

BRISBANE PLANNING COMMISSION

Action Minutes of June 25, 2026

Hybrid Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners Funke, Sayasane, and Wodziak

Absent: Commissioners Gooding and Lau

Staff Present: Community Development Director Ayres, Senior Planner Robbins, and City Attorney Phillips

ADOPTION OF AGENDA

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

CONSENT CALENDAR

There were none.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

Acting Chair Funke acknowledged written correspondence received for Item A from the following senders:

- Kevin Fryer, on behalf of 18 additional residents
- Diane Glazman, City of Brisbane Public Arts Advisory Committee (PAAC)
- Erin Becker
- Larisa Ocanada, San Mateo County Economic Development Association (SAMCEDA)
- Michelle Bouchard, Caltrain
- Ali Sapirman, Housing Action Coalition
- Anthony Walker, City of Brisbane Open Space and Ecology Committee (OSEC)
- Anthony Walker (individual)
- Ariel Cherbowsky, San Bruno Mountain Watch
- Ellison Folk, Shute, Mihaly & Weinberger LLP, on behalf of Unite Here Local 2
- Clara Johnson

OLD BUSINESS

There were none.

NEW BUSINESS

There were none.

PUBLIC HEARING

- A. **PUBLIC HEARING: Baylands Subarea; Environmental Review 2021-ER-1, Specific Plan 2021-SP-1, Zoning Amendment 2021-RZ-3, General Plan Amendment 2021-GPA-2;** Proposed Baylands Specific Plan including 2,200 residential units; 6.5 million square feet of commercial, office, retail, conference, life science, and office campus uses; 500,000 square feet of hotel use (approximately 800 rooms); a grade 6–8 middle school; 157 acres of open space/open area, parks, and trails; water, recycled water, sewer, drainage, electrical, and other utilities improvements on approximately 680.1 acres generally situated easterly of Bayshore Boulevard and west of Highway 101; related actions include amending the Brisbane General Plan Land Use and Circulation Elements, amending Title 17 of the Brisbane Municipal Code to establish zoning regulations, and adopting the Bayshore Mobility Plan. A Final Environmental Impact Report (FEIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Baylands Development Inc., applicant; Sunquest Properties, majority owner; various owners.

Staff presented an overview of the requested entitlements, the Final EIR, site remediation and regulatory oversight, and the Mitigation Monitoring and Reporting Program, concluding with staff's recommended actions: that the Commission recommend the City Council (1) certify the Final EIR; (2) adopt the 2026 staff-recommended Specific Plan; (3) approve related amendments to the General Plan Land Use and Circulation Elements and Title 17 zoning; and (4) approve the Bayshore Mobility Plan, which would reduce Bayshore Boulevard from four lanes to two lanes south of Geneva Avenue.

The Commission asked staff about the expected timeline for landfill methane levels to fall below regulatory action levels, and the procedural relationship between the Bayshore Mobility Plan and the other recommended entitlements. Staff confirmed that Commission approval of the Mobility Plan is not required to advance the Specific Plan, but that EIR certification must occur before any other approvals, and that General Plan and zoning consistency must be established before the Specific Plan can be adopted.

Following staff's presentation and Commission questions, Acting Chair Funke opened the public hearing and invited the applicant, Stephanie Shakofsky of Baylands Development Inc. (BDI), to address the Commission. BDI's presentation noted that a middle school is not necessarily required and would ultimately depend on school district demand; requested greater flexibility in the 2026 staff-recommended Specific Plan's maximum parking ratio; raised a concern that the 2026 plan's phasing requirements are overly restrictive; and reiterated the applicant's continued opposition to the proposed high-speed rail light maintenance facility.

Following the applicant's presentation, Acting Chair Funke opened the hearing to public comment.

Storrs Hoen — Raised concerns about pile-driving construction noise and mitigation, requested regular post-construction testing of buildings, and asked that the Public Art ordinance not be superseded by the Specific Plan.

Michele Salmon — Opposed the Bayshore Mobility Plan and raised safety concerns about potential contamination.

Anthony Walker, Open Space and Ecology Committee (OSEC) — Urged the Commission not to advance the project to Council until public concerns are addressed and an independent CEQA peer review is conducted; requested long-term greenhouse gas tracking and enforcement of the project's energy-neutrality commitment.

Larisa Ocañada, San Mateo County Economic Development Association (SAMCEDA) — Supported the project and urged FEIR certification and Specific Plan adoption.

Davin Chan, San Bruno Mountain Watch — Requested that the Mission Blue Nursery remain in its current location rather than relocate to Ice House Hill.

Jeremy Levine, Housing Leadership Council — Supported the project and urged flexibility in the plan and zoning to accommodate evolving construction technologies.

Denise Gregory — Opposed the project as proposed, stating it would worsen the regional jobs-housing imbalance and citing the FEIR's removal of greenhouse gas mitigation measures required under Measure JJ; asked whether sea-level rise impacts have been adequately considered.

Cynthia Gomez, Unite Here Local 2 — Opposed the project in its current form, citing a worsened housing crisis, contaminated soil remediation left in place under a cap, and removal of the energy-neutrality component required by Measure JJ.

Scott Beale, Plumbers, Pipefitters & HVAC Mechanics of San Mateo County — Supported the project on behalf of trades workers seeking local construction opportunities.

Brisbane resident, Local 467 Plumbers — Supported the project, citing benefits to workers, schools, and career opportunities for Brisbane residents.

Emily, Brisbane resident and HVACR apprentice — Supported the project as an opportunity for local apprentices to build careers and remain in the community.

Ignacio, Center for Creative Land Recycling (CCLR) — Supported the project, noting no known landfill cap breaches at other comparable closed developments such as Emeryville.

Eileen McLaughlin, Citizens Committee to Complete the Refuge — Referenced her comment letter submitted before the June 11 workshop and asked about the comment process.

Christina F. — Requested that the Bayshore Mobility Plan be excluded from the Commission's recommendation to Council; supported the road-diet concept generally but raised concerns about other components of the plan, and the developer's financial capacity to complete the project.

Ali Sapirman, Housing Action Coalition — Supported FEIR certification and Specific Plan adoption, citing the City's Regional Housing Needs Allocation (RHNA) obligations and the risk of Builder's Remedy exposure if the plan is not adopted.

Mary Rogers, OSEC — Raised concern about whether the environmental analysis accurately reflects the Specific Plan as presented to the Commission.

Andy Yu, Local 104 — Supported the project, citing local construction jobs and economic benefit to the community.

Bart Pantoja, San Mateo County Building and Construction Trades Council — Supported the project, citing BDI's commitment to using local trades.

Tom Traeger, Local 104 — Supported the project, citing the value of union careers with good wages, healthcare, and pensions for keeping families in San Mateo County.

Jake Hilltack, Sheet Metal Workers Local 104 apprentice — Supported the project as a local-hire opportunity for apprentices.

Clara Johnson — Opposed the project as proposed, urging adoption of the Environmentally Superior Alternative, more detailed and enforceable mitigation measures, and an independent auditing entity with authority to stop work for noncompliance.

Michele Salmon — Reiterated concerns about site safety and potential forever chemicals, radioactive waste, and contamination at the former Stauffer Chemical and Lazzari Fuel sites.

Following public comment, the Commission discussed whether to close or continue the public hearing. City Attorney Phillips advised that if continued, the hearing should remain open to allow further public comment at the next meeting, and noted that CEQA's peer-review requirements apply only when a lead agency did not prepare its own EIR, which is not the case here, as the FEIR was prepared by the City's contracted consultants and reviewed by in-house and outside legal counsel.

Chair Funke asked that consultants address in greater depth at the next hearing community concerns regarding toxins and long-term safety, whether the FEIR adequately evaluates the project as proposed, consistency of the energy-neutrality commitment, the rationale for reduced greenhouse gas impact findings, and the City's long-term financial risk. Commissioner Sayasane recommended continuing the hearing to June 30 so the full Commission would be present and would have time to review the comments received.

A motion was made by Commissioner Sayasane and seconded by Commissioner Wodziak to continue the public hearing to Tuesday, June 30, 2026, at 6:30 p.m. Motion approved 3-0.

ITEMS INITIATED BY STAFF

Director Ayres announced that the Open Space Element item was continued to the July 16th City Council meeting.

ITEMS INITIATED BY THE COMMISSION

There were none.

ADJOURNMENT

- B. Acting Chairperson Funke adjourned to a special meeting of June 30, 2026, at a special start time of 6:30 p.m., at approximately 9:32 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.