

BRISBANE PLANNING COMMISSION
Action Minutes of May 28, 2026
Hybrid Meeting

CALL TO ORDER

Chairperson Gooding called the meeting to order at 7:34 p.m.

ROLL CALL

Present: Commissioners Gooding, Lau, and Wodziak
Absent: Commissioners Funke and Sayasane
Staff Present: Community Development Director Ayres, Director of Public Works/City Engineer Bozorginia, City Attorney Phillips, Senior Planner Robbins, and Associate Planner Whitney

ADOPTION OF AGENDA

A motion was made by Commissioner Wodziak and seconded by Commissioner Lau to adopt the agenda. Motion approved 3-0.

CONSENT CALENDAR

A. Approval of draft meeting minutes of May 14, 2026

A motion was made by Commissioner Wodziak and seconded by Commissioner Lau to adopt the consent calendar. Motion approved 3-0.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

There were none.

OLD BUSINESS

There were none.

NEW BUSINESS

There were none.

WORKSHOP

B. Baylands Specific Plan

Director Ayres reviewed the workshop objectives and introduced the City's team, including consultants, who are responsible for the review of the Baylands Specific Plan and related materials, defined key terminology, and provided a brief project history.

The in-person consultant team consisted of: Woody Hanson of SiteLab, Jeff Caton of ESA, Matt Brennan of ESA, Matt Goyne of Fehr & Peers, Ashutosh Singhal of SiteLab, and Terri Avila of

ESA. The remote consultant team included Bev Choi of ESA and other ESA team members available as needed for questions.

The presentation was organized into four segments comparing the 2025 developer-submitted Specific Plan to the 2026 staff-recommended Specific Plan, chapter by chapter, covering background and Measure JJ program parameters (1,800–2,200 residential units and up to 7 million square feet of commercial development); land use, density, and building/tower standards (Chapters 1–3); sustainability, open space, sea-level rise, and circulation, including proposed changes to the Geneva Avenue bridge and the Bayshore Boulevard road diet (Chapters 4–6); and infrastructure, financing, and implementation and phasing (Chapters 7–9), concluding with next steps including the EIR workshop on June 11 and the first public hearing on June 25. The consultant team answered Commission questions on topics including items outside the Commission's review, such as the Cal Water agreement; density and floor area ratio flexibility; tower allotments, heights, and story counts; sea-level rise projections and methodology, including differences from the 2025 plan's projections; the Geneva Avenue and Bayshore Boulevard circulation changes; green shared streets; and parking allocations, particularly in the Ice House Hill district.

Staff answered questions from the Commission regarding the staff-recommended minimum average floor area ratio for commercial development, maximum number of dwelling units in relation to the building height, commercial on ground floors in relation to the Caltrain station, and project phasing and related remediation.

Chair Gooding opened up the workshop to public comment.

Nancy Lacsamana — Opposed narrowing Bayshore Boulevard and the amount of commercial parking proposed; requested a gym for younger residents.

Darren Clark, Carpenters Local 217 — Supported the project for its economic benefits and commitment to area-standard wages, apprenticeships, and healthcare for trades workers.

Cynthia Gomez, Unite Here Local 2 — Opposed the project as proposed, citing a jobs-housing imbalance, site toxicity, and greenhouse gas emissions; urged reduced commercial development and increased affordable housing.

Clara Johnson — Raised concerns about site toxicity, groundwater rise, and the size of the commercial component; requested closed captioning and additional public outreach.

Janice Au-Yeung — Requested advance copies of presentation slides for future meetings and asked why the Water Supply Agreement is outside the Commission's purview.

Michele Salmon (remote) — Opposed narrowing Bayshore Boulevard, echoed Clara Johnson's concerns, and asked that the EIR and Specific Plan be aligned.

ITEMS INITIATED BY STAFF

There were none.

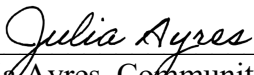
ITEMS INITIATED BY THE COMMISSION

There were none.

ADJOURNMENT

- C. Chairperson Gooding adjourned to the next regular meeting of June 11, 2026, with an early starting time of 6:30 p.m., at approximately 9:53 p.m.

Attest:



Julia Ayres, 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.