

DRAFT  
BRISBANE PLANNING COMMISSION  
Action Minutes of April 22, 2021  
Virtual Regular Meeting

CALL TO ORDER

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

ROLL CALL

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

Absent: None

Staff Present: Director Swiecki, Senior Planner Ayres, and Associate Planner Robbins

ADOPTION OF AGENDA

Commissioner Gomez moved to adopt the agenda. Commissioner Funke seconded the motion and it was approved 5-0.

CONSENT CALENDAR

Commissioner Patel moved to adopt the consent calendar (agenda item A). Commissioner Funke seconded the motion and it was approved 5-0.

ORAL COMMUNICATIONS

There were no oral communications.

WRITTEN COMMUNICATIONS

Chairperson Gooding acknowledge one letter was received in opposition to agenda item B.

OLD BUSINESS

- B. **PUBLIC HEARING: 3000-3500 Marina Boulevard; Design Permit Modification DP-1-21 (modification to DP-1-18);** SP-CRO Sierra Point Commercial District; Design Permit revision to modify the exterior materials on all building elevations of the three building biotech campus previously approved under DP-1-18 (2018); David Diamond, applicant; Bp3 Sf5 3000 3500 Marina LLC, owner.

*Note: This item was continued from the April 8, 2021 Planning Commission meeting. The applicant has since revised the requested scope of design modifications.*

Senior Planner Ayres gave the staff presentation.

The Planning Commission asked staff about implementation of the Sierra Point Design Guidelines and whether the Commission's action on commercial design review applications must be based on objective versus subjective findings.

Staff responded subjective standards could be applied to commercial projects.

Chairperson Gooding opened the public hearing.

Michael Duncan, representing the applicant, addressed the Commission in support of the application. He answered questions regarding the project's proposed landscaping, wind studies prepared for site engineering after the 2018 design permit approval and their impact on the proposed design changes to the balconies and projecting overhangs, the sightlines of the balconies, and the minor changes to the central courtyard.

Barbara Ebel, Brisbane resident, spoke against the project's passive solar design and requested that the Commission require a comparison between the Title 24 analysis of energy use of the building as approved under DP-1-18 and the current proposal.

Michael Duncan explained how the building's design, which incorporates sawtooth curtain wall design, ceramic frit glass coatings, and varying use of spandrel (opaque) and vision glass, reduces exterior glare and increases the building's energy efficiency in compliance with Title 24 of the California Building Code and the project's LEED Gold design requirements.

Staff noted that Title 24 analysis is a Building Code requirement, and is performed at time of building permit. Title 24 reports are not required or practical for design permit applications.

With no others wishing to address the Commission, Commissioner Funke moved to close the public hearing. Commissioner Sayasane seconded the motion and it was approved 5-0.

After deliberation, Commissioner Sayasane moved to approve the application via adoption of Resolution DP-1-21. Commissioner Funke seconded the motion and it was approved 5-0. Chairperson Gooding read the appeals procedure.

#### ITEMS INITIATED BY STAFF

Director Swiecki informed the Commission that the City hired a consultant to aid in enforcement of the short-term rental (STR) ordinance and, tentatively, there will be an informational City Council workshop on utility scale battery energy storage systems on May 6, 2021.

Chairperson Gooding asked how the STR consultant would assist in enforcement. Senior Planner Ayres responded the consultant will automate tracking of STR listings across a number of websites, with address verification to help code enforcement staff proactively identify noncompliant properties.

#### ITEMS INITIATED BY THE COMMISSION

There were none.

#### ADJOURNMENT

Commissioner Funke moved to adjourn to the regular meeting of Thursday, May 13, 2021. Commissioner Patel seconded the motion and it was approved 5-0. The meeting adjourned at 8:55 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 the City's YouTube channel at [www.youtube.com/BrisbaneCA](http://www.youtube.com/BrisbaneCA), on the City's website at <http://www.brisbaneca.org/meetings>, or on DVD (by request only) at City Hall.