

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.