

BRISBANE PLANNING COMMISSION  
Action Minutes of February 13, 2020  
Regular Meeting

A. CALL TO ORDER

Chairperson Sayasane called the meeting to order at 8:00 p.m.

B. ROLL CALL

Present: Commissioners Gomez, Gooding, Mackin, Patel and Sayasane.

Absent: None.

Staff Present: Community Development Director Swiecki, Senior Planner Johnson, Associate Planner Robbins

C. ADOPTION OF AGENDA

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

D. CONSENT CALENDAR

Commissioner Mackin moved adoption of the consent calendar. Commissioner Patel seconded the motion and it was approved 5-0.

E. ORAL COMMUNICATIONS

Nancy Lacsamana, a Brisbane resident, highlighted a short term, no-host rental on Humboldt Road and her concerns about what the upcoming, short-term housing rental ordinance should address.

F. WRITTEN COMMUNICATIONS

Chairperson Sayasane acknowledged twenty-two (22) written communications regarding tonight's item; 21 in support and one against.

G. NEW BUSINESS

1. **PUBLIC HEARING: Use Permit UP-6-19, Design Permit DP-2-19 and Grading Permit EX-2-19; 36-50 San Bruno Avenue; NCRO-2 Neighborhood Commercial District; Extend and modify previously approved planning applications UP-2-17, DP-1-17 and EX-4-17 to develop a 9,505 square foot lot with a 3-story, mixed-use, senior housing building with 16, 1-bedroom units; John Goldman, applicant; Horsepower Holdings LLC, owner.**

Senior Planner Johnson gave the staff presentation and answered questions from the Commission regarding design and landscape changes between the previously approved project in 2017 and the current iteration before the Commission, noting the plan before the commission now is more conceptual in nature at this time, and the potential loss of street parking due to bulb-outs for stormwater management.

Chairperson Sayasane opened the public hearing.

John Goldman, the applicant, further addressed the Commission's questions about the changes in design and landscape. He responded to the Commission's follow-up question pertaining to privacy, solar, and potential uses for the commercial storefronts.

Paul Buscal, Brisbane resident, spoke in support of the project and asked the Commission to approve the requested extension and modifications.

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

Following deliberation, Commissioner Patel moved to approve applicant's request to modify and extend the previously approved project. Commissioner Gomez seconded the motion and it was approved 5-0.

#### H. ITEMS INITIATED BY STAFF

Community Development Director Swiecki introduced Jeremiah Robbins, the department's new Associate Planner. He announced the City Council approved the Baylands General Plan Amendment with no changes, and the Council was tentatively scheduled to consider cannabis retail storefront regulations in March. He also stated the City will release its Notice of Preparation for the Environmental Impact Report for the Baylands Specific Plan the week of 2/17, with a public scoping meeting following in early March.

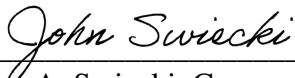
#### I. ITEMS INITIATED BY THE COMMISSION

There were none.

#### J. ADJOURNMENT

Commissioner Gomez moved to adjourn to the regular meeting of Thursday, February 27, 2020. Commissioner Gooding seconded the motion and it was approved 5-0. The meeting adjourned at 9:00 p.m.

Attest:



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John A. Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on DVD at City Hall and the City's website at [www.brisbaneca.org](http://www.brisbaneca.org).