



# City of Brisbane

## Planning Commission Planning Commission Meeting Agenda

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Thursday, May 14, 2026 at 7:30 PM • Hybrid Meeting • 50 Park Place, Brisbane, CA

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The public may observe/participate in Planning Commission meetings using remote public comment options or by attending in person. Planning Commissioners shall attend in person unless remote participation is permitted by law. The Commission may take action on any item listed in the agenda.

### To Address the Commission

#### In Person:

Location: 50 Park Place, Brisbane, CA 94005, Community Meeting Room

Masks are no longer required but are highly recommended in accordance with California Department of Health Guidelines. To maintain public health and safety, please do not attend in person if you are experiencing symptoms associated with COVID-19 or respiratory illness.

To address the Planning Commission on any item on or not on the posted agenda, fill out a Request of Speak Form located in the Community Meeting Room Lobby and submit it to the City staff.

#### Remote Participation:

Members of the public may observe/participate in the meeting by logging into the Zoom Webinar listed below. Planning Commission meetings may also be viewed live and/or on-demand via the City's YouTube Channel, [youtube.com/brisbaneca](https://youtube.com/brisbaneca), or on Comcast Ch. 27. Archived videos may be replayed on the City's website, [brisbaneca.org/meetings](https://brisbaneca.org/meetings). Please be advised that if there are technological difficulties, the meeting will nevertheless continue.

The agenda materials may be viewed online at [brisbaneca.org/meetings](https://brisbaneca.org/meetings) at least 24 hours prior to Special Meetings, and at least 72 hours prior to a Regular Meeting.

#### Remote Public Comments:

Meeting participants are encouraged to submit public comments in writing in advance of the meeting to [planningcommissioners@brisbaneca.org](mailto:planningcommissioners@brisbaneca.org). Remote meeting participants may address the Planning Commission via Zoom Webinar using the link or the call in number listed below. Note, the above email will not be monitored during the meeting and emails received during the meeting will not be responded to or brought to the attention of the Planning Commission during the meeting.

Zoom Webinar: (please use the latest version: [zoom.us/download](https://zoom.us/download))

[brisbaneca.org/pc-zoom](https://brisbaneca.org/pc-zoom)

Webinar ID: 970 0458 3387

Call In Number: +1 (669) 900-9128

#### Special Assistance:

If you need special assistance to participate in this meeting, please contact the Community Development

Department at (415) 508-2120 in advance of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **Writings that Are Received After the Agenda Has Been Posted**

All written communications are provided to the Planning Commission. Any written communication that is received after the agenda has been posted but before 4 p.m. of the day of the meeting will be available for public inspection at the front lobby in City Hall and online at [brisbaneca.org/meetings](http://brisbaneca.org/meetings). Any writings that are received after 4 p.m. of the day of the meeting will be distributed to the Planning Commission and made available for public inspection at the front lobby and on the internet the day after the meeting ([brisbaneca.org/meetings](http://brisbaneca.org/meetings)).

### **Commissioners: Funke, Gooding, Lau, Sayasane, and Wodziak**

### **Call to Order**

### **Roll Call**

### **Adoption of the Agenda**

### **Consent Calendar**

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chairperson will ask if anyone wishes to remove an item from the Consent Calendar.

- A. Approval of draft meeting minutes of February 26, 2026

### **Oral Communications (Limited to a total of 15 minutes)**

### **Written Communications**

### **Old Business**

None

### **New Business**

- B. **PUBLIC HEARING: 128 Alvarado Street; 2026-UP-01-PE;** R-1 Zoning District; Use permit pursuant to BMC § 17.34.150 (I) to modify the parking regulations of the Brisbane Municipal Code to eliminate a required covered parking space by demolishing an existing carport and providing an uncovered parking space; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15301(I)(4); Madison Davis, applicant and owner.
- C. **PUBLIC HEARING: 10 Industrial Way; 2026-UP-01;** M-1 Manufacturing District; Use permit for an automobile repair facility, for CityDent, a paintless dent removal company, within the eastern half of the approximately 9,120 sq ft existing, single-story building; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15301; Anthony Guerra, applicant; Ivana Panontin Trust and Dino & Marlene Belluomini Trust, owners.

- D. **PUBLIC HEARING: General Plan Amendment 2026-GPA-01;** Citywide; General Plan amendment to the Open Space Element, as required by Government Code Section 65565.5 to address access, climate resilience and other co-benefits of open space, and rewilding, through an update of the goals, policies and programs; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Sections 15307 and 15308; City of Brisbane, applicant.

#### **Items Initiated by Staff**

#### **Items Initiated by the Commission**

#### **Adjournment**

- E. Adjournment to the regular meeting of May 28, 2026.

#### **Appeals Process**

Anyone may appeal the action of the Planning Commission to the City Council. Except where specified otherwise, appeals shall be filed with the City Clerk not later than 15 calendar days following the Planning Commission's decision. Exceptions to the 15-day filing period include the following: appeals shall be filed with the City Clerk within 6 calendar days of the Planning Commission's action for use permits and variances and 10 calendar days for tentative maps and advertising sign applications. An application form and fee are required to make a formal appeal. For additional information, please contact the City Clerk at 415-508-2113.