



City of Brisbane
50 Park Place
Brisbane, CA 94005-1310
415-508-2100
415-467-4989 Fax

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City of Brisbane Zoning Administrator on, **Thursday, December 15, 2022, at 1:00 PM, virtually via Zoom**, to consider the following matter:

APPLICATION NO.: 2022-SE-1

APPLICANT/OWNER: Justin Ammerlaan, applicant and owner.

LOCATION: 120 Tulare Street
(Assessor's Parcel No. 007-342-210)

ZONING: R-1 Residential Zoning District

REQUEST: A setback exception modification to legalize an accessory structure, constructed without a building permit, that encroaches into the required side setback area and exceeds the maximum allowed height permitted under the standard setback exceptions for accessory structures located within a side setback area.

ENVIRONMENTAL STATUS: Categorically exempt per Section 15303(e) of the State CEQA Guidelines--this proposal falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions contained in Section 15300.2 of the 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, the Zoning Administrator, 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 may join the Zoom webinar listed on the December 15, 2022 agenda.

HOW TO PROVIDE COMMENTS ON THE APPLICATION

Prior to the meeting on December 15, 2022: You are encouraged to submit comments in writing prior to the meeting on December 15, 2022. Public comments received by this deadline will be provided to the Zoning Administrator and incorporated into the record of the agenda item. You may email written comments to Jeremiah Robbins, Associate Planner at the below email. Questions about the application may also be directed to Jeremiah Robbins by email or the phone number below.

Phone: 415-519-1437

Email: jrobbins@brisbaneca.org

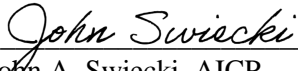
Should you wish to make verbal comments during the public hearing, please join the Zoom webinar listed on the December 15, 2022 agenda that may be viewed on the City's [website](#) after 1 p.m. on December 12, 2022 or call the teleconference phone number, **which will be announced by staff and displayed 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 after 1 p.m. on December 12, 2022. The materials may also be viewed electronically at City Hall during our limited open hours on Monday and Thursday from 9 AM to 4 PM and Wednesday from 9 AM to 7 PM (please note health screening will be required prior to entering the building). Hard copies (reduced size) are also available by request to be mailed to your residence. To request hard copies to be mailed, email Community Development Technician Alberto Viana at aviana@brisbaneca.org or call (415) 508-2120 **no later than 1 PM on December 12, 2022.** If you live out of State, please provide notice earlier to ensure you receive the materials prior to the hearing.

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: December 2, 2022



John A. Swiecki, AICP
Zoning Administrator