



City of Brisbane
50 Park Place
Brisbane, CA 94005-1310
415-508-2120
415-467-4989 Fax

NOTICE OF PUBLIC HEARING

Notice is hereby given that a **hybrid public hearing** will be held by the City of Brisbane Planning Commission on **Thursday, May 25, 2023, at 7:30 p.m., allowing public participation in-person at Brisbane City Hall, 50 Park Place, Brisbane, AND virtually via Zoom, broadcast on local Comcast channel 27 and the City's YouTube channel**, to consider the following matter:

APPLICATION NO.: **Design Permit 2023-DP-1 and Use Permit 2023-UP-3**

APPLICANT/OWNER: **Xie Guan, applicant; Joel Diaz and Bonnie Boswell, owners.**

LOCATION: **25 Visitacion Avenue
(Assessor's Parcel No. 007-222-090)**

ZONING: **Neighborhood Commercial- Downtown Brisbane (NCRO-2)**

REQUEST: **The applicant proposes to demolish an existing commercial building ("23 Café") and construct a new two-story, 4,078 square foot mixed-use structure including one single-family dwelling unit and attached accessory dwelling unit (ADU) constructed above and behind a 734 square foot, ground level commercial storefront. A two-car, tandem parking garage is proposed to provide parking for the single-family dwelling. No off-street parking is required for the ADU or commercial storefront. A new 10-foot wide curb cut is proposed in front of the building to serve the proposed garage.**

A Design Permit is required for construction of any new principal structure in the NCRO-2 District. A Use Permit is required for mixed-use residential development in the NCRO-2 District. A Use Permit is also required to allow two off-street parking spaces to serve the single-family dwelling where three off-street parking spaces are required by the Municipal Code.

ENVIRONMENTAL STATUS: Categorical Exemption per State CEQA Guidelines Sections 150301(l), 15303(a), and 15303(c)- this project falls within classes 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

The public may observe the Planning Commission meeting and/or address the Commission remotely or in person. Planning Commissioners shall attend in person unless remote participation is permitted by law. The Commission may take action on any item listed on the agenda.

Members of the public have the following options for participating in the meeting:

- In person at the Community Meeting Room, Brisbane City Hall, 50 Park Place, Brisbane. Masks are no longer required but are highly recommended in accordance with California Department of Health Guidelines. To maintain public health and safety, please do not attend in person if you are experiencing symptoms associated with COVID-19 or respiratory illness.
- Join the Zoom webinar listed on the May 25, 2023 agenda.

- The City's YouTube channel at <https://youtube.com/BrisbaneCA>.
- Local Comcast Channel 27

HOW TO PROVIDE COMMENTS ON THE APPLICATION

Prior to the meeting - by 4 p.m. on May 25, 2023: You are encouraged to submit written comments in writing prior to the meeting by 4 p.m. on May 25, 2023. 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, 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 25, 2023 to Julia Ayres, Senior Planner at the below email. Questions about the application may also be directed to Julia Ayres by email or the phone number below.

Phone: (415) 508-2129

Email: jayres@brisbaneca.org

After 4 p.m. May 25, 2023: If you wish to submit written comments after 4 p.m. on May 25, 2023, 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), at which time the materials will be distributed to the Planning Commission.

Email: jswiecki@brisbaneca.org

Text: 415-713-9266

Verbal Comments During the Public Hearing: The public has the following options to make verbal comments during the public hearing:

- If attending the hearing in person at City Hall, please fill out the speaker request form provided in the Community Meeting Room and give the form to staff. Staff will notify the Chairperson of your request to address the Commission and you will be called by the Chairperson to address the Commission.
- If viewing the meeting remotely via Zoom, YouTube, or Channel 27, please join the Zoom meeting listed on the May 25, 2023 agenda (available on the City's [website](#) after 1 p.m. on May 19, 2023), or call the teleconference phone number, **which will be announced by the Chairperson and displayed on the screen during the public hearing.**

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 May 19, 2023. The materials may also be viewed at City Hall during open hours.

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 at (415) 508-2120 or planning@brisbaneca.org.

DATED: May 12, 2023



John A. Swiecki, Community Development Director