

OPEN SPACE AND ECOLOGY COMMITTEE

MEETING MINUTES

Wednesday, April 9, 2014 6:30pm
Community Meeting Room
Brisbane City Hall
50 Park Place, Brisbane, CA 94005

Call to order.

-Chair Salmon called the meeting to order at 6:42 PM

Committee members present:

-Abney, Ebel, Fieldman, Hayuk, and Salmon

Committee members absent:

-N/A

Staff members present:

- Finance Director Schillinger
- Management Analyst Muñoz

1. Adoption of the agenda.

- Fieldman would like to discuss her visit to Owl Canyon, the site for Quarry Rd. clean-up day, add this to item 9. Remove item 7. There is only one letter for item 5.
-Agenda adopted as amended.

2. Oral communications for items not on the agenda.

- One item for oral communications not on the agenda proposed by Salmon. The property at 201 S Hill Dr., may be sold to Sheng Kee Bakery by the City, this will be discussed in early May.
- OSEC does not have time to review and make recommendations as a committee. Salmon thinks members should review this and speak about it at the City Council meeting.
- Salmon thinks it is an important piece of property since it has public access to Devil's Arroyo and Wax Myrtle Ravine.

3. Welcome to Michael Abney.

- Welcome to Michael Abney, our local chiropractor. Abney moved to Brisbane in 1993, and has been a local business owner and practitioner of chiropractic medicine for approximately 20 years.
- Abney wants to be more involved in the community and thinks OSEC is a great way to begin.

4. Rotation of Chair.

- Hayuk would like to wait one year before going from vice chair to chair.
- Hayuk elects Ebel to be chair. All members in favor of Ebel. Hayuk will be happy to continue to be vice chair, all members voted in favor.

5. Thank you letters to previous members.

- Salmon reads the letter for Mary Gutekanst. Salmon will write letters for other recent previous members.

6. Brisbane acres lot coverage.

- Current ordinances of Brisbane do not consider courtyards to be part of the regular footprint of the house if it does not have a roof. Per Salmon, interior courtyards should be considered part of the lot area/ footprint of the house.
- Recommend to city council to make a consistent ruling.
- Salmon feels this is in contrast with Brisbane ordinances for lot coverage. Courtyards surrounded by four walls, takes away from open space and habitat. Salmon would like for this ordinance to be specified to include courtyards as part of the homes footprint.
- Hayuk said Salmon has a good point, courtyards make a house much larger and cuts down on the view shed.
- Fieldman asked how the expansion of the perimeters of the house will affect the habitat value.
- Salmon says this will affect the ability of passing for butterflies, animals, insects and wind, this is why they can't have solid fences in the East Ridge.
- Ebel thinks it's best to make a consistent rule rather than getting into a position of making judgments on each lot.
- Fieldman asked, if there is a courtyard are there setbacks in place? Ebel: setbacks are 15 feet on the sides, 10 on the back and 10 in front of the house. There are floor to area ratios to be met (FARS).
- Abney stated, basically you don't want a house in the shape of a square or U-shaped. Salmon answered, L's are ok, and squares are not.
- Schillinger refers to the municode that coverage by any lot should be 25%. Schillinger tries to clarify what changes are asked to be made given an example: floor area ratio can't be over 5,500 square feet. Interior courtyard should be considered as floor coverage.
- Most lots on the acres are 20,000 square feet. They can cover up to 5,000 sq. ft., would give them 10,000 sq. ft. to build, you can have a 3000 square foot interior space. If you have a courtyard surrounded by 4 walls it should be considered as floor coverage since it is not open space.
- Salmon: the purpose of the acres ordinance is to allow open space, and distinguish from the rest of Brisbane.

- FARS Page 2 item F of the municode, floor area ratio, can't exceed 5,500 sq. ft. and 3 stories high. House on Thomas was over 5,500 sq. feet, this is a nonconforming acres lot per Salmon. They were granted a variance, historically deeded to the property. This home already had an exemption.
- Looking at enclosed perimeter: Interior courtyards should count as lot coverage, with still being able to get to the FAR.
- Schillinger asks if Salmon is looking to limit size of home to 25% of lot of enclosed space, thus re-word item E.
- Staff will need to reword and bring back to a future meeting. Schillinger will speak to the attorney about altering the ordinance.
- When this is brought to city council, bring sizes to council of lots/parcels. We need to get map with sizes of parcel. Make a spread sheet of information of lot sizes.
- After council this may need to go to planning commission.

7. Ordinance covering PV and parking structures.

- Ebel would like for PV (photovoltaic) panels to cover parking lots, or have more trees in the landscape.
- There is currently no ordinance to this matter in Brisbane, per Ebel's and Muñoz's search.
- PV panels help with the heat island effect, as well as trees. Panels produce energy, trees help combat carbon dioxide in the air.
- Ebel looked at design guidelines from Sierra Pt. and they do have guidelines about planting medians and spacing trees. She would like to see this incorporated as an ordinance for parking that will be developed in the future Baylands project.
- Ebel would like for the ordinance to include the rail yard, for future vehicle storage areas.
- Schillinger said we will not have authority over the rail yard, Ebel understands the State will supersede the City. Having an ordinance on the books may create an expectation.
- This will make the space energy positive, instead of pollution negative.
- Salmon's concern is fly over of butterflies, there needs to be sensitivity to height and heat issues.
- Salmon said there should be PV panels on roof tops, she was looking at an overhead view of Crocker Industrial Park, view of white building tops, and she thinks PV panels will help with the glare.
- Fieldman said that renters have to install the panels, it's an obligation that can be difficult to implement because landlords need to be contacted in Hong Kong and elsewhere.
- Schillinger suggests says we should look at ordinances from other cities and we will read them to draft our ordinance.
- Hayuk supports the idea, CA green building standards supersede minor changes.
- Fieldman said there are a lot of road blocks that she discovered in the Energy Strategy Committee, she would be willing to work on this in the late summer. Fieldman said the PV ordinance could be considered in the energy strategy plan.

- Schillinger says adding this to a strategy will be more easily accepted, then council will see this as a part of an overall strategy. Energy strategy subcommittee needs to be reconstituted, Ebel will join.

- Staff will start with finding notes from the meeting that had Mitch Bull as a guest speaker.

8. Earth Day at Costaños Canyon.

- Salmon encourages members to pass on the flyer and the word about our Earth Day event.

April 26, 9am -1pm.

- Meet at Placer Wy. and Humboldt Rd.

- Muñoz updated that Recology donated \$400 for t-shirts, the print will be Burgundy on white t-shirts, and shirts have been ordered. Ebel suggest next year greige t-shirts instead of white would be better because white t-shirts are bleached plus grey hides the dirt better.

- The work plan per Peter Stiehler is to remove ivy from upper third of canyon and remove re-sprouting plants from previous restoration days.

- Russ Carmick will post materials for the event.

- Quarry Rd. Clean-up day update from Fieldman:

Fieldman went to Owl Canyon and spoke to kids at the ad-hoc skate park, they had no idea it is an ecological preserve. None of the kids were from Brisbane. The kids promised they would pick up their trash and it would help if there was a trash can nearby.

Fieldman said there is a lot of broken glass, mattress, and paneling from a home. Volunteers need to wear gloves for the clean-up day to pick up glass. Fieldman asks that OSEC members go speak to kids there and tell them that the skate park can be removed if it continues to collect wastes. Fieldman said she would also like to discourage the kids painting there since it is near a water source.

9. Letters to council and business owners.

Fossil fuel divestment letter

- All members agree to the letter written by Fieldman and agree to the letter to be from the entire committee. Fossil Fuels divestment will be on the city council agenda for the April 21st meeting after 9:45pm.

Polystyrene ban

- Salmon reads the draft letter to Brisbane business owners.

- Changes to make to the letter: San Mateo has adopted the ordinance and other cities as well. Bring the idea of the meeting to the top of the letter. Compare the size of the garbage patch to a state such as Texas.

- Not all OSEC members needed to attend the meeting, as many as possible would be good. Tuesdays or Thursdays around 4pm. Add this time and date into the letter, adding if they can't make this time and date they can schedule an appointment.

10. Litter education.

- Ebel and Fieldman has been in touch and reviewed some materials. Ebel and Fieldman would like to meet face-to-face. Schillinger said ad-hoc subcommittees that last only six months can meet without violation to the brown act.

11. Stored liquid fuels data.

- Muñoz received disks from San Mateo Environmental Health, she has processed disk one of three and formatted into a spreadsheet.
- The purpose of gathering this data was to limit stored liquid fuels in Crocker industrial. Limit large storage of liquid fuels such as propane tank or tank farm. Schillinger will put on council agenda.
- Ebel will be the spokesperson. Council meeting on this topic might be April 7th or 21st.

12. San Bruno Mountain pamphlet.

- Invasive plant pamphlet for OSEC by Arthur Court designs. Members will take home and review.

13. Invasive species ordinance.

- Muñoz found photos for a list of invasive species that was submitted by Joe Cannon.
- Salmon suggest to OSEC members while reviewing the pamphlet, think about species to add to the ordinance. It is a challenge to ban species, but the ordinance may state that people have to maintain plants on their property.
- Fieldman asked if we are going to pursue a county wide ordinance, Salmon said we are now back to city ordinance. Species that are a threat in Brisbane may not be a threat in other areas since the habitat is different.
- Muñoz emailed the list to the agriculture commissioner to determine what action may be taken on species on this list. Fieldman suggests for Joe Cannon to come to a future meeting to discuss his list.

14. Tree removal quotes and site visits.

- Elena Court provided a list of diseased Monterey Pine to be removed. This list has been given to three local services for a quote.
- The quote provided from Davey tree was given at the city rate, which is discounted. Muñoz is waiting for quotes from Appleseed and Humboldt.
- Salmon asks if we can get quotes from other companies before sending out a letter to property owners.
- Ebel asked about subsidized tree replacement such as Friends of the Urban Forest (FUF).
- Muñoz contacted FUF, IFGU (Invest from the Ground Up) and Canopy. FUF only provides services to San Francisco County, no reply from IFGU. Canopy might be able to assist us.

- Salmon asks if the city can finance the removal of the trees. Schillinger said maybe, he will work on getting this on the next city council agenda.
- Abney asked about getting insurance companies to pay for removal of these trees for a preventative measure. Ebel mentioned insurance companies financing tree removal at a previous meeting and it was decided that insurance companies would likely not assist.
- Schillinger suggested bringing this to the Economic Development Subcommittee and get them interested in financing the tree removal.
- Muñoz will look into a climate appropriate tree species list.

15. Staff updates.

- Muñoz emailed UPC about cleaning Tunnel Rd., they have been cleaning it every Monday for the past two years.
- OSEC meeting playbacks will now be every 4th Wednesday of the month. Due to Park and Recreation commission meetings.

16. Approval of the minutes.

- Minutes approved.

17. Adjournment.

- Meeting adjourned at 8:28 PM