



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, January 26, 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.: 2022-DP-6/2022-UP-9

APPLICANT/OWNER: Arjun Dutt, applicant; Arcus Housing, LLC, owner.

LOCATION: 213 Visitacion Avenue
(Assessor's Parcel No. 007-283-080)

ZONING: NCRO-2 Neighborhood Commercial District- Downtown Brisbane

REQUEST: Proposed 36-month extension of previously approved Design Permit and Use Permit applications (Design Permit DP-2-20 and Use Permit UP-4-20) for a new mixed-use development on the subject property. The project consists of demolition of an existing vacant, nonconforming single-family dwelling on the site and construction of a new 6,516 sq ft, three-story mixed-use building with four residential dwelling units. The ground floor would accommodate a four-car parking garage (utilizing stacked mechanical parking lifts), four secured bicycle parking spaces and a 263 sq ft commercial storefront. The second and third stories would accommodate two dwelling units each.

A use permit is required to allow mixed-use development on the site, and to modify the parking requirements to allow four (4) parking spaces on site where five (5) are required.

A design permit is required for all new mixed-use structures in the NCRO-2 District. The Commission's review of the design permit application will include 1) the applicant's request to reduce the required area of ground floor storefront uses from 600 sq ft to 263 sq ft, and 2) to reduce the required outdoor areas for passive or active recreational use for condominiums from 400 sq ft per unit to 184 sq ft per unit.

ENVIRONMENTAL

STATUS: Categorical Exemption per State CEQA Guidelines Sections 150301(i), 15030(b), and 15030(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. Please be advised that Planning Commission members may continue to participate in the

meeting remotely. This **hybrid meeting** complies with California Assembly Bill No. 361 effective September 16, 2021.

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 January 26, 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 January 26, 2023: You are encouraged to submit written comments in writing prior to the meeting by 4 p.m. on January 26, 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 January 26, 2023 to Ayres, Julia, 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

After 4 p.m. January 26, 2023: If you wish to submit written comments after 4 p.m. on January 26, 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 Chair person of your request to address the Commission and you will be called by the Chair person to address the Commission.
- If viewing the meeting remotely via Zoom, YouTube, or Channel 27, please join the Zoom meeting listed on the January 26, 2023 agenda (available on the City's [website](#) after 1 p.m. on January 20, 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 January 20, 2023. The materials may also be

viewed at City Hall during open hours (please note health screening may 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 at (415) 508-2120 or planning@brisbaneca.org.

DATED: January 13, 2023



John A. Swiecki, Community Development Director