



City of Brisbane
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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, December 3, 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.: Design Permit DP-2-20 and Use Permit UP-4-20

APPLICANT/OWNER: Mark Topetcher, 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: Design Permit DP-2-20 and Use Permit UP-4-20 for a new 6,516 sq ft, three-story mixed-use building with four residential dwelling units. The ground floor would accommodate a 4-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(l), 15303(b), 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

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 Health Order C19-11 effective June 17, 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>.
- Join the Zoom meeting listed on the December 3, 2020 agenda.

HOW TO PROVIDE COMMENTS ON THE APPLICATION

Prior to the meeting- by 5 PM on December 3, 2020: You are encouraged to submit comments in writing prior to the meeting by 5 PM on December 3, 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 December 3, 2020 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) 519-0165

Email: jayres@brisbaneca.org.

After 5 PM December 3, 2020: If you wish to make a comment after 5 PM on December 3, 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

Text: 415-713-9266

Should you wish to make verbal comments during the public hearing, please join the Zoom meeting listed on the December 3, 2020 agenda that may be viewed on the City's [website](#) after 1 p.m. on November 25, 2020 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 by 5 p.m. on November 25, 2020. The materials may also be viewed at City Hall during our limited open hours on Monday, November 30, 2020 and Thursday, December 3, 2020 from 9 AM to 1 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 4 PM on November 25, 2020**. 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: November 20, 2020



John A. Swiecki, Community Development Director