

draft
BRISBANE PLANNING COMMISSION
Action Minutes of September 23, 2010
Regular Meeting

CALL TO ORDER

Acting Chairperson Parker called the meeting to order at 7:33 p.m.

ROLL CALL

Present: Commissioners Cunningham, Maturo and Reinhardt and Acting Chairperson Parker (Chairman Munir absent)
Staff Present: Community Development Director Swiecki, Senior Planner Tune and Associate Planner Johnson

ADOPTION OF AGENDA

Commissioner Maturo moved to adopt the agenda. The motion was seconded by Commissioner Cunningham and approved 4-0.

CONSENT CALENDAR

1. Approval of Draft Action Minutes of September 9, 2010 Regular Meeting

Commissioner Maturo moved to approve the Minutes. The motion was seconded by Commissioner Cunningham and approved 3-0 (Commissioner Reinhardt abstained).

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

No correspondence was received regarding items on the agenda.

OLD BUSINESS

1. **CONTINUED PUBLIC HEARING: Zoning Text Amendment RZ-2-10;** Amend Title 17 of the Brisbane Municipal Code to Modify the Definition of “Personal Services” to Include Tattoo Parlors and Other Body Art Establishments

Senior Planner Tune summarized the agenda report, noting that an alternative version of the ordinance was being presented that would only allow “body art establishments” in the NCRO-1 and NCRO-2 Districts.

There being no questions for staff from the Commission, Acting Chairperson Parker opened the public hearing. There being no one wishing to speak, Commissioner Maturo made the motion to close the public hearing, which was seconded by Commissioner Cunningham and approved, 4-0.

Commissioner Maturo supported the alternative version of the ordinance recommended by the Police Department. The other Commissioners agreed.

Commissioner Maturo made a motion to recommend that the City Council adopt the draft alternative ordinance that would permit body art establishments only in the NCRO-1 and NCRO-2 Districts. The motion was seconded by Commissioner Cunningham and approved 4-0.

NEW BUSINESS

1. **PUBLIC HEARING: 600 Tunnel Avenue;** Interim Use Permit UP-14-10; Interim Use Permit for Outdoor Storage of Lumber and Parking Vehicles Associated with Sierra Point Lumber and for Parking Dump Trucks and Trailers on a Combined 3 Acre +/- Previously Gravel Surfaced Portion of this Parcel. Universal Paragon Corporation, owner/applicant, on behalf of Mary Petrin, D.B.A. MK Trucking, and Sierra Point Lumber; APN 005-340-040

Associate Planner Johnson presented the item and responded to questions from the Commission regarding the number of dump trucks that could be parked and the length of the term of the Interim Use Permit.

In response to a question, Director Swiecki updated the Commission on the status of the previously approved shuttle bus yard located up the street.

Acting Chairperson Parker opened the public hearing.

Matthew Hurst, property manager for Universal Paragon Corporation, explained that Sierra Point Lumber was proposing to continue its past operations and that MK Trucking was using a portion of the site that had been used similarly in the past.

Mr. Hurst and Director Swiecki responded to questions from Commissioner Cunningham regarding security. Associate Planner Johnson explained the recommended condition regarding street upgrades.

A motion to close the public hearing was made by Commissioner Maturo, seconded by Commissioner Cunningham and approved, 4-0.

In response to a comment from Acting Chairperson Parker, Associate Planner Johnson said that the proposed 6 ft. tall security fencing is the standard height for which no Fence Exception is required.

Commissioner Maturo made the motion to approve the Interim Use Permit as recommended. The motion was seconded by Commissioner Reinhardt and approved, 4-0.

2. **PUBLIC HEARING:** 5 Beatty Avenue; Use Permit UP-15-10; Conditional Use Permit for Temporary Use of the Approximately 3 Acres for the San Francisco 49ers Game Day Overflow Parking; City Park, applicant; Universal Paragon Corporation, owner; APN 005-340-050

Associate Planner Johnson summarized the agenda report.

Acting Chairperson Parker opened the public hearing.

Howard Pierce, representing Universal Paragon Corporation, requested that the conditions of approval include any potential playoff games.

In response to a question from Commissioner Reinhardt, Nick Leonoudakis of City Park described the proposed operations and how two guards would be sufficient to secure the site.

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

The Commissioners discussed how approval should not set a precedent for nor delay ultimate use of the property.

In response to questions from the Commission, Director Swiecki conveyed the Police Department's position on the proposal as a means to help relieve traffic and parking pressures in the area during the games.

The motion to approve the Use Permit was made by Commissioner Maturo, seconded by Commissioner Reinhardt and approved, 4-0.

3. **PRESENTATION:** Resolution Honoring Theresa Maturo for her Service as Planning Commissioner

Acting Chairperson Parker read the resolution. Acting Chairperson Parker and Commissioners Reinhardt and Cunningham expressed their appreciation. Commissioner Maturo thanked everyone for her experience on the Planning Commission and in the community. Director Swiecki wished Commissioner Maturo the best.

ITEMS INITIATED BY STAFF

Director Swiecki noted that the City Council would be honoring Commissioner Maturo at its October 4th meeting. The question of rescheduling the Commission's regular meetings in November was also raised.

ITEMS INITIATED BY THE COMMISSION

Commissioner Maturo reminded everyone of the upcoming Lagoon clean-up and Day in the Park events.

ADJOURNMENT

There being no further business, Commissioner Maturo made the motion, seconded by Commissioner Cunningham, to adjourn to the Regular Meeting of October 14, 2010. The motion was approved, 4-0, and the meeting was adjourned at 8:20 p.m.

ATTEST:

John Swiecki, Director
Community Development Department

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