



CITY COUNCIL/REDEVELOPMENT/GVMID
MINUTES

DRAFT

CITY COUNCIL REGULAR MEETING

June 1, 2009

BRISBANE CITY HALL COMMUNITY ROOM, 50 PARK PLACE, BRISBANE

CLOSED SESSION

- A. Conference with labor negotiator regarding all bargaining units, pursuant to Government Code Section 54957.6**

The City Council met in closed session at 6:00 p.m. to discuss personnel matters.

CALL TO ORDER/FLAG SALUTE

Mayor Richardson called the meeting to order at 7:30 p.m. and led the flag salute.

ROLL CALL

Councilmembers present:

Staff present:

Barnes, Bologoff, Conway, Waldo, and Mayor Richardson
City Attorney Baird, City Engineer/Public Works Director
Breault, City Manager Holstine, Fire Chief Myers,
Community Development Director Prince, Deputy City
Manager/Administrative Services Director Schillinger,
Assistant to the City Manager Smith, City Clerk Spediacci

ADOPTION OF AGENDA

CM Barnes made a motion, seconded by CM Conway, to adopt the agenda as proposed. The motion was carried unanimously by all present.

ORAL COMMUNICATIONS NO. 1

Peter Stender, owner of a small industrial building on the corner of Bayshore Boulevard and San Bruno Avenue, stated that the City recently painted double lines on Bayshore in front of his

building so vehicles are unable to turn into or out of the entrance to the six small warehouses in that row. He reported that he wrote to the City Engineer, who indicated that turns across the lanes of traffic had been illegal before. Mr. Stender advised that vehicles have been making that turn for the past 29 years since he constructed the building. He said southbound trucks now have to make a U-turn on Old County Road, and northbound trucks must turn on San Bruno Avenue, go through the residential area, and turn back onto Old County Road. He expressed his opinion that this arrangement was unsafe and rendered his building useless because of the lack of convenient access.

Mr. Stender said the City Engineer proposed creating a U-turn lane for passenger cars, but this would not apply to the trucks servicing his building.

Mayor Richardson asked the staff to respond to Mr. Stender's complaint. City Engineer/Public Works Director Breault suggested that the staff investigate and come back to the City Council with a response in a couple weeks. CM Barnes commented that one option might be to make use of the VWR entry to allow trucks to make U-turns.

Dana Dillworth, Brisbane, noted that a citizen saw City employees cutting weeds last summer in Crocker Park, undermining the efforts to restore frog habitat in that area. She said weedwhacking work was also done on May 20, and she showed photographs showing the area before and after the weedwhacking.

Ms. Dillworth recommended that the City adopt better weed control policies for sensitive habitat areas and educate employees to prevent further damage. She urged the City to conduct an environmental study as soon as possible before more native plants and animals are destroyed. She said removal of trees and native grasses has resulted in loss of habitat for raptors, butterflies, snakes, and frogs. She presented photos of native wildlife.

Ms. Dillworth advocated keeping the wetlands around Crocker Park wet. She emphasized the need to have better policies to protect habitat. She recommended allocating funds for an environmental study as a first step.

City Engineer/Public Works Director Breault confirmed that some of the work done by well-meaning volunteers extended outside the area covered by Mountain Watch. He added that the City was not aware that weed abatement efforts had taken place in the area volunteers had cleared. He advocated working with Mountain Watch to coordinate future vegetation removal and habitat restoration efforts.

CM Conway expressed support for working with Mountain Watch to clearly mark the boundaries

of habitat restoration areas. City Engineer/Public Works Director advised that the City had recently purchased signs.

Mayor Richardson thanked Ms. Dillworth for bringing this issue to the City Council's attention.

Dennis Busse, Brisbane, provided a copy of a recent water bill for a vacant house he owns. He said that he and his wife had been overpaying for water services for many years because the City had miscategorized his house as a duplex. Although his issue was eventually resolved after many discussions with City staff, he expressed concern that the City might be overcharging other customers. Mr. Busse suggested that this problem could be prevented if the type of structure was clearly indicated on the water bill, and he recommended that the City change the format of its water bills accordingly.

Mr. Busse complained about people who dispose of garbage in their neighbors' cans to avoid paying for garbage removal. He said he contacted the scavenger company and was told to contact the City for enforcement. He recommended working with the scavenger company to identify people who pay for garbage and people who do not. He asked the City to stop the freeloaders and penalize people who cheat. Mr. Busse also suggested establishing an anonymous tip line for people to report violations.

Roy Muller, Brisbane, stated that he has been working hard to clear brush from his property on Kings Road but had concerns about the fire hazard posed by his neighbor's large eucalyptus tree. He requested that the City look at the tree and assist the property owner with having it removed.

Terry O'Connell, Brisbane, noted that with the withdrawal of the application for a freight forwarding facility at 325 Valley Drive, she requested that the City Council declare an immediate moratorium on freight forwarding facilities in Crocker Park while considering an ordinance lowering the existing cap to 10 percent and prohibiting future freight forwarding facilities. She requested that the City Council agendaize the moratorium request for the next Council meeting.

Robert Howard, Brisbane, asked if FedEx had actually withdrawn the 325 Valley Drive application or just decided not to pursue it. Mayor Richardson stated that she understood FedEx withdrew the application and intended to stay in South San Francisco at the present site.

Community Development Director Prince confirmed that FedEx advised the staff on May 22 of its intention not to relocate, effectively withdrawing its application. He said any future freight forwarders or other applicants proposing a change in use would have to start the process again from the beginning.

Tom Heinz, Brisbane, reported that when he was housesitting recently on a very narrow street in Brisbane, he was stuck behind a garbage truck and noticed that the driver had to stop at each house and get out of the truck to reposition the garbage bins. He recommended that the City consider instructing people in their next water bills about how and where to place the bins.

Mayor Richardson suggested posting an item in the City's blog.

Mr. Busse pointed out that many people do not use computers and will not see the blog. He requested that all official notifications be put in writing.

Mr. Howard observed that South San Francisco Scavenger has two fleets of trucks, and much smaller vehicles are used for Altamar to access the garages there. He recommended asking the scavenger company to use its smaller trucks on Brisbane's narrow streets. Mayor Richardson asked the staff to investigate this possibility.

CONSENT CALENDAR

CM Barnes asked to remove Items A, B, and D. CM Waldo requested that Item C be pulled.

- E. Approve Joint Powers Agreement with the San Mateo County Pre-Hospital Services Provider Group reaffirming membership**
- F. Approve Joint Powers Agreement with the San Mateo County Pre-Hospital Services Provider Group to provide Countywide Automatic Aid and Full Boundary Drop**

CM Barnes made a motion, seconded by CM Waldo, to approve Items E and F of the Consent Calendar. The motion was carried unanimously by all present.

- A. Adopt City Council Minutes of May 3, 2009**

CM Barnes noted that the City Clerk provided a written summary of his proposed changes. He pointed out a typographical error on Page 3; he said "current members" should be "current memberships."

Referring to the third paragraph on Page 5, he suggested revising that language to say, "CM Barnes noted that grant funds acquired by city engineers were used to construct, among other things, the \$500,000 bike lane along Bayshore, and he advocated retaining engineers to look for external funding sources for other items." He clarified that he wanted to emphasize during the

budget discussion the value of maintaining the City's engineers because the grant funds they obtained more than cover their salaries.

CM Barnes proposed the following revision to Page 6: "CM Barnes said he was impressed that the developers are still pursuing the EIR at the same pace with no signs of slowing down."

CM Barnes made a motion, seconded by CM Conway, to adopt the May 3 minutes as amended. The motion was carried unanimously by all present.

B. Adopt City Council Minutes of May 4, 2009

Referring to the Council's discussion about replacing the play equipment in Community Park, CM Barnes said he made the point that when his son received splinters as a result of using the play structure, he considered it a valuable learning opportunity for his son. He recommended inserting the word "cut" before "back" in the following paragraph.

CM Barnes made a motion, seconded by CM Conway, to adopt the May 4 minutes as amended. The motion was carried unanimously by all present.

C. Adopt Resolution No. 2009-22 finding a severe fiscal hardship will exist if additional local property tax funds are seized and additional unfunded mandates are adopted by the State of California

CM Waldo drew attention to the first "Be it resolved" clause on the second page of the resolution and recommended deleting the word "the" so the language reads, "opposes any state government proposals." He recommended either deleting the words "public safety" at the end of the third line or inserting "development tax increment and the City's share of transportation sales tax."

CM Waldo made a motion, seconded by CM Barnes, to adopt the resolution with those changes. The motion was carried unanimously by all present.

D. Approve the proposed planting plan for Fire Station 81 and authorize a supplemental appropriation of \$4,000 from the General Fund to pay for the cost to purchase and install the trees and shrubs

CM Barnes said that although he liked the planting plan, he was not willing to vote on the supplemental appropriation yet because of the City's budget constraints. CM Conway agreed and recommended tabling this item until the budget issues were resolved. CM Waldo expressed support for this approach.

PUBLIC HEARING

- A. Hear any protests on the Weed and Flammable Waste Abatement notices that were sent to property owners to comply with the City's program to reduce the threat of fire created by weeds and flammable wastes located on private property and give direction to enforcement officer**

Fire Chief Myers reported that pursuant to the weed abatement ordinance adopted by the City Council in April, the staff sent information packets to all property owners explaining the requirements and the process. He said an inspector inspected all residential and commercial properties on May 4 and created a database, and notices were then sent to property owners.

CM Conway clarified that eucalyptus trees were not considered weeds. Fire Chief Myers confirmed that the ordinance only addresses low-lying brush.

CM Bologoff commented that the City-owned lot behind the Eagles Club has tall grass that needs to be trimmed. Fire Chief Myers said he would send someone to look at that lot.

Mayor Richardson opened the public hearing and welcomed comments from members of the public.

Andrew Adams, Brisbane handyman, said he was contacted by a property owner to clear weeds from a lot, and he had a question about whether blackberries are considered weeds. He asked if the City had a list of plants that need to be removed.

Fire Chief Myers offered to meet with Mr. Adams at the site. He said the weed abatement ordinance includes a definition of what plants are considered flammable weeds.

There being no other members of the public who wished to address the City Council on this matter, CM Conway made a motion, seconded by CM Waldo, to close the public hearing. The motion was carried unanimously by all present and the public hearing was closed.

CM Barnes proposed giving direction to the enforcement officer to proceed to clear the properties that received notices. Fire Chief Myers said most of the people notified expressed interest in clearing their own lots. He guessed that there would only be 10 or 15 noncompliant lots after the second inspection. Fire Chief Myers provided the fire marshal's telephone number.

CM Barnes made a motion, seconded by CM Bologoff, to clear the properties that have not

complied after June 9. The motion was carried unanimously by all present.

NEW BUSINESS

A. Consider proposed rate increase for solid waste collection and recycling by South San Francisco Scavenger Company

Assistant to the City Manager Smith said the current franchise agreement with the South San Francisco Scavenger Company provides a mechanism for an annual rate adjustment to reflect 80 percent changes in the consumer price index (CPI), as well as a survey every third year to determine garbage rates in 32 other Bay Area jurisdictions. He noted that 2009 is one of the survey years. He reported that the scavenger company submitted a rate survey on March 31 and a rate increase request. The staff reviewed the survey for accuracy, and scavenger company representatives met with City Council's Solid Waste Subcommittee on May 6 to review the proposal.

Assistant to the City Manager Smith observed that garbage rates are increasing throughout the region, as reflected in the rate survey results. He advised that the scavenger company is requesting a 15.9 percent increase in residential container rates, 14.45 percent for commercial containers, 19 percent for compacted yardage, 8.4 percent for debris boxes, and 13.31 for front-loader bins. He noted rate increases for other services are extrapolated from those five benchmark rates.

Assistant to the City Manager Smith said that in response to the subcommittee's concerns about the impact of these double-digit increases on ratepayers during this difficult economy, the scavenger company agreed to spread the increases over the next two to three years, except for debris boxes. He stated that the company and the subcommittee agreed to a 7 percent increase in 2009 for residential rates, 4 percent in 2010, and another 4 percent in 2011. He added that the 2010 and 2011 increases would be in addition to 80 percent of CPI increases for those years. For commercial customers, the rate increases would be spread over two years, with 8.44 percent in 2009 and 4.01 percent in 2010; the CPI adjustment would apply to both 2010 and 2011. Assistant to the City Manager Smith reviewed proposed rate schedules for compacted yardage and front-loader bins.

Assistant to the City Manager Smith noted the average increase for residential customers with 32-gallon cans would be \$1.28 per month. He said Paul Formosa from South San Francisco Scavenger Company was present to answer questions.

CM Conway asked Administrative Services Director Schillinger to elaborate on how the CPI is

calculated. Administrative Services Director Schillinger explained that the consumer price index represents the average increase in a basket of consumer goods over a given time period, usually a year. He said the goods include everyday items like food, transportation, energy, and housing. CM Conway asked if the CPI ever decreases. Administrative Services Director Schillinger responded that the CPI can decrease in times of deflation.

CM Barnes recalled that the scavenger company agreed to defer some of the requested increase last time. Assistant to the City Manager Smith replied that as a result of negotiations three years ago, the scavenger company agreed to spread a 10 percent increase over two years and forgo an additional 7 percent that was requested. CM Barnes pointed out that Brisbane consumers enjoyed a 7 percent discount over the past three years.

CM Barnes asked about the possibility of using smaller garbage trucks, an idea raised by a member of the public earlier in the meeting.

Paul Formosa, South San Francisco Scavenger Company, explained that the smaller trucks were purchased specifically to accommodate the lower clearance and space constraints in the Altamar development.

CM Conway asked if drivers have reported problems with can placements in Brisbane. Mr. Formosa said drivers in Brisbane frequently have to leave their trucks because of the narrow streets, lack of sidewalks, and parked cars in certain parts of Brisbane. He stated that the drivers do not complain because they are used to these conditions. He added that the company has also provided information to customers about where to place the cans, and most people comply.

CM Conway asked if the older style of cans would work better. Mr. Formosa responded that the existing cans are designed to be gripped by the truck and lifted to the hopper. He said traditional cans would not work with the equipment.

Mr. Formosa reported that the company has received some complaints about people using their neighbors' cans. He said the company has been sending out letters and notifying people that this practice is prohibited.

Dennis Busse thanked Mr. Formosa for his information. He asked if why Brisbane does not obtain competitive bids for garbage pickup.

Assistant to the City Manager Smith stated that the franchise agreement adopted in 1999 has a 15-year term. He said the City can renegotiate in 2014 and obtain competing bids then.

Ray Miller, Brisbane, recommended that the City Council try to negotiate a better arrangement for disposal of electronic waste. He said the current options are inconvenient and expensive. He noted there will be many old television sets soon when broadcast companies switch to digital, and they should be properly recycled rather than dumped.

CM Barnes said he thought there was a local computer recycling business that offers free drop-offs from time to time. Assistant to the City Manager Smith confirmed that there are also occasional free e-waste disposal events sponsored by private organizations.

Mr. Formosa encouraged people to take advantage of free drop-off events. He stated that South San Francisco Scavenger can pick up e-waste at people's houses for an extra charge, and he recommended calling the office for further information.

Mr. Busse said his favorite television set stopped working a couple weeks ago, and he took it to a new business at the corner of Spruce and Canal and was paid for the old set.

Mayor Richardson asked Mr. Busse to contact staff with the name of the business so it can be publicized.

Tom Heinz noted that the garbage in people's cans does not always make it into the trucks and ends up on the street.

CM Barnes made a motion, seconded by CM Bologoff, to approve the rate increase as proposed. The motion was carried unanimously by all present.

CM Conway asked if South San Francisco Scavenger ever follows trucks to see how efficient they are. Mr. Formosa said drivers are supposed to clean up whatever is spilled, and route supervisors check up on drivers and sweep when there are problems. He noted that people can call the company if they notice problems.

B. Update to the Housing Element of the General Plan

1. Receive information from Community Development Director on recent greenhouse gas emissions and climate change studies

Community Development Director Prince gave a presentation summarizing recent studies on greenhouse gas emissions and climate change. He said he compiled this information to assist the City Council in considering the goals, policies, and programs in the Housing Element and the updated General Plan.

Community Development Director Prince emphasized the necessity of climate stabilization to prevent catastrophic sea level rises and coastal flooding that will affect Brisbane and every other community on the globe. He showed a map depicting areas likely to be flooded if the sea rises 1.4 meters by the end of the century as predicted by experts unless drastic changes are made. He discussed the importance of controlling greenhouse gas emissions. He explained that increased levels of carbon dioxide will increase global temperatures, which will result in more severe weather and cause extinction of many plant and animal species. He observed that unless actions are taken to reverse this trend now, the situation could reach a tipping point by 2035, and then it will be impossible to mitigate the impacts of global warming.

Community Development Director Prince stated that geologists have identified five historical points of mass extinctions due to meteor impacts and rapid climate changes. He noted that high carbon dioxide levels appear to be the primary trigger of rapid climate change. He said a disturbing new theory suggests that melting glaciers cause a loss of oxygen that interferes with temperature and chemical balances in oceans, resulting in mass destruction of plant and animal life.

Community Development Director Prince indicated that scientists believe the earth's temperature will increase 4 degrees by 2100 if global warming continues unchecked. He said there are things that can be done to increase fuel economy, limit vehicle miles traveled, and make land use patterns more efficient. He encouraged the Council to make sure the updated General Plan is sustainable by recognizing impacts of energy usage and transportation on the environment and encouraging development that minimizes greenhouse gas emissions.

Community Development Director Prince reviewed federal and state government responses and discussed recent regulations limiting carbon emissions. He said the U.S. Environmental Protection Agency first acknowledged global warming in 2002, and California adopted the Global Warming Solutions Act, AB 33, in 2006. Since then, he noted, there have been other milestones and indications of progress in the fight against global warming. He discussed AB 32, which sets strict carbon emission targets, and SB 375, limiting diesel emissions and promoting better land use, transportation, and planning.

CM Barnes asked Community Development Director Prince for an estimate of when his presentation would be finished so members of the public could have an idea of when they could give comments. Community Development Director Prince indicated he was almost finished with the first part of his presentation. He suggested taking questions and comments on the first part before proceeding to the Housing Element.

Community Development Director Prince said the recent federal and state legislation on greenhouse gas emissions relates to the Housing Element and what Brisbane can do to reduce vehicle miles traveled by changing the pattern and mix of land uses. He noted that SB 375 promotes sustainable communities, which should be reflected in Brisbane's General Plan. He emphasized the importance of coordinating transportation planning, housing, and land uses in order to meet the targets set by state law.

Community Development Director Prince stated that Brisbane has responded to global warming by adopting a green building ordinance, conditioning new development to include renewable energy production, and requiring the Baylands development to be energy-neutral. He recommended encouraging compact, dense, mixed-use, smart development in the General Plan to reduce vehicle miles traveled.

CM Conway thanked Community Development Director Prince for the informative presentation.

Mayor Richardson expressed her appreciation to the staff. She welcomed comments from members of the public.

Ray Miller thanked Community Development Director Prince for bringing these important issues to the attention of the City Council and the community. He distributed a pie chart graph from the California Air Resources Board showing what sectors contribute most to greenhouse gas emissions. He pointed out that transportation accounts for only one third of the problem, while buildings contribute 48 to 50 percent. He observed that Brisbane has more control over the construction and operation of buildings than over transportation, and he urged the City to adopt policies that focus on making buildings more efficient in terms of materials and energy usage.

Clara Johnson, Brisbane, commended the staff and the Council for addressing the issue of global warming. She expressed support for smart growth and better urban design, especially in outlying communities, but said Brisbane should not give up its character to achieve its goals. She agreed with Mr. Miller that Brisbane should focus on more efficient buildings. She encouraged individuals to do whatever they can to reduce greenhouse gases, and she cited purchasing hybrid vehicles as an example.

Ms. Johnson advocated establishing standards for housing that promote a sense of community and provide opportunities for children to play. She said that if the City converts the edges of Crocker Park to dense housing, effects on the surrounding residential and commercial districts need to be considered. She cautioned against creating unanticipated problems by not thinking carefully about the implications of new policies.

Dana Dillworth, Brisbane, said she attended an environmental law seminar the previous weekend that identified a number of global warming initiatives with questionable benefits. She noted that cap-and-trade legislation still allows production of toxic materials and should not be supported. She expressed concern about putting people in former industrial areas where toxins and heavy traffic are still present. She recommended focusing on diesel trucks rather than targeting passenger vehicles. Ms. Dillworth suggested looking into cleaner and more efficient ways to move goods, and noted that Brisbane already has a rail system that should be utilized. She warned against carelessly using up land that will eventually be needed to produce food and sustenance.

At 9:15 p.m., the Council took a brief recess. Mayor Richardson reconvened the meeting at 9:20 p.m.

- 2. Review the background materials, discuss the options to satisfy state housing law, including the Regional Housing Needs Allocation (RHNA) and provide direction to staff for the update to the Housing Element; and review the matrix chart of the goals, policies and programs and provide direction to staff on any changes the Council would like to make**

Community Development Director Prince noted that Brisbane's Housing Element was last updated in 2002, and the current revised version will be in effect until 2014. He recommended completing a draft of the new element by July 1. He said Brisbane is expected to demonstrate a capacity to accommodate 401 new housing units, a figure assigned according to the Regional Housing Needs Allocation (RHNA) formula calculated by the Association of Bay Area Governments.

Community Development Director Prince reviewed and discussed the contents of the six chapters in the Housing Element. He encouraged the City Council to discuss possible sites for new housing units and adopt policies and programs to implement the housing goals in the General Plan.

Community Development Director Prince advised that the staff identified vacant sites in Brisbane that could accommodate new housing developments. He said suggested that the City Council consider changing minimum and rezoning particular parcels to allow compact, smart growth close to transportation and services to reduce sprawl and vehicle miles traveled.

Community Development Director Prince observed that Brisbane has a long history of being an affordable community compared to other Bay Area cities. He reviewed recent state laws

pertaining to affordable housing. He noted that Brisbane must provide zoning to accommodate emergency shelters and transitional housing.

Community Development Director Prince advised that the staff determined that Brisbane's present zoning would allow construction of 359 new housing units, short of the RHNA target of 401 units. In order to comply with the RHNA target, the staff identified three alternatives that involve increasing density in central Brisbane, rezoning Crocker Park parcels to allow mixed-use development, or some combination of these. He said that when considering the Land Use Element of the General Plan, the City Council expressed a preference for rezoning particular Crocker Park parcels to allow mixed-use development rather than rezoning Sierra Point or the Baylands to allow residential development. Community Development Director Prince clarified that Brisbane is only required to demonstrate capacity to meet the 401-unit RHNA target, but the 401 units do not actually have to be constructed.

CM Conway thanked Community Development Director Prince for his presentation. He noted that the three alternatives were interesting, but said he was reluctant to pursue them without much more public input and study. He recommended demonstrating only the capacity for 401 units rather than exceeding that target. He observed that Brisbane's target allocation also seemed extremely high compared to some of its more affluent neighbors.

Community Development Director Prince stated that the staff reviewed the Housing Element for three other jurisdictions, including Hillsborough. He said Hillsborough is relying on secondary dwelling units to meet its target allocation. He advised that although this option is available to Brisbane, higher density would affect the small-town character of the community.

CM Conway asked about the possibility of extending the deadline for updating the Housing Element to allow more time to study the implications of the alternatives. City Attorney Baird advised that he researched this issue and determined that it would not be possible to extend the deadline beyond July 1. CM Waldo asked if there was a penalty for being late. City Attorney Baird said being late could expose the City to legal challenges based on having an outdated or inconsistent Housing Element.

Community Development Director Prince reminded the City Council that meeting the RHNA target was merely a theoretical exercise because there is no obligation to actually construct the number of units assigned. He said the economy dictates the number of units actually built, and the targets are recalculated from zero at the start of each cycle. He recommended delivering a draft Housing Element to the state by July 1. He noted the City will have an opportunity to consider the alternatives in more detail between the time the draft is approved by the state and adopted by the City.

Mayor Richardson said Brisbane's highest priority should be to maintain its small-town character. She stated that she had no problem considering alternatives and recommended proceeding to submit the draft Housing Element to the state by July 1.

CM Conway suggested taking public input and postponing a decision until the next meeting.

Mayor Richardson invited comments from members of the public.

Clara Johnson said she shared the City Council's concern about preserving the character of Brisbane. She noted that Pedro Gonzales, a member of the South San Francisco City Council, spoke at a Planning Commission meeting about the HOPE organization, and she urged the Council to consider adopting some of that organization's goals with respect to housing for homeless people.

Ms. Johnson expressed her opinion that housing was not a safe or appropriate use for the Baylands because of the unknown long-term effects of exposure to toxins and the predicted rise in sea levels because of global warming. She noted that all housing in Brisbane should be made as safe as possible in earthquakes and other major disasters. She emphasized the need to attach older homes to their foundations, and she suggested that the City initiate educational programs to inform the public and encourage retrofits. Ms. Johnson recommended using low- and moderate-income housing funds for loans to assist homeowners in protecting their houses.

Ms. Johnson drew attention to the letter, model resolution, and standard plan set distributed by the Association of Bay Area Governments on May 19 and offered to provide copies to the City Council.

Dana Dillworth stressed the need to be careful when mixing residential and commercial uses in Crocker Park. She said the City needs to look at a range of environmental concerns, including leaking underground tanks, truck traffic, liquefaction potential, and leaks from the tank farm. She observed that the commercial buildings in Crocker Park were not designed to accommodate residential uses. Ms. Dillworth suggested working with Brookfield Homes to build its remaining units closer to town and away from sensitive natural areas. She said there are available infill sites that should be used, and she questioned the need to change the boundaries of zoning districts or put people in jeopardy to create new residential areas. She commended the City for the first-time buyer program and other incentives to encourage low-income housing. Ms. Dillworth observed that considering housing at the Baylands would be contrary to Brisbane's General Plan.

Terry O'Connell said San Bruno Mountain Watch recommends that the City limit density in sensitive habitat areas and work to meet the RHNA target without impacting the environment. She noted that with commercial development producing jobs at Sierra Point and Baylands, Brisbane's RHNA allocation is likely to increase. She recommended looking at more efficient transportation systems. She said providing low-income housing for seniors would be an ideal way to meet the RHNA target and minimize the need for transportation.

Tom Heinz questioned the relevance of the RHNA allocation target given the current downturn in the economy and the prevalence of foreclosures in local communities.

Cliff Lentz, Brisbane, recognized the need to balance preservation of Brisbane's character and providing adequate housing for the community. He said that in updating the Housing Element, the Planning Commission was very mindful of the need to provide both livable and sustainable solutions to housing demand. He remarked that he came to Brisbane originally because of its affordable housing. He noted that the City needs to look for opportunities to continue providing affordable housing in order to avoid squeezing out long-term residents. Mr. Lentz added that the inclusionary housing ordinance is meaningless unless the City provides sites for new units.

Mr. Lentz expressed support for considering a mixed-use development with a 25 percent public space component close to the center of town. He said he looked forward to the Council's discussion of this possibility at the next meeting.

Councilmembers decided to continue this matter to June 15.

STAFF REPORTS

A. City Manager's Report on upcoming activities

City Manager Holstine said he had nothing to report.

MAYOR/COUNCIL MATTERS

A. Subcommittee Reports

Mayor Richardson reported that she was re-elected to the ABAG board for another three-year term.

ORAL COMMUNICATIONS

There were no members of the public who wished to address the City Council.

ADJOURNMENT

There being no further business, CM Waldo made a motion, seconded by CM Conway, that the meeting be adjourned. The motion was carried unanimously by all present and the meeting was adjourned at 10:24 p.m. with no announcements.

ATTEST:

Sheri Spediacci
City Clerk