

BRISBANE PLANNING COMMISSION
Action Minutes of April 28, 2011
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, Chairman Munir
Absent: Commissioner Do
Staff Present: Community Development Director Swiecki, Senior Planner Tune,
Associate Planner Johnson

ADOPTION OF AGENDA

Chairman Munir noted that the Old Business item was being continued to the meeting of May 12th at the request of the applicant. Commissioner Parker moved to adopt the agenda. The motion was seconded by Commissioner Reinhardt and approved 4-0 (Commissioner Do absent).

CONSENT CALENDAR

1. Approval of Draft Action Minutes of March 31, 2011 Special Meeting

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

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chairman Munir noted receipt of an email from Storrs Hoen regarding the Study Session, in addition to miscellaneous correspondence.

STUDY SESSION

Zoning Text/Map Amendment RZ-3-11: Study Session on R-BA Brisbane Acres Residential District Height Limit and Ridgeline Development

Senior Planner Tune presented the agenda report and explained the map and panoramic photographs displayed on the wall of the Council Chambers.

Chairman Munir suggested that the City consider adopting a maximum relative elevation on San Bruno Mountain above which development would not be permitted without Variance approval.

Commissioner Parker said that the Design Permit approach proposed by staff may be subjective, but would fit the variety of ridgeline situations found in the Brisbane Acres.

Commissioner Cunningham agreed with Commissioner Parker. She questioned the legal implications of the current Variance procedure.

Senior Planner Tune recounted the history of the current ridgeline provisions and outlined the pros and cons of the approach suggested by staff.

Chairman Munir suggested that the ordinance specify those locations from which public views would be evaluated.

Commissioner Reinhardt recommended that, in addition to story poles, photo simulations should be required as part of the Design Permit application.

Storrs Hoen described the difficult process involved with the first ridgeline development proposal at 8 Thomas Avenue, but noted that the final result was a better project. He noted that the draft ordinance would clarify how existing houses would be exempt. He said, though, that the proposed language regarding “views of community-wide value” was too nebulous and preferred the current requirement to “preserve public views.”

Senior Planner Tune summarized the items that staff would bring back to the Commission for further study. Director Swiecki added that the City Attorney would be consulted as well.

OLD BUSINESS

1. **CONTINUED PUBLIC HEARING: 100 Old County Road;** Sign Review SR-2-11; Brisbane Village Shopping Center Sign Program Amendment; Judy Yuen Ng, applicant; United Ng’s Limited Partnership, owner; APN 005-212-110

This item was continued to the meeting of May 12, 2011, at the previous request of the applicant.

ITEMS INITIATED BY STAFF

At Director Swiecki’s request, the Commissioners present confirmed that they would be available on May 12th to start the City Attorney’s workshop portion of the meeting’s agenda at 6:30 p.m. in the City Hall main conference room.

ITEMS INITIATED BY THE COMMISSION

Chairman Munir acknowledged the passing of former Public Works Department Supervisor Vince Marsili and the retirement of Assistant to the City Manager Fred Smith.

ADJOURNMENT

There being no further business, Commissioner Cunningham made the motion, seconded by Commissioner Parker, to adjourn to the regular meeting of May 12, 2011, at 6:30 p.m. 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.