

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of November 14, 2024
Hybrid Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners Funke, Gooding, and Sayasane
Absent: Commissioners Lau and Patel
Staff Present: Principal Planner Ayres, Senior Planner Johnson

ADOPTION OF AGENDA

A motion by Commissioner Funke, seconded by Commissioner Gooding to adopt the agenda.
Motion approved 3-0.

CONSENT CALENDAR

There were no items.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

There were none.

NEW BUSINESS

- A. **PUBLIC HEARING: SW Corner Hwy 101 and Beatty Avenue; 2024-UP-4;** C-1 Commercial Mixed-Use District; Interim Use Permit to allow an existing billboard to remain for 5 years; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15301(g); Clear Channel Outdoor, applicant; Oyster Point Properties, owner.

Senior Planner Johnson gave the staff presentation and answered questions about cancelation of the permit if the Baylands development were to be accelerated.

Acting Chairperson Sayasane opened the public hearing.

Patrick Powers, Real Estate Department at Clear Channel Outdoor, addressed the Commission and reported the revenue generated by the billboard.

With no one else wishing to address the Commission, a motion by Commissioner Gooding, seconded by Commissioner Funke to close the public hearing was approved 3-0.

A motion was made by Commissioner Gooding, seconded by Commissioner Funke to approve the application via adoption of Resolution 2024-UP-4. The Resolution was approved 3-0.

Acting Chairperson Sayasane read the appeal procedure.

OLD BUSINESS

B. WORKSHOP: Density Bonus and Inclusionary Housing Ordinance Workshop

Principal Planner Ayres introduced Tim Davis, Director of Housing Consulting Services at HEART which provides housing consulting services to the City. Principal Planner Ayres and Mr. Davis gave the staff presentation and answered Commissioner questions regarding affordable unit clustering, proration of HOA & other fees, affordable unit sizes and number of bedrooms, interior finishes of affordable units.

Principal Planner Ayres provided the next steps which included presenting the draft ordinance in January and City Council hearings in the Spring.

ITEMS INITIATED BY STAFF

Principal Planner Ayres noted Zoning Text Amendment RZ-1 is scheduled with the City Council on November 21, Zoning Text Amendment RZ-2 has been continued off the calendar, and the Quarry EIR Public Comment period will end on December 6.

ITEMS INITIATED BY THE COMMISSION

There were none.

ADJOURNMENT

With the cancelation of the regular scheduled meetings of November 28, 2024, December 12, 2024, and December 26, 2024, Chairperson Lau declared the meeting adjourned to the next regular meeting of January 9, 2025 at approximately 8:16 p.m.

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Attest:

Julia Ayres, Principal Planner

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.