

BRISBANE PLANNING COMMISSION

Action Minutes of June 11, 2026

Hybrid Meeting

CALL TO ORDER

Chairperson Gooding called the meeting to order at 6:33 p.m.

ROLL CALL

Present: Commissioners Gooding, Lau, and Sayasane

Absent: Commissioners Funke and Wodziak

Staff Present: Community Development Director Ayres, Director of Public Works/City Engineer Bozorginia, Senior Planner Robbins, and Associate Planner Whitney

ADOPTION OF AGENDA

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

CONSENT CALENDAR

There were none.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

A joint letter was received from the Sierra Club Bay Area Loma Prieta Chapter, the San Francisco Bay Citizens Committee to Complete the Refuge, Green Foothills, and the San Mateo County Bird Alliance regarding the Baylands Specific Plan Project Final Environmental Impact Report.

OLD BUSINESS

There were none.

NEW BUSINESS

There were none.

WORKSHOP

A. Baylands Specific Plan; Environmental Review and Public Hearing Process

Director Ayres reviewed the workshop objectives and introduced the City's team, including the consultants responsible for the review of the Baylands Specific Plan and related materials, defined key terminology, and provided a brief project history, including an outline of what has changed between the developer's 2025 submittal and the 2026 staff-recommended version of the plan, a guide on how to read and understand the plan, and next steps following the workshop.

The in-person consultant team consisted of: Terri Avila of ESA, Brian Schuster of ESA, Todd Gordon of ESA, Michael Burns of ESA, Matt Goyne of Fehr & Peers, Brian Boxer of ESA, and City Attorney Eric Phillips. The remote consultant team consisted of Susan Yogi of ESA, Kathy Cleveland of ESA, Ashleigh Sims of ESA, Brian Pattman of ESA, Matt Brennan of ESA, Erik Calloway of ESA, Jeff Caton of ESA, Bev Choi of ESA, Woody Hanson of SiteLab, and Ashutosh Singhal of SiteLab.

The consultant team answered Commission questions on the timeline from the Planning Commission to the City Council and related deadlines; continued monitoring of landfill caps and which entity would be responsible; the timing of the solar field's installation later in development and its self-sufficiency; the Sierra Club's comment on the potential hazard of the Schlage groundwater plume; and the risk to Brisbane's water supply if Cal Water is affected by the Bay Delta Plan. The Commission also raised concerns regarding potential increased traffic and accidents from the proposed Bayshore Boulevard lane reduction, and the concept of shared streets among vehicles, e-bikes, e-scooters, pedestrians, and people with mobility issues, including additional traffic signals and speed cameras along Bayshore Boulevard.

Staff answered Commission questions regarding Brisbane's water supply versus Cal Water's supply to the Baylands, and how changes to the Development Agreement would affect the Specific Plan.

Chair Gooding opened public comment.

Clara Johnson — Opposed the Bayshore Boulevard lane reduction as a safety and emergency-evacuation risk and raised concerns about incomplete chemical and health-risk monitoring information.

Unidentified speaker — Raised concerns about sewer infrastructure capacity, the need for ongoing vapor monitoring in residential and commercial units, overnight construction noise, anticipated commute-time increases, and reliability of the power grid substation.

Frank Cohen — Opposed the reduction in required public art funding under the Specific Plan compared to the City's standard requirement.

Cynthia Gomez, Unite Here Local 2 — Opposed the project as proposed, citing a substantial jobs-housing/below-market-rate housing shortfall and the removal of greenhouse gas mitigation measures and the energy-neutrality commitment from the Final EIR.

Unidentified speaker — Agreed with Commissioner Sayasane's concerns over the road diet on Bayshore Boulevard, citing similar outcomes from lane reductions in San Francisco.

Michele Salmon (remote) — Opposed taking action on project entitlements before adequate study and the Bayshore Mobility Plan's road diet.

Commissioner Lau asked staff what is the process if construction activities breached the landfill cap, and when and for how long will testing occur.

Director Ayres confirmed that staff's recommended Specific Plan retains the City's public art funding requirement as it applies under the ordinance today, rather than the reduced requirement proposed in the 2025 version of the plan.

Chairperson Gooding announced he would be unable to attend the regularly scheduled meeting on June 25, but would be available for any special meetings that may be scheduled.

ITEMS INITIATED BY STAFF

Director Ayres announced that the June 18th City Council meeting will include a hearing on the Open Space Element that the Commission reviewed in May.

ITEMS INITIATED BY THE COMMISSION

There were none.

ADJOURNMENT

- B. Chairperson Gooding adjourned to the next regular meeting of June 25, 2026, at approximately 8:55 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.