

DRAFT  
BRISBANE PLANNING COMMISSION  
Action Minutes of November 16, 2021  
Virtual Regular Meeting

CALL TO ORDER

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

ROLL CALL

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

Absent: None

Staff Present: Director Swiecki, Senior Planner Johnson, Contract Senior Planner Kelly Beggs, and Associate Planner Robbins

ADOPTION OF AGENDA

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

CONSENT CALENDAR

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

ORAL COMMUNICATIONS

There were no oral communications.

WRITTEN COMMUNICATIONS

Chairperson Gooding acknowledge three letters were received pertaining to agenda item C.

OLD BUSINESS

- B. PUBLIC HEARING: 600 Tunnel Avenue; Interim Use Permit 2021-UP-3; C-1 Commercial Mixed Use (Baylands);** Proposed Interim Use Permit for the continued staging of up to 90 Google commuter buses on an approximately 3-acre site between Tunnel Avenue and the Caltrain rail line to serve Google employees on the peninsula for up to a 5-year term. Sam Khodja, applicant; Oyster Point Properties, Inc. (Baylands Development Inc.), owner.

*Note: This item was continued from the October 28, 2021 Planning Commission meeting.*

Senior Planner Johnson gave the presentation and answered questions from the Commission about the original complaints pertaining to fugitive dust and light glare, the timing of modifications made by the applicants to the onsite lighting, and the scheduling and movements of the buses, including what the GPS data related to bus movements would indicate.

Chairperson Gooding opened the public hearing.

Eric Aronsohn, applicant, addresses the Commission and spoke about how bus routing and scheduling has changed post Covid-19, a geofence was set up to monitor bus movements and notify the City of violations, and dust control mitigation and lighting adjustments have been made recently, including dimming the lights and adding a layer of asphalt grindings. He also clarified both the subject matter and source of the attachments and photos included with the staff report.

Michele Salmon, Brisbane resident, spoke against the project. Staff played [two videos](#) at this time, recorded early 2020 by Ms. Salmon and submitted at the beginning of the meeting, showing fugitive dust coming from the project site and two buses entering the lot from the south, in violation of the conditions of approval from the original interim use permit.

Edward Mason, San Francisco resident, spoke about San Francisco's burden from Google buses and suggested the Commission and City of Brisbane consider electrical charging infrastructure for medium and long-term planning solutions.

Ross Dykes, Brisbane resident, spoke in favor of the benefits of the project.

Mary Rogers, Brisbane resident, spoke against the project, indicating the project sponsor is untrustworthy.

Randell Veribell, Brisbane resident, spoke in favor of the benefits of the project.

Roland Lebrum, South San Jose resident, echoed Mr. Mason's comment about planning and providing for electrical charging infrastructure.

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

After deliberation, Commissioner Funke moved to approve the application via adoption of 2021-UP-3, with the following modifications:

- The Interim Use Permit shall be for a term of one year;
- The applicant shall provide reliable bus movement data to the satisfaction of the Community Development Director within 30 days of the effective date of the permit;
- The bus yard will not have to be paved, but the yard's ground surface shall be maintained to prevent airborne dust generation; and
- The Planning Commission will review applicant's compliance with the new terms and conditions of approval within 90 days of the effective date of the permit.

Commissioner Patel seconded the motion and it was approved 5-0. Chairperson Gooding read the appeals procedure.

- C. **PUBLIC HEARING: Zoning Text Amendment 2021-RZ-2;** Various zoning districts; Zoning text amendments to Title 17 of the Brisbane Municipal Code to City of Brisbane to establish objective design and development standards for housing development projects; establish residential density requirements for the NCRO-2 Zoning District; allow multiple family dwellings in the SCRO-1 District by right and multiple family dwellings as part of a mixed use in the NCRO-2 Zoning District by right; reduce guest parking requirements; and establish procedures and requirements for an administrative Housing Development Permit for qualifying housing development projects. City of Brisbane, applicant; Citywide.

*Note: This item was continued from the October 28, 2021 Planning Commission meeting.*

Contract Senior Planner Beggs and project consultants Aaron Aknin and Nicholas Hamilton of Good City gave the staff presentation and clarified the two decision points the Commission must review pertaining to guest parking requirements and storefront floor area, including the distinction between exempting off-street parking when 600 SF of storefront is provided and reducing storefront area to 250 SF (to accommodate the required off-street parking) on narrow lots.

Chairperson Gooding opened the public hearing.

Michele Salmon, Brisbane resident, spoke about the parking issues in Downtown Brisbane and recommended not altering the guest parking requirement and allow smaller storefront floor areas in order to preserve off-street parking requirements. She also had a question about the proposed residential density in the NCRO-2 Downtown Brisbane Neighborhood Commercial District.

Staff clarified that the NCRO-2 District does not currently have a residential density standard; residential uses are a conditionally permitted use and density is set by conditional use permit. The proposed density of 600 SF of lot area per unit - approximately 72 DU/AC - is comparable to past conditional use permit approvals in the NCRO-2 District that ranged between 64 and 87 DU/AC.

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

Director Swiecki informed the Commission that while staff has specifically presented two separate decisions regarding parking and storefront area regulations, the Commission may deliberate and offer recommendations to alter any of the proposed standards and amendments.

After deliberation, Commissioner Funke moved to approve the application via adoption of 2021-UP-3, with the following recommendations on parking:

- No change to the current guest parking regulations (1 space per 5 units); and

- Allow storefront areas of 250 SF on lots less than 30 feet wide, maintaining off-street parking requirements.

Following deliberation, Commissioner Funke moved to recommend City Council adoption of the draft ordinance by adopting Resolution 2021-RZ-2. Commissioner Sayasane 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 Mayor's [State of the City](#) address will be tomorrow, and staff will schedule and provide informational sessions to the Commission early next year regarding a series of State Bills related to housing, such as SB 9, that recently passed.

#### ITEMS INITIATED BY THE COMMISSION

There were none.

#### ADJOURNMENT

With the cancellation of the November 25, 2021 and December 9, 2021 meetings, Chairperson Gooding declared the meeting adjourned to the next special meeting of December 16, 2021. The meeting adjourned at approximately 9:35 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.