



City of Brisbane

Planning Commission Meeting Agenda

Thursday, May 28, 2026 at 6:30 PM • Hybrid Meeting • 50 Park Place, Brisbane, CA

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, or on Comcast Ch. 27. Archived videos may be replayed on the City's website, brisbaneca.org/meetings. Please be advised that if there are technological difficulties, the meeting will nevertheless continue if remote participation is available.

The agenda materials may be viewed online at brisbaneca.org/meetings at least 72 hours prior to a Regular Meeting, and at least 24 hours prior to a Special Meeting.

Remote Public Comments:

Meeting participants are encouraged to submit public comments in writing in advance of the meeting to 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.

Join Zoom Webinar: zoom.us (please use the latest version: zoom.us/download)
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. Any writings that are received after 4pm 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).

Commissioners Funke, Gooding, Lau, Patel, and Sayasane

CALL TO ORDER

ROLL CALL

ADOPTION OF 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 May 14, 2026

ORAL COMMUNICATIONS (Limited to a total of 15 minutes)

WRITTEN COMMUNICATIONS

OLD BUSINESS

None

NEW BUSINESS

None

WORKSHOP

- B. Baylands Specific Plan

ITEMS INITIATED BY STAFF

ITEMS INITIATED BY THE COMMISSION

ADJOURNMENT

- C. Adjournment to the regular meeting of June 11, 2026, at 6:30 p.m.

APPEAL 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.

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of May 14, 2026
Hybrid Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners Funke, Gooding, Sayasane, and Wodziak
Absent: Commissioners Lau
Staff Present: Community Development Director Ayres, Senior Planner Johnson, and Associate Planner Whitney

ADOPTION OF AGENDA

A motion was made by Commissioner Wodziak and seconded by Commissioner Sayasane to adopt the agenda with a modification to the next regularly scheduled Planning Commission meeting on May 28, 2026, with an earlier start time of 6:30 p.m. Motion approved 4-0.

CONSENT CALENDAR

A. Approval of draft meeting minutes of January 22, 2026

A motion by Commissioner Sayasane, seconded by Commissioner Funke, to adopt the consent calendar was approved 4-0.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

Written Correspondence from Dana Dillworth regarding Brisbane's Sea Level Rise Plan.

OLD BUSINESS

There were 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.

Commissioner Wodziak recused himself from the hearing due to a potential conflict of interest.

Associate Planner Whitney presented the agenda report to the Commission and answered questions regarding modifying the non-conforming structure to accommodate the parking regulations.

Chair Gooding opened the public hearing.

Applicant-owner Madison Davis provided the reason for removing the deteriorated, non-conforming, accessory structure, carport.

With no one else wishing to address the Commission, a motion by Commissioner Sayasane, seconded by Commissioner Funke, to close the public hearing was approved 3-0.

After deliberation, a motion made by Commissioner Sayasane, and seconded by Commissioner Funke, to approve the application with findings via adoption of Resolution 2026-UP-01-PE, was approved 3-0.

Chair Gooding read the appeal procedure.

- 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.

Senior Planner Johnson presented the agenda report to the Commission and answered questions regarding vehicle storage and possibly adding a condition of approval requiring all vehicles to be parked within the applicant's workshop indoors.

Chair Gooding opened the public hearing.

John Zaro of Peninsula PPF & Detail, co-tenant of the subject building suite, reconfirmed that there would be no outside overnight vehicle storage for either business.

Michele Salmon, Brisbane Resident spoke about potential early-morning noise caused by the businesses starting at 6:00 a.m. Senior Planner Johnson confirmed that the operating hours are from 7:00 a.m. to 6:30 p.m. on weekdays, and from 8:00 a.m. to 5:00 p.m. on Saturdays, and confirmed to the Commission that most vehicle repair businesses do not have restricted operating hours as their business licenses were permitted by right, prior adoption of the current zoning provisions..

Applicant Anthony Guerra provided additional explanation regarding operating hours and noise and emphasized the quiet nature of his work.

With no one else wishing to address the Commission, a motion by Commissioner Funke, seconded by Commissioner Wodziak, to close the public hearing was approved 4-0.

After deliberation, a motion made by Commissioner Wodziak, and seconded by Commissioner Sayasane, to approve the application with findings and the added condition for mandatory parking of vehicles and the building, via adoption of Resolution 2026-UP-01, was approved 4-0.

Chair Gooding read the appeal procedure.

- 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.

Senior Planner Johnson presented the agenda report to the Commission and answered questions about annual reporting and the priority conservation areas.

Chair Gooding opened the public hearing.

Michele Salmon, Brisbane Resident, emphasized the importance of the Element and requested that the Commission take its time to review it , especially giving consideration for wildlife and future development.

With no one else wishing to address the Commission, a motion by Commissioner Sayasane, seconded by Commissioner Funke, to close the public hearing was approved 4-0.

After discussion, a motion made by Commissioner Sayasane, and seconded by Commissioner Wodziak, to approve the amendment via adoption of Resolution 2025-GPA-01, was approved 4-0.

ITEMS INITIATED BY STAFF

Director Ayres introduced Associate Planner Whitney, and announced that she had been appointed Director of Community Development. She stated the Final Environmental Impact Review (EIR) for the Baylands Specific Plan as well as a staff-recommended draft version of the Specific Plan were released on May 14, 2026 and are available for viewing at the Brisbane Library and City Hall, and announced related workshops May 28, 2026, at 6:30 p.m., and June 11, 2026, at 6:30 p.m. Notices have been distributed for the first Planning Commission public hearing for the Baylands Specific Plan for June 25, 2026, at 7:30 p.m. She stated that the Open Space Element would be scheduled for public hearing at City Council on June 18, 2026.

ITEMS INITIATED BY THE COMMISSION

There were none.

ADJOURNMENT

- E. Chairperson Gooding adjourned to the next regular meeting of May 28, 2026, with an early starting time of 6:30 p.m., at approximately 8:27 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.



MEMORANDUM

DATE: May 28, 2026
TO: Planning Commission
FROM: Julia Ayres, Community Development Director and Jeremiah Robbins, Senior Planner
SUBJECT: **Brisbane Baylands Specific Plan**

Objective

The purpose of tonight's workshop is to provide the Planning Commission with an overview of the Brisbane Baylands Specific Plan and answer questions from Commissioners. The intent is to ensure the Commission and public have a working knowledge of the Specific Plan's purpose and content ahead of the Commission's June 25, 2026 public hearing on the Specific Plan and Final Environmental Impact Report (FEIR). At this workshop, staff and the City's environmental and planning consultants will discuss the following aspects of the Baylands project:

- Project background;
- Key terminology;
- How to read and understand the Brisbane Baylands Specific Plan;
- Highlight staff's recommended changes to the applicant's 2025 Specific Plan; and
- Review next Steps

Background

Baylands Development Incorporated (BDI), the project applicant, submitted a draft Specific Plan for the Brisbane Baylands subarea in 2023. Shortly thereafter the City released a Notice of Preparation (NOP) announcing that the City was preparing a Draft Environmental Impact Report (DEIR) for the project and inviting the public to participate in the scoping process for the DEIR. During preparation of the DEIR, the applicant submitted revisions to its 2023 draft Specific Plan. In April 2025, the applicant's Specific Plan revisions were published along with the DEIR, and a five-month public review period for the DEIR commenced, concluding in September 2025. Following closure of the public comment period on the DEIR, the City and its environmental and planning consultants Environmental Science Associates (ESA) compiled all comments received on the DEIR, prepared responses to those comments, and completed revisions to the DEIR and Specific Plan based on the comments received and the City's responses to those comments.

On May 14, 2026, the City published a Final EIR (FEIR) and a revised 2026 version of the Specific Plan reflecting staff's recommended changes, along with related project materials required to implement the Specific Plan, including General Plan and zoning amendments. The FEIR contains all comments submitted on the DEIR as well as any changes to the DEIR based on those comments. All documents are available from the City's website at www.brisbaneca.gov/232 and are hyperlinked in the Attachments below. Hard copies of the FEIR and the 2026 Specific Plan with staff's recommended changes are available at the Brisbane Library and Brisbane City Hall.

Next Steps

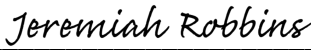
Tonight's workshop will be followed by a workshop on June 11, 2026 at 6:30 PM which will address the FEIR as well as the upcoming public hearing process.

Attachments

1. [2026 Staff Recommended Brisbane Baylands Specific Plan](#)
2. [2026 Final Environmental Impact Report for the Brisbane Baylands Specific Plan](#)
3. [2025 Applicant's Specific Plan](#)
4. [2025 Draft Environmental Impact Report](#)
5. [Baylands project webpage](#)
6. [Baylands Specific Plan Zoning and General Plan Amendments](#)



Julia Ayres, Community Development Director



Jeremiah Robbins, Senior Planner