



BRISBANE CITY COUNCIL

ACTION MINUTES

CITY COUNCIL MEETING AGENDA THURSDAY, APRIL 3, 2025

HYBRID MEETING, 50 PARK PLACE, BRISBANE, CA 94005

6:30 P.M. CALL TO ORDER – PLEDGE OF ALLEGIANCE

Mayor Lentz called the meeting to order at 6:31 P.M. and led the Pledge of Allegiance.

ROLL CALL

A. Consider any request of a City Councilmember to attend the meeting remotely under the “Emergency Circumstances” of AB 2449

No Councilmembers made a request under Roll Call Item A.

Councilmembers present: Councilmembers Davis, Kern, Mackin, O’Connell and Mayor Lentz

Councilmembers absent: None

Staff Present: City Manager Dennis, City Clerk Padilla, City Attorney McMorrow, Finance Director Yuen
Community Development Director Swiecki, Senior Planner Johnson, City Engineer Breault, and Administrative
Management Analyst Ibarra

ADOPTION OF AGENDA

Councilmember O’Connell made a motion, seconded by Councilmember Kern, to adopt the agenda as it stands. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O’Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

AWARDS AND PRESENTATIONS

B. San Mateo County Mosquito and Vector Control District Update

Brisbane Representative Michael Goldman and Operations Director Casey Stevenson presented on the latest

news from the San Mateo County Mosquito and Vector Control District. The presenters also invited members of the public to their Open House event scheduled for June 21, 2025.

ORAL COMMUNICATIONS NO. 1

No member of the public wished to speak.

CONSENT CALENDAR

- C. Approve Minutes of City Council Meeting of March 20, 2025**
- D. Approve Minutes of City Council Special Meeting of March 22, 2025**
- E. Approve Investment Report as of February 2025**
- F. Approve Construction Contract for “Pedestrian Walkway – Alvarado Street to San Benito Road” to Michael Glynn Construction Services, Inc. in the Amount of \$376,535.00, and Authorize the Mayor to Sign the Agreement for the City**
- G. Approve Complete Streets Safety Committee Workplan for 2025**
- H. Approve Crocker Trail CEQA Study Award of Contract to RRM Design Group**

(It is being recommended to award a contract in the amount of \$175,800 to RRM Design Group to provide preliminary design and environmental compliance services for the improvement of the Crocker Trail.)

Councilmember Davis made a motion, seconded by Councilmember Kern, to approve Consent Calendar Items C-G. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O’Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

After Council questions with staff, Councilmember O’Connell made a motion, seconded by Councilmember Davis, to approve Consent Calendar Items H. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O’Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

PUBLIC HEARING

- I. Consider Introducing an Ordinance Approving a Zoning Text Amendment 2024-RZ-2, City-wide**

(It is being recommended to introduce an Ordinance amending regulations within Title 17 of the

Brisbane Municipal Code including the development standards for multifamily and mixed-use zoning districts and the exceptions to the lot size standards, consistent with California Senate Bill SB 478 (2021) and the 2023-2031 Housing Element; and to amend the reasonable accommodations exceptions consistent with the Housing Element; and finding that this amendment is exempt from environmental review under CEQA Guidelines Sections 15061(b)(3) and Section 15183; City of Brisbane, applicant.)

Senior Planner Johnson reported that this item was continued from the City Council meeting of October 17, 2024. At that meeting, Council raised concerns about the broad proposed ordinance scope and content, especially those provisions related to permitting procedural changes, and continued the item. He added that the current proposed ordinance has been greatly reduced in scope from the October 2024 version. The proposed amendment is limited to those revisions required to comply with the City's Housing Element and bring the City's ordinance into compliance with CA Senate Bill SB 478 (2021), "Housing Opportunity Act" as described in the proposed ordinance. All other proposed revisions from the October 2024 draft ordinance not driven by state law or housing element compliance have been removed from the proposed ordinance.

After Council questions, Mayor Lentz opened the public hearing. No member of the public wished to speak. Councilmember O'Connell made a motion, seconded by Councilmember Davis, to close the public hearing. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O'Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

During Council discussion, staff was directed to amend the draft Ordinance accordingly:

- Adjusting floor area ratio for multi-family projects between 3 and 7 units to 1.0, and for projects between 8 and 10 units to 1.25. This means that units can be a little larger in relation to the square footage of the property. This is a requirement of State Senate Bill 478
- Adjusted height limits to 36 feet in the zoning districts that allow multi-family housing, such as, areas at and around Visitacion Avenue
- Exclude the parking exemption for developments of 3 to 10 housing units, that are subject to SB 478."
- Provide a separate approval process for new development versus existing development for requests for reasonable accommodation exceptions.

After Council discussion with staff, Councilmember O'Connell made a motion, seconded by Councilmember Davis, to introduce an Ordinance Approving a Zoning Text Amendment 2024-RZ-2, City-wide as amended. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O'Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

STAFF REPORTS

J. City Manager's Report- City Updates and Upcoming Activities

City Manager Dennis reported on the latest City News and upcoming activities.

MAYOR/COUNCIL MATTERS

K. City Council Meeting Schedule

i. Proposed Special Meeting on June 26, 2025

Councilmembers directed staff to schedule a special meeting on June 26, 2025.

L. Countywide Assignments and Subcommittee Reports

i. Report Out on Subcommittee Meetings

ii. Upcoming Subcommittee Meetings

Councilmembers reported out on their county assignments and subcommittee meetings. City Manager Dennis reported out on future subcommittee meetings.

M. Written Communications

Clerk Padilla acknowledged that the following correspondences were received by Councilmembers:

- Kim (03-23-2025) Quarry
- Manning (03-23-2025) Oppose AB306
- Lacsamana (03-25-2025) Big Rigs on Street

ORAL COMMUNICATIONS NO. 2

No members of the public wished to speak.

ADJOURNMENT

The meeting was adjourned at 7:55 P.M.



Ingrid Padilla
City Clerk