



**City of Brisbane**  
50 Park Place  
Brisbane, CA 94005-1310  
415-508-2120  
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## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City of Brisbane Planning Commission on **Thursday, May 26, 2022, at 7:30 p.m., virtually via Zoom, videoconference broadcast on local Comcast channel 27 and the City's YouTube channel**, to consider the following matter:

APPLICATION NO.: Use Permit 2021-UP-1, Grading Review 2021-EX-2, and Habitat Conservation Plan Compliance 2021-HCP-1

APPLICANT/OWNER: Xie Guan, applicant; Dryfast LLC, owner.

LOCATION: 3998 Bayshore Boulevard  
(Assessor's Parcel No. 007-560-080)

ZONING: SCRO-1 Southwest Bayshore Commercial District

REQUEST: The above-referenced permits are requested to allow development of a vacant lot with a three-story, 3,714 sq ft single-family dwelling with an attached two-car garage and two additional off-street parking spaces provided in the driveway. The project includes a combined 346 cubic yards of soil cut and fill, and export of 144 cubic yards of soil from the site. The site is located within the Brisbane Acres Administrative Parcel of the San Bruno Mountain Habitat Conservation Plan area.

ENVIRONMENTAL STATUS: Categorical Exemption per State CEQA Guidelines Section 15303(a), 15304(c), and 15332- this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

### HOW TO VIEW THE MEETING

This meeting will be conducted exclusively via videoconferencing in compliance with California Assembly Bill No. 361 effective September 16, 2021. The purpose of this virtual public meeting is to provide the safest environment for staff, Planning Commissioners, and the public while ensuring public participation. The Community Meeting Room at City Hall will remain closed and inaccessible to the public until large public gatherings are permitted to resume.

Members of the public have the following options for viewing the meeting:

- Local Comcast Channel 27.
- The City's YouTube channel at <https://youtube.com/BrisbaneCA>.
- Join the Zoom webinar listed on the May 26, 2022 agenda.

## HOW TO PROVIDE COMMENTS ON THE APPLICATION

**Prior to the meeting - by 4 p.m. on May 26, 2022:** You are encouraged to submit comments in writing prior to the meeting by 4 p.m. on May 26, 2022. Public comments received by this deadline will be provided to the Commission, incorporated into the record of the agenda item posted on the Internet at: [www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings), and made available in hard copy in the front lobby at City Hall. You may email written comments prior to 4 p.m. on May 26, 2022 to Julia Ayres, Senior Planner at the below email. Questions about the application may also be directed to Ayres, Julia by email or the phone number below.

**Phone:** (415) 519-0165

**Email:** [jayres@brisbaneca.org](mailto:jayres@brisbaneca.org)

**After 4 p.m. May 26, 2022:** If you wish to make a comment after 4 p.m. on May 26, 2022, you may email or text the following email and text line, which will be monitored during the meeting. **Please make sure you send your comments before or during the public hearing for this item.** Written comments received after the public hearing is closed will not be considered by the Commission. Any writings that are received after the agenda has been posted but after 4 p.m. of the day of the meeting will be available on the internet at the start of the meeting ([www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings)), at which time the materials will be distributed to the Planning Commission.

**Email:** [jswiecki@brisbaneca.org](mailto:jswiecki@brisbaneca.org)

**Text:** 415-713-9266

Should you wish to make verbal comments during the public hearing, please join the Zoom meeting listed on the May 26, 2022 agenda that may be viewed on the City's [website](#) after 1 p.m. on May 20, 2022 or call the teleconference phone number, **which will be announced by the Chairperson and displayed on the screen during the public meeting.**

## HOW TO VIEW THE APPLICATION MATERIALS

The meeting agenda, staff's agenda report, and the application materials may be viewed on the City's website at [www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings) after 1 p.m. on May 20, 2022. The materials may also be viewed at City Hall during open hours (please note health screening will be required prior to entering the building).

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Written information or comments that may include a person's name, address, email address, etc., submitted to the City, City Council, Council Commissions and Committees and City staff are public records under the California Public Records Act, are subject to disclosure and may appear on the City's website. Any attendee who wishes accommodation for a disability should contact the Community Development Department at least forty-eight hours prior to the meeting.

DATED: May 13, 2022

  
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John A. Swiecki, Community Development Director