



**Planning Commission**

**05/26/2016 - 7:30pm**

**REGULAR MEETING**

**BRISBANE CITY HALL**

**50 Park Place, Brisbane**

**COMMISSIONERS: Anderson, Do, Munir, Parker, Reinhardt**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. ADOPTION OF AGENDA**

**D. CONSENT CALENDAR**

**None.**

**E. ORAL COMMUNICATIONS (limit to a total of 15 minutes)**

**F. WRITTEN COMMUNICATIONS**

**G. NEW BUSINESS**

**1. Zoning Text Amendment RZ-4-16; Zoning text amendments to Title 16, Subdivisions, and Title 17, Zoning, of the Brisbane Municipal Code (BMC) to update existing condominium subdivision regulations to be consistent with current California Government Code and Civil Code requirements, and to amend the development regulations for newly constructed condominium developments; City of Brisbane, applicant.**

***Staff is recommending this item be continued to the July 28th, 2016 regular meeting.***



2. PUBLIC HEARING: 212 Santa Clara Street; Grading Review EX-1-16; Grading Review for 1,100 cubic yards of combined soil cut and fill to accommodate construction of a new single-family home on a vacant 6,195 square-foot lot; Derek Vinh, ICE Design Inc., applicant; Allan Yuen, May Yuen, and Jeffen Mok, owners; APN 007-341-080.

Plan Set

3. PUBLIC HEARING: 3435 Bayshore Boulevard; Use Permit UP-3-16, Interim Use Permit for continued operation of a native plants nursery (Mission Blue Nursery); Len Corpus, Universal Paragon Corporation/Tuntex USA Inc., applicant/owner; APN 005-162-240 (portion).

**H. Study session:**

1. 23 Visitacion and 36-50 San Bruno Avenues: Study session for proposed redevelopment of 23 Visitacion Avenue and development of the adjoining vacant lots at "36" and "50" San Bruno Avenue, within the NCRO-2 Neighborhood Commercial District; Horsepower Holdings LLC, owner.

**I. ITEMS INITIATED BY STAFF**

**J. ITEMS INITIATED BY THE COMMISSION**

**K. ADJOURNMENT to the Regular Meeting of June 9, 2016 at 7:30 p.m.**

**TO ADDRESS THE COMMISSION**

Please fill in a "Notice of Request to Address Brisbane Planning Commission" and give to the secretary so that your name can be accurately included in the minutes. When recognized, please come up to the microphone, and begin by stating your name and address. When an item you're concerned about appears on the agenda, you may address the Commission at that time. Otherwise, you may address the Commission under Oral Communications. The maximum time allowed for all speakers under this communication is fifteen minutes. Conciseness is appreciated. Please contact the Community Development Department at 415-508-2120 at least 24 hours in advance to make arrangements for any PowerPoint presentations to the Commission. Any attendee who wishes accommodation for a disability should contact the Community Development Department at least forty-eight hours prior to the meeting.



## APPEALS PROCESS

Anyone may appeal the action of the Planning Commission to the City Council. Except where specified otherwise, appeals shall be filed with the City Clerk not later than 15 calendar days following the Planning Commission's decision. Exceptions to the 15 day filing period include the following: appeals shall be filed with the City Clerk within 6 calendar days of the Planning Commission's action for use permits. An application form and fee is required to make a formal appeal. For additional information, please contact the City Clerk at 415-508-2110.

## INTERNET & OTHER ACCESS

Agendas and adopted minutes for meetings of the Planning Commission are posted on the Internet at: [www.brisbaneca.org](http://www.brisbaneca.org). Email may be sent to the Community Development Department at: [planning@ci.brisbane.ca.us](mailto:planning@ci.brisbane.ca.us). Meetings are broadcast live on Comcast Channel 27 and by streaming video, via a link from the City's homepage. Rebroadcasts are during weeks following the meetings, on Fridays at 5 pm and Sundays at 1 pm; see the link <http://www.brisbaneca.org/live-streaming> for further details on Comcast's schedule. For a DVD copy, please contact the Community Development Department.

 [2016-05-26PCMinutes.pdf](#)