



**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 Planning Commission on **Thursday, May 14, 2020**, at 7:30 p.m., **virtually via videoconference broadcast on local Comcast channel 27 and the City's YouTube channel**, to consider the following matter:

APPLICATION NO.:           **Zoning Text Amendment RZ-1-20**

APPLICANT:                 **City of Brisbane**

LOCATION:                    **Citywide**

ZONING:                    **R-1, R-2, R-3, R-BA, NCRO-2, SCRO-1, PAOZ-1, PAOZ-2, and PD Zoning Districts**

REQUEST:                  **The Planning Commission will consider and make recommendations to the City Council regarding proposed zoning amendments to update the City's existing Accessory Dwelling Unit (ADU) regulations to comply with new state legislation passed in 2019 regulating ADUs and junior ADUs (JADUs).**

**The proposed zoning amendments will also increase the Floor Area Ratio exemption for covered parking on 3,700 sq ft or smaller lots to 400 sq ft (equivalent to two parking spaces) in the R-1, R-2, and R-3 Residential Zoning Districts.**

ENVIRONMENTAL  
STATUS:

**The project is exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which states that the CEQA does not apply to the adoption of local ordinances regulating construction of second units, and by CEQA Section 15282(h) that exempts adoption of an ordinance regarding second units in single-family and multifamily residential zones. In addition to being statutorily exempt from CEQA, the project is consistent with the General Plan per State CEQA Guidelines Section 15183(a)--this proposal falls within a class of projects which are consistent with existing zoning or general plan policies for which an EIR was certified and shall therefore not require further review. The exception to this section requiring environmental review as might be necessary to examine project specific significant effects does not apply.**

## **HOW TO VIEW THE MEETING**

This meeting will be conducted exclusively via videoconferencing in compliance with the Governor's Executive Order N-29-20 and the San Mateo County Health Officer's amended Shelter in Place Order effective

March 31, 2020. 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>.

## HOW TO PROVIDE COMMENTS ON THE APPLICATION

**Prior to the meeting- by 5 PM on 5/14/2020: You are encouraged to submit comments in writing prior to the meeting by 5 PM on May 14<sup>th</sup>, 2020.** Public comments received by this deadline will be provided to the Commission and incorporated into the record of the agenda item. You may email written comments prior to 5 PM on May 14<sup>th</sup>, 2020 by email to Jeremiah Robbins, Associate Planner. Questions about the application may also be directed to Mr. Robbins at the below email address, or you may call him at (415) 508-2120.

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

**After 5 PM on 5/14/2020:** If you wish to make a comment after 5 PM on May 14<sup>th</sup>, 2020, 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.

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

**Text:** 415-713-9266

Should you wish to make verbal comments during the public hearing, please 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

A copy of staff's agenda report and the application materials may be reviewed on the City's website at [www.brisbaneca.org](http://www.brisbaneca.org) after 1 p.m. of the Friday preceding the hearing. Due to the Shelter in Place Order and the closure of City Hall and the Library to the public, hard copies are available by request to be mailed to your residence. You may request a hard copy of the agenda report and materials by emailing Community Development Technician Alberto Viana at [aviana@brisbaneca.org](mailto:aviana@brisbaneca.org) or calling (415) 508-2120 **no later than 1 PM on the Friday before the hearing.** 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 staff at (415) 508-2120 or [planning@brisbaneca.org](mailto:planning@brisbaneca.org) at least forty-eight hours prior to the meeting.

DATED: May 1, 2020

  
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John A. Swiecki, Community Development Director