

DRAFT  
BRISBANE PLANNING COMMISSION  
Action Minutes of August 24, 2023  
Hybrid Meeting

ROLL CALL

Present: Commissioners Gooding, Lau, and Sayasane  
Absent: Commissioner Funke and Patel  
Staff Present: Director Swiecki, Senior Planner Johnson, Associate Planner Robbins

CALL TO ORDER

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

ADOPTION OF AGENDA

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

CONSENT CALENDAR

A motion by Commissioner Gooding, seconded by Commissioner Sayasane to adopt the consent calendar (agenda items A and B). Motion approved 3-0.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

There were three written communications regarding agenda item D.

NEW BUSINESS

**C. PUBLIC HEARING: 5 Beatty Ave; 2023-UP-5, 2023-UP-6, 2023-EX-2;** HC and C-1 districts; Baylands Interim Use Permit, Parking Modification Use Permit and Grading Permit to allow for parking of approximately 199 San Francisco District School buses and placement of an approximately 2,880 square foot office trailer for bus operations management on a 3.3 acre, gravel surfaced site, which was formerly used for San Francisco 49ers parking; with grading of approximately 493 cubic yards of cut and 240 cubic yards of fill to level certain settlement monitoring stations and soil berms; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15301 and 15304(a)(e); Travis Duncan, applicant; Baylands Development Inc. (BDI), owner.

Senior Planner Johnson gave the staff presentation and answered questions about the number of buses, anticipated traffic related to previous interim uses at the site, and grading requirements for stormwater runoff. He also specified staff added an additional condition of approval to the draft resolution to ensure compliance with C/CAG's Transportation Demand Management trip reduction measures.

Vice Chairperson Lau opened the public hearing.

Travis Duncan, applicant, and Vivek Garg, Zum business owner, addressed the Commission and answered questions regarding how employees will access to the site, as well as parking accommodations for the buses and employee vehicles, reporting of accidents and trip and usage logs, and security of the site.

Michele Salmon, Brisbane resident, spoke in opposition to the project.

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

After deliberation, a motion by Commissioner Gooding, seconded by Commissioner Sayasane, to approve the application via adoption of Resolution 2023-UP-5, 2023-UP-6, 2023-EX-2 was approved 3-0.

Vice Chairperson Lau read the appeals procedure.

**D. PUBLIC HEARING: 3708 Bayshore Boulevard; Use Permit 2022-UP-7, Grading Review 2022-EX-5, Lot Merger 2022-LLA-3, Habitat Conservation Plan Compliance 2022-HCP-1; SCRO-1 Zoning District; Expansion of the current contractor's storage yard permitted under UP-9-12; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Sections 15301 and 15311; Sean Brennan, applicant; MK Yard LLC, owner.**

Associate Planner Robbins gave the staff presentation and answered questions about the proposed grading, how firms that perform biological assessments for the City are selected and the contents of the attached biological assessment, and the ability of the Planning Commission to request a peer review of geotechnical reports.

Vice Chairperson Lau opened the public hearing.

Sean Brennan, applicant, addressed the Commission, and answered questions about the grading, potential fire risks from dry brush, and the contents of the geotechnical report, primarily about slope stability.

Michele Salmon, Brisbane resident, spoke against the project.

Vice Chairperson Lau noted the written communications received regarding this item were not in favor of the project.

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

After deliberation, a motion by Commissioner Sayasane, seconded by Commissioner Gooding, to continue the request off-calendar, and to be readvertised, to allow the applicant to submit additional information about grading and slope stability at the site.

#### ITEMS INITIATED BY STAFF

There were none.

#### ITEMS INITIATED BY THE COMMISSION

There were none.

#### ADJOURNMENT

Vice Chairperson Lau declared the meeting adjourned to the next regular meeting of September 14, 2023 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](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.