0 (Chairman Munir abstained, Commissioner Do absent).

ORAL COMMUNICATIONS

Danny Ames stated that frog habitat along Quarry Road had been drained, and he requested that the berm be restored and the site fenced from bicycles.

WRITTEN COMMUNICATIONS

Chairman Munir acknowledged receipt of emails from Beth Grossman regarding the study session item and from City Attorney Toppel regarding the second item of old business.

OLD BUSINESS

1. **PUBLIC HEARING:** Zoning Text Amendment RZ-4-10 to Amend Brisbane Municipal Code Title 17, Chapter 17.32, Section 17.32.050, Regarding Fences, Hedges and Walls; City of Brisbane, applicant

Senior Planner Tune presented the item and responded to questions from the Commission.

Commissioner Parker suggested revising Section 17.32.050.A.1.d to change “may” to “shall” and to delete “so as.”

The Commissioners discussed options in regulating fences and similar barriers constructed of unusual materials, such as the green plastic barriers used at the Brisbane Village. It was the consensus of the Commission that the ordinance should include a provision allowing the Commission to adopt guidelines to identify fencing materials that would not require Commission approval and those that would.

Chairman Munir suggested that Section 17.32.050.A.1.a be revised to delete “On corner lots” so as to include lots on sharp bends in the street where sight distance could also be a concern. Commissioner Cunningham added that the Public Works Director should have the option to reduce the height to as low as 3 ft., so that the height could taper gradually where appropriate.

Chairman Munir opened the public hearing.

There being no one wishing to speak, Chairman Munir moved that the public hearing be closed. The motion was seconded by Commissioner Cunningham and approved 4-0 (Commissioner Do absent).

In response to Commissioner Parker’s concern, Chairman Munir noted that the guidelines could also specify the size of the openings needed in fences to allow butterflies to pass through per Section 17.32.050.A.1.d.

Commissioner Cunningham moved to approve Resolution RZ-4-10 to recommend that the City Council adopt the draft ordinance as revised by the Commission. The motion was seconded by Commissioner Parker and approved 4-0 (Commissioner Do absent).

2. **PUBLIC HEARING:** Zoning Text Amendment RZ-2-11 to Amend Brisbane Municipal Code Title 17, Chapter 17.32, Section 17.32.050, Regarding Requests for Reasonable Accommodations for Housing for Persons with Disabilities and Height Limit Exceptions; City of Brisbane, applicant

Senior Planner Tune presented the item. In response to a question from Commissioner Cunningham, he explained that the definition of “adjacent” was proposed to be revised to reflect common usage.

Chairman Munir opened the public hearing.

There being no one wishing to speak, Commissioner Parker moved that the public hearing be closed. The motion was seconded by Commissioner Reinhardt and approved 4-0 (Commissioner Do absent).

Commissioner Parker moved to approve Resolution RZ-2-11 to recommend that the City Council adopt the draft ordinance. The motion was seconded by Commissioner Reinhardt and approved 4-0 (Commissioner Do absent).

STUDY SESSION

1. Zoning Text/Map Amendment RZ-3-11 to Amend Brisbane Municipal Code Title 17, Chapter 17.12, R-BA Brisbane Acres Residential District, and to Rezone Assessor's Parcel No. 007-560-120; City of Brisbane, applicant

Senior Planner Tune presented the item. He noted the comments that had already been received from the public and the City Attorney regarding the ridgeline development provisions. In response to questions from Commissioner Parker, he explained the current density transfer process, using the San Diego Court project as an example.

Commissioner Cunningham requested that additional background information be provided before the Commission consider formally initiating the zoning amendment process.

Chairman Munir acknowledged the complexity of the density transfer and ridgeline development issues. In response to his suggestion of a joint study session with the Open Space and Ecology Committee, Director Swiecki explained that the Commission does not have the power to refer items to the Open Space and Ecology Committee and the Committee does not have purview over land use issues. Such a referral would be up to City Council. Senior Planner Tune added that provisions for density transfer and clustered development are already included in the San Bruno Mountain Area Habitat Conservation Plan (HCP).

Director Swiecki suggested separate study sessions on HCP issues and the ridgeline development provisions.

It was the consensus of the Commission to continue the matter to a later date.

NEW BUSINESS

1. Election of Officers

The motion made by Commissioner Cunningham and seconded by Commissioner Reinhardt to continue with Chairman Munir as Chairman and Commissioner Parker as Vice Chairperson was approved, 4-0 (Commissioner Do absent).

ITEMS INITIATED BY STAFF

Director Swiecki updated the Commissioner regarding the status of the Environmental Impact Report for the Baylands.

ITEMS INITIATED BY THE COMMISSION

Chairman Munir inquired about the Redevelopment Agency, the potential for a Housing Authority, vehicle licensing fees, ethics training and the League of Cities.

ADJOURNMENT

There being no further business, Commissioner Reinhardt made the motion, seconded by Commissioner Parker, to cancel the regular meeting of February 24, 2011, and adjourn to the regular meeting of March 10, 2011. The motion was approved, 4-0 (Commissioner Do absent), and the meeting was adjourned at 8:55 p.m.

ATTEST:

John Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on DVD at City Hall and on the City's website at www.brisbaneca.org.