

draft
BRISBANE PLANNING COMMISSION
Action Minutes of January 28, 2010
Regular Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners Hunter, Munir and Parker and Chairperson Maturo
Absent: None
Staff Present: Senior Planner Tune, Associate Planner Johnson

ADOPTION OF AGENDA

Commissioner Hunter moved to adopt the agenda, with the scheduled presentation of a resolution honoring Clifford R. Lentz for his service as Planning Commission to be rescheduled for the February 25th meeting. The motion was seconded by Commissioner Munir and approved 4-0.

CONSENT CALENDAR

1. Approval of Draft Action Minutes of January 14, 2010 Regular Meeting

Commissioner Munir moved to approve the Consent Calendar. The motion was seconded by Commissioner Parker and approved 4-0.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chairperson Maturo noted that among the items received, none related to the evening's agenda.

NEW BUSINESS

1. **PUBLIC HEARING: 2801 Bayshore Boulevard;** Use Permit UP-2-10; Temporary Parking Lot for Car Clubs' Event on March 20, 2010; Vanessa Villacarlos, 7-Mile House, applicant; Universal Paragon Corp, owner; APN 005-340-060-100

Senior Planner Tune summarized the agenda report and responded to questions from the Commission.

Chairperson Maturo opened the public hearing. Vanessa Villacarlos, the applicant, said that last year's event had been very successful, due in part because it was held the same weekend as the Cow Palace car show, which will not be taking place this year. She noted that they have insurance for the proposed event.

There being no one else wishing to speak, Commissioner Hunter moved to close the public hearing hearing. The motion was seconded by Commissioner Munir and approved unanimously.

Commending the applicant for the improvements that have been made to the 7-Mile House, Commissioner Munir moved to conditionally approve the Use Permit. The motion was seconded by Commissioner Hunter and approved unanimously.

2. **PUBLIC HEARING: Opus Center Sierra Point;** Sign Review SR-1-10, Sign Program Amendment for Temporary "For Lease" Banners for Office Buildings; City of Brisbane, applicant; various owners; APN 007-164-010 & -020, 007-165-010, -020, -080, -090 & -100

Senior Planner Tune summarized the agenda report and responded to questions from the Commission.

Chairperson Maturo opened the public hearing. Andrew Diamond, whose family owns the office building at 2000 Sierra Point Parkway, spoke in favor of the proposal, noting that he had recently received approval for a banner sign that was limited to only 90 days. He answered questions from the Commission regarding vacancy rates and the construction, installation and maintenance of such banners.

In response to comments from Commissioner Munir, Senior Planner Tune explained that a standard Sign Review condition of approval requires that signs be maintained to the satisfaction of the Community Development Director, who can then require that repairs or replacement be done whenever necessary. He also pointed out that the proposal was intended to treat the banners as temporary replacements for the permanent signage allowed under the Sign Program, so that the number and location of the banners would be limited just as the permanent wall signs are.

Commissioner Hunter questioned Mr. Diamond about what his banner would say, noting that the current sign program is very specific about limiting the text of building-mounted signage.

There being no one else wishing to speak, a motion to close the public hearing was made by Commissioner Hunter, seconded by Commissioner Munir and approved unanimously.

The Commissioners discussed alternatives to prevent these banners from becoming semi-permanent, while supporting the business community during periods of prolonged vacancies.

Based upon input requested from Mr. Diamond, Commissioner Hunter moved to approve the sign program amendment with the additional restriction that no building shall display such banners for more than 9 months within any calendar year. The motion was seconded by Commissioner Munir and unanimously approved.

ITEMS INITIATED BY STAFF

There were none.

ITEMS INITIATED BY THE COMMISSION

Commissioner Munir inquired about the status of the Community Development Director's position, once Director Prince retires.

ADJOURNMENT

There being no further business, Commissioner Hunter made a motion, seconded by Commissioner Munir, to cancel the Regular Meeting of February 11, 2010, and to adjourn to the Regular Meeting of February 25, 2010. The motion was unanimously approved and the meeting was adjourned at 8:15 p.m.

ATTEST:

William Prince, Director
Community Development Department

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