



Planning Commission

02/11/2016 - 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. [December 10, 2015 regular meeting](#)

ii. [January 14, 2016 regular meeting](#)

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

F. WRITTEN COMMUNICATIONS



## **G. NEW BUSINESS**

1. PUBLIC HEARING: 166 San Benito Road; Variance V-5-15; Variance to allow an elevated wooden deck approximately 315 square feet in size attached to the dwelling to maintain a 9.9 inch (0.826 foot) setback from the side property line where a minimum setback of three feet is required.; Patrick Mora, applicant; Jose Acuchi, owner; APN 007-393-010.

2. PUBLIC HEARING: Zoning Text Amendment RZ-3-15; Amend Title 17 of the Brisbane Municipal Code to Modify the Landscaping Development Standards to be Consistent with the State's requirements for when irrigated landscapes are subject to the Water Conservation in Landscaping Ordinance, BMC Chapter 15.70; City of Brisbane, applicant.

3. PUBLIC HEARING: Zoning Text Amendment RZ-1-16; Amend Title 17 of the Brisbane Municipal Code to implement Housing Element Program H.B.1.f amending the definition of "Single-family dwelling," modify existing regulations to achieve internal consistency within the Municipal Code, and to amend the appeals process for Planning Commission decisions. Chapters to be amended include Chapter 17.02, Definitions, Chapter 17.32, General Use Regulations, and Chapter 17.52, Appeals; City of Brisbane, applicant.

## **H. ITEMS INITIATED BY STAFF**

## **I. ITEMS INITIATED BY THE COMMISSION**

**J. ADJOURNMENT to the Regular Meeting of February 25, 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 not later than 15 calendar days (10 calendar days for subdivision and sign applications) after the Commission's action. An application form and fee is required to make a formal appeal. For additional information, please contact the Community Development Department 415-508-2120.

#### **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.

 [2016-02-11PCMinutes.pdf](#)