

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of February 24, 2022
Virtual Regular Meeting

CALL TO ORDER

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

ROLL CALL

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

Absent: None

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

ADOPTION OF AGENDA

Motion by Commissioner Sayasane, seconded by Commissioner Funke to adopt the agenda. Motion approved 5-0.

CONSENT CALENDAR

Commissioner Sayasane removed agenda item B from the consent calendar for further discussion as a new item under New Business.

ORAL COMMUNICATIONS

There were no oral communications.

WRITTEN COMMUNICATIONS

Chairperson Gooding acknowledge one letter was received pertaining to agenda item B and one letter pertaining to agenda item C.

NEW BUSINESS

- B. **Google Bus Yard: 600 Tunnel Avenue;** Report of bus movements following approval of Interim Use Permit 2021-UP-3 on November 16, 2021.

Senior Planner Johnson provided a brief history and background regarding the informational report.

Commissioner Sayasane highlighted violations of the operational standards of the interim use permit by Google, including schedule violations and improper bus movements, and believed the Commission should act to ensure public safety and rules are followed and enforced.

Chairperson Gooding invited public comment.

Ross Benson, Google's representative, explained the needs of Google's bus operations have changed due to the Covid-19 pandemic and apologized for not disclosing the change in their scheduling ahead of time to staff and without receiving authorization to modify their operations via an amended Interim Use Permit from the Commission.

Mary Rodgers, Brisbane resident, agreed with Commissioner Sayasane's summary of violations and requested revocation of the permit.

Barbara Ebel, Brisbane resident, spoke in favor of the use, but criticized the actions of the applicant.

Senior Planner Johnson explained the revocation procedures for an interim use permit prescribed within the Brisbane Municipal Code.

After deliberation, a motion by Commissioner Patel and seconded by Commissioner Lau was made to agendaize a public hearing to consider revocation of Interim Use Permit 2021-UP-3, with an alternative of considering an application to modify the permit, if such an application was made. The motion was approved 5-0.

WORKSHOP

C. **2023-2031 Housing Element Update:** Selection of Housing Sites For Rezoning and "Balance Brisbane" final results.

Senior Planner Johnson, Senior Planner Ayres, and Associate Planner Robbins gave the staff presentation. Staff answered questions about constraints on sites with existing development, how to best promote housing on sites with constraints, the statutory deadline for rezoning and/or adopting a Specific Plan, and what would be a reasonable maximum density for low-income housing units.

Chairperson Gooding invited public comment.

Tera Freedman, president of San Bruno Mountain Watch, asked the Commission to preserve the native habitat on the Levinson and Peking sites and not select either for rezoning to accommodate the City's RHNA shortfall.

Del Schembari, volunteer at San Bruno Mountain Watch, echoed Tera's comment.

After discussion, the Commission directed staff to provide additional information on realistic maximum densities to accommodate affordable housing units on the sites included within the Balance Brisbane simulation tool, excluding the Baylands, Levinson, Peking, and Lower Thomas

Hill, to better illustrate how Brisbane could meet its RHNA should the Baylands not be a viable option.

ITEMS INITIATED BY STAFF

Director Swiecki shared the [March 3 City Council meeting](#) will include a workshop on the City's Affordable Housing Strategic plan, a separate but related item to the Housing Element update.

ITEMS INITIATED BY THE COMMISSION

Commissioner Sayasane asked staff about the status of the grading ordinance update. Director Swiecki stated the City Council continued the item off calendar about a year ago and has not yet agendized it for further discussion.

ADJOURNMENT

Chairperson Gooding declared the meeting adjourned to the next regular meeting of March 10, 2022 at approximately 10:00 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.