



**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, January 14, 2016, at 7:30 p.m., Brisbane City Hall, 50 Park Place, Brisbane,** to consider the following matter:

**APPLICATION NO.:** Use Permit UP-2-15 and Design Permit DP-1-15

**APPLICANT/OWNER:** Joseph J. Railla, applicant; Lon Carter, owner

**LOCATION:** 23 San Bruno Avenue  
(Assessor's Parcel No. 007-223-080)

**ZONING:** NCRO-2 Neighborhood Commercial District

**REQUEST:** Use Permit and Design Permit to allow for the construction of an approximately 31-foot high, three-story, mixed-use building, including four 1,250 sq. ft. to 1,323 sq. ft. residential units on the second and third floors and an approximately 550 sq. ft. ground floor commercial space and ground floor parking, to replace the existing single-story commercial building on a 5,000 sq. ft. lot.

**ENVIRONMENTAL STATUS:** Categorical exemption per State CEQA Guidelines Sections 15302(b) and 15303(b)--this proposal falls within a class 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 do not apply.

Any interested person is invited to attend and give testimony. If you intend to make a Powerpoint or similar presentation requiring the use of a projector and screen, please contact the Community Development Department at 415-508-2120 at least 24 hours in advance to make arrangements. A copy of the proposal may be reviewed at the Community Development Department, 50 Park Place. The agenda report will be available by noon of the Friday preceding the hearing (excerpts will be posted on the City's website at [www.ci.brisbane.ca.us](http://www.ci.brisbane.ca.us) by the Monday preceding 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. Any attendee who wishes accommodation for a disability should contact the Community Development Department at least forty-eight hours prior to the meeting.

DATED: 12/31/15

  
John A. Swiecki, Community Development Director