

BRISBANE PLANNING COMMISSION
Action Minutes of October 22, 2020
Virtual Regular Meeting

CALL TO ORDER

Chairperson Sayasane called the meeting to order at 7:30 p.m.

ROLL CALL

Present: Commissioners Gooding, Gomez, Mackin, Patel, and Sayasane.
Absent: None
Staff Present: Community Development Director Swiecki, Senior Planner Ayres, Associate Planner Robbins

ADOPTION OF AGENDA

Commissioner Gomez moved adoption of the agenda. Commissioner Gooding seconded the motion and it was approved 5-0.

CONSENT CALENDAR

Commissioner Mackin moved adoption of the consent calendar (agenda item A). Commissioner Gooding seconded the motion and it was approved 5-0.

ORAL COMMUNICATIONS

There were no oral communications.

WRITTEN COMMUNICATIONS

Chairperson Sayasane acknowledged two written communications from Brisbane residents John Skeer and Michelle Salmon in opposition of agenda item B.

OLD BUSINESS

- B. PUBLIC HEARING: 130 Sierra Point Road; Use Permit UP-1-20 and Grading Review EX-1-20;** R-1 Residential District; Use Permit to allow for nonconforming interior dimensions of an existing two-car garage and Grading Review for approximately 150 cubic yards of soil cut and export to accommodate a new 3,101 square foot single-family dwelling on a 5,000 square-foot lot with a 33% slope; Wilson Yu, applicant and owner.

Note: This item was continued from the September 10, 2020 Planning Commission meeting.

Associate Planner Robbins gave the presentation.

The Planning Commission asked staff for clarification about certain aspects of the project and the application of City code to new construction versus existing structures.

Chairperson Sayasane opened the public hearing.

Wilson Yu, the applicant, answered questions about why he decided to keep the existing garage and if project alternatives were considered.

Michelle Salmon, Brisbane resident, spoke against the project.

The Planning Commission discussed the nonconforming status and condition of the existing garage. Also discussed were safety concerns pertaining to the relationship between the garage and the stability of the hillside and site considering the proposed construction of a new home upslope of the garage.

Staff, the applicant, and the Planning Commission discussed continuing the item to allow the applicant to either examine the feasibility of altering the project description to include a fully compliant parking structure or provide a professional engineer's evaluation that the current project's would not impact the stability of the hillside and existing garage.

Mr. Yu, the applicant, verbally requested a 90-day extension to the Permit Streamlining Act so the item may be continued and allow him to analyze project alternatives and potential safety concerns per the Commission's discussions.

With no one else coming forward to address the Commission, Commissioner Patel moved to close the public hearing. Commissioner Gomez seconded the motion and it was approved 5-0.

Commissioner Gooding moved to continue the item off calendar so the applicant may reevaluate the project per the Commission's discussion. Commissioner Gomez seconded the motion and it was approved 5-0.

ITEMS INITIATED BY STAFF

Director Swiecki informed the Commission that the City Council split the ADU and FAR parking exemption ordinance approved by the Commission into two separate ordinances, and introduced the ordinance containing the ADU amendments but continued the FAR exemption ordinance off calendar. Director Swiecki also indicated the housing projections for Brisbane from Plan Bay Area 2050 will significantly impact the City's next Housing Element cycle.

ITEMS INITIATED BY THE COMMISSION

There were none.

ADJOURNMENT

Commissioner Gooding moved to adjourn to the regular meeting of Thursday, November 12, 2020. Commissioner Mackin seconded the motion and it was approved 5-0. The meeting adjourned at 9:10 p.m.

Attest:



John A. Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on the City's YouTube channel at www.youtube.com/BrisbaneCA, on the City's website at <http://www.brisbaneca.org/meetings>, or on DVD (by request only) at City Hall.