



Planning Commission

03/24/2016 - 7:30pm

REGULAR MEETING

BRISBANE PLANNING COMMISSION

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

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chairperson will ask if anyone wishes to remove an item from the Consent Calendar.

1. APPROVAL OF DRAFT ACTION MINUTES

[i. February 25, 2016 regular meeting](#)

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

F. WRITTEN COMMUNICATIONS

G. NEW BUSINESS



1. 124 San Bruno Avenue Design; Permit DP-1-16, Use Permit UP-1-16; Design Permit and Use Permit to allow construction of an approximately 28-foot tall, 2-story residential building to accommodate three condominium units ranging between 1,100-1,300 square feet in size, and an attached 5-car garage, altogether totaling approximately 4,044 square feet in floor area, to replace an existing single-family home on a 5,679 square foot lot in the R-3 residential district; Jerry Kuhel, applicant; Robin Hubinsky and Brendan Frost, owners; APN 007-282-020.

Staff is recommending this item be continued to A SPECIAL START TIME OF 7:00 PM at the April 14th, 2016 regular meeting.

2. PUBLIC HEARING: 80 Plumas Street, 108 and 118 Mariposa Street (formerly 60 Plumas Street); Use Permit UP-2-13; Condominium Plan approval for previously approved triplex, now under construction on a 5,000 square foot lot; James Seto, applicant; James, Saovanh, Robert, and Amy Seto, owners; APN 007-223-010

3. PUBLIC HEARING: Zoning Text Amendment RZ-2-16; Proposal to modify and add provisions to Title 17 regarding massage establishments, to distinguish massage establishments as separate from other personal services and specify zoning districts and procedures by which massage establishments may be allowed; City-wide; Applicant, City of Brisbane.

H. ITEMS INITIATED BY STAFF

I. ITEMS INITIATED BY THE COMMISSION

J. ADJOURNMENT to the Regular Meeting of April 14, 2016 at 7:00 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. An appeal to a Planning Commission action on a use permit shall be filed with the City Clerk not later than 6 calendar days following the action. An application form and fee is required to file 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. Email may be sent to the Community Development Department at: 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.

 [2016-03-24PCMinutes.pdf](#)