DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of February 25, 2016
Regular Meeting

A. CALL TO ORDER

Chairperson Do called the meeting to order at 7:32 p.m.

B. ROLL CALL

Present: Commissioners Anderson, Munir, Parker, Vice Chairperson Reinhardt, and Chairperson Do.
Absent: None.
Staff Present: Community Development Director John Swiecki and Associate Planner Julia Capasso.

C. ADOPTION OF AGENDA

Commissioner Reinhardt moved and Commission Parker seconded to adopt the agenda. The motion was approved 5-0.

D. CONSENT CALENDAR
1. Approval of Draft Action Minutes
    i. January 28, 2016 regular meeting

Commissioner Anderson moved and Commissioner Reinhardt seconded to adopt the January 28, 2016 minutes. The motion passed 5-0.

E. ORAL COMMUNICATIONS (limit to a total of 15 minutes)

None.

F. WRITTEN COMMUNICATIONS

Chairperson Do acknowledged written communications from Supervisor Dave Pine, Dana Dillworth, and the San Mateo County Economic Development Association.

G. PRESENTATION

1. Presentation by Commissioner Reinhardt on the Baylands Sustainability Framework.

Commissioner Reinhardt gave a presentation on the Baylands Sustainability Framework. [Note: This presentation is available on the City's website at: http://brisbaneca.org/sites/default/files/Reinhardt%20SustFrmwkPresoRev.pdf.]

Commissioner Parker asked for an update on the progress of Sonoma Mountain Village, which also used the One Planet Living principles. Commissioner Reinhardt replied it was in the early stages of development.

Commissioner Munir asked who created the Key Performance Indicators (KPI's). Commissioner Reinhardt said it was a collaborative effort between the subcommittee and the consultants.

Commissioner Munir asked how the Sustainability Framework could be amended or changed. Commissioner Reinhardt requested clarification from staff.

Director Swiecki said the Framework was a "living document," and if the Commission had any comments on the document they could forward them to the City Council for consideration.

Commissioner Munir asked if the Framework was developed specifically for the Baylands. Commissioner Reinhardt said it was initially created in response to the Baylands proposal, but it could be used for other development projects in the City.

Commissioner Munir asked if public input was received on the Framework. Commissioner Reinhardt said the draft document was available online before it was presented to the City Council.

Commissioner Munir asked if there were any other principles that had been discussed and not taken to account. Commissioner Reinhardt said the subcommittee used the principles of the One Planet Living model, slightly modified to better fit Brisbane or combine similar topics.

Commissioner Munir asked whether the KPI's were measured qualitatively or quantitatively. Commissioner Reinhardt said the committee tried to required qualitative or numerical measurements wherever possible.

Commissioner Munir asked how the Framework addresses water supply. Commissioner Reinhardt said the Framework required adequate water supply. Chairperson Do asked for clarification from staff.

Director Swiecki said as the Commission moves through different topics of discussion in the deliberations process, including water supply, the Commission would be presented with any applicable Sustainability Framework KPI's or implementation guidelines to take into consideration.

H. OLD BUSINESS

1. Baylands Planning Applications (Baylands Concept Plans, Brisbane Baylands Specific Plan, General Plan Amendment Case GP-01-06) and related Final Environmental Impact Report Universal Paragon Corporation, applicant; Owners: various; APN: various.

Director Swiecki introduced Lloyd Zola of Metis Consulting, consultants to the City. Mr. Zola gave the presentation on the Commission's discussion of the appropriate mix of land uses within the Baylands. [The presentation is available on the City's website: http://brisbaneca.org/sites/default/files/02-25-2016%20Deliberations.pdf.]

Commissioner Parker asked if the Commission recommended allowing public schools, would they need to designate specific locations?

Mr. Zola replied that the Commission could identify schools as an appropriate use in the Baylands given certain conditions without identifying specific sites. He said the Commission could identify areas that could allow commercial development including commercial, office, and commercial recreation. He said there are not specific designations for future schools unless a school district already owns a site or has plans to purchase a site.

Commissioner Parker asked where the Roundhouse would be located in the mix of uses. Mr. Zola said the Commission had previously identified restoring the Roundhouse as a key principle of any development in the Baylands. The EIR called for stabilizing it immediately and restoring it. The Commission also discussed the potential for using the Roundhouse for rail-related use. At a future meeting the Commission could consider different specific uses for the Roundhouse area and how a potential rail use would fit in with other uses in the vicinity.

Commissioner Anderson asked what the status of Recology's current operations was if processing of materials was not a permitted use. Mr. Zola said the use was grandfathered as a nonconforming use. He said the Commission would address Recology's operations and associated uses as a separate environmental review and permitting process, at which point they could address operating requirements for existing and future operations.

Commissioner Munir asked if Recology's expansion proposal would be considered during the Commission's deliberations. Mr. Zola responded the Commission could recommend whether the use ought to be permitted in the Baylands, and if so, where, but the expansion proposal would be before the Commission as a separate land use application.

Commissioner Anderson asked if Recology had made an application to the city with a project description. Director Swiecki replied that an application had been submitted and the project description was being finalized as the basis for the standalone EIR process.

At Commissioner Anderson's request, Mr. Zola displayed the Recology variant in the Community Preferred Plan-V map. He then showed the Developer Sponsored Plan map. Commissioner Anderson asked what the red area next to Recology on the DSP map represented. Mr. Zola said in between Recology and Geneva Avenue were various commercial uses.

Commissioner Anderson asked if Geneva Avenue was more southerly in the Recology expansion proposal and Mr. Zola responded affirmatively. Mr. Zola said the mapping would be discussed at a future deliberations meeting. He indicated the Beatty subarea on a city map.

Commissioner Parker said she would like to see Recology expanded. She wanted the Baylands to be useful, and she wanted to ensure the materials coming in could be processed on-site.

Commissioner Anderson said he agreed with the goal of on-site materials processing and the goals of the expansion project. However the challenges include the complaints from people in

the area that Recology is not meeting expected performance criteria in terms of odors and other nuisances to neighbors.

Commissioner Parker said the idea behind the new systems was to bring the vehicles in-house, rather than out in the open. She thought that would be better for the neighbors.

Commissioner Munir said without the proposal to look at, it was hard to assess the impact on the community itself. His biggest problem was the transportation problem- where the trucks would come from. He was also concerned with the energy demand of the expansion. He said it would impact the community and it should be explored through a survey or other method to find out what people think. He said people are always concerned with hazardous material processing. He said it was too early for him to make a decision on the expansion project.

Chairperson Do said a separate site-specific EIR would be prepared for the Recology expansion project and suggested the question before the Commission is whether expansion should be an option or not.

Commissioner Munir asked if there was a survey about the Recology expansion. Mr. Zola said this question was included in the citywide Baylands survey, which found 49% of survey respondents in support of Recology's expansion and 47% opposed it. He said the Commission would address that specifically at the time they consider their concept plan recommendations. He summarized the Commission's comments that the General Plan should address materials processing providing it is respectful and compatible with the surrounding community in regards to air quality, safety issues, and other nuisance issues.

Commissioner Anderson said he was comfortable including materials processing as a land use in the Baylands, but said the expansion as currently proposed would displace other elements such as the transit center.

Moving on to discuss renewable energy generation, Commissioner Parker said she would like to see the possibility of expanding the size of the renewable energy farm.

Commissioner Anderson said they were not discussing size tonight, but he didn't think there was such a thing as "too much" renewable energy. He strongly supported as much renewable energy as the project would sustain. He thought many of the potential uses such as high speed rail (HSR) and perhaps Recology expansion could be combined with an expansion of energy generation on the east side of the rails.

Commissioner Munir said San Mateo County had initiated a countywide clean energy initiative that should be considered in the Baylands process.

Commissioner Parker said the Baylands was an ideal location for renewable energy and it met the principles of One Planet Living.

Commissioner Munir said the Commission could all agree that renewable energy would be a strong part of the development whatever final land use scenario is recommended.

Commissioner Parker said they could welcome the HSR Authority if they were willing to dedicate areas for renewable energy.

Commissioner Munir said he recently heard that the HSR Authority was prioritizing work with Caltrain on the rail electrification project, and that construction on the first leg of the rail line had started in the Central Valley. He said the Authority had mentioned several times that the maintenance yard was a priority.

Commissioner Parker said we should require the Authority to provide the means to generate renewable energy in cooperation with the City if they locate the yard in the Baylands.

Mr. Zola said if the Authority moves forward in formally proposing a rail maintenance yard in the Baylands at some point in the future, it would go through its own environmental review process. At that point the City could respond to the Notice of Preparation for the project with their comments, including the desire for renewable energy.

Commissioner Munir said the HSR maintenance yard should have been included as an alternative in the EIR and should have been included in the concept plan.

Director Swiecki said the City was not legally obligated to perform environmental review on a State project, nor is the City in a position to manufacture an accurate project description for a rail maintenance facility that could be meaningfully evaluated in an EIR.

Commissioner Munir clarified he did not want the City to prepare an EIR for the facility, but it should have been considered as a potential land use in the EIR.

Mr. Zola said based on the Commission's discussion, their recommendation on the adequacy of the EIR would be made at the end of the process when they've come to a land use recommendation.

Commissioner Munir said if the HSR yard was built in the Baylands, it would have a major impact on the EIR results, and the Commission couldn't make a recommendation on it in that context.

Director Swiecki stated HSR has not identified the size, location or function of any potential future Baylands railyard and therefore it could not be analyzed in the EIR.

Commissioner Munir said the Developer Sponsored and Community plans similarly did not propose building sizes or specific site development details.

Mr. Zola said the difference between a potential HSR site and the DSP and CPP concepts is that the uses in the concept plans could be quantified in terms of building square footage and how many units were proposed. He said the HSR Authority had given the City conflicting information on the location, size, and proposed use of the site. He said the Commission would consider this in more detail at future deliberations when they consider the EIR. He summarized

the Commission's comments that the Baylands land use should include the potential for HSR, recognizing it is being considered and recognizing there are several issues to consider as the HSR Authority looks at its operating characteristics and mitigation measures to be addressed.

Commissioner Parker said if the HSR Authority takes land by eminent domain, the City should get something out of it. She said CREBL had approached HSR about placing solar panels on top of the yard. She didn't want HSR to use all the renewable energy itself.

Mr. Zola said the City could request certain mitigations to community impacts such as noise.

Commissioner Anderson said HSR should only be located east of the rail line.

Commissioner Parker said she was at the Senior Center recently and heard the Caltrain going by at very high volume.

Commissioner Munir said the electrification would help reduce train noise.

Mr. Zola said the electric trains would be quieter and healthier in terms of air pollution and other components.

Chairperson Do announced a five minute break.

After reconvening, the Commission moved on to discuss light industrial uses. Chairperson Do reviewed the General Plan's description of uses in Trade Commercial.

Commissioner Munir said he was concerned with warehousing. He said the City was still struggling with Crocker Park and did not want additional truck traffic.

Commissioner Parker asked if the zoning of Industrial Way allowed warehousing. Director Swiecki replied it did. Commissioner Parker said she wanted to continue to allow those uses because it was a unique area that met a certain need in the community.

Commissioner Munir said if warehousing was permitted, it could be allowed anywhere in the Baylands.

Commissioner Anderson suggested splitting areas in subareas with different permitted uses.

Commissioner Parker emphasized her concern of displacing existing businesses in the Baylands.

Commissioner Munir said he was concerned with truck traffic.

Commissioner Anderson agreed with Commission Parker and said there are many areas in the Baylands where warehouse and light industrial uses would be well-suited, particularly near highway on-ramps. He said he would support light industrial as a permitted use, or the Baylands was subdivided into different areas.

Commissioner Parker said the lumber yard would have to go somewhere, and she'd like to see light industrial and craft businesses able to stay and grow. Industrial Way was a good location for those uses.

Commissioner Anderson asked what use the lumber yard would be considered. Mr. Zola said it could be considered a wholesale or retail use.

Mr. Zola said the term could be "small-scale warehousing," as opposed to the bigger warehouses served by 18-wheeler trucks.

Commissioner Parker said the area should provide a refuge where the rents are not prohibitive for craft businesses forced to leave Hunters Point. She personally knew of a sailmaker and musical instrument maker who depended on those types of areas for their livelihoods, and the Baylands should have places like that.

Commissioner Munir suggested "mini-warehouse" to describe Commissioner Parker's idea.

Mr. Zola suggested "small-scale craft businesses" or "incubator businesses," moving away from the large-scale, truck intensive warehousing such as seen in other areas. Mr. Zola clarified he understood the Commission's intent is for the category of permitted uses to fit with the community.

Commissioner Parker said she wanted to welcome new start-ups.

Commissioner Anderson said that heavy industrial should not be allowed. He said Recology was heavy commercial, not heavy industrial.

Chairperson Do said they would work with what the General Plan already states, and the C-1 and M-1 areas would address placement.

Commissioner Munir asked if the M-1 zoning was part of the Baylands.

Director Swiecki said that district was included in the specific plan area and the EIR.

Commissioner Munir said he thought the City Council had addressed M-1 zoning recently in another land use application.

Director Swiecki said the M-1 portion of the Baylands site is the subject of this active Baylands planning application and environmental review and needs to be addressed as part of this process. Once a specific plan is approved for the M-1-zoned portion of the site, the adopted specific plan would govern its future.

Commissioner Anderson asked if the M-1 and C-1 were obsolete under the General Plan.

Director Swiecki said as part of the specific plan, the zoning categories will be brought into

consistency with whatever is adopted. From a citywide perspective, he stated the M-1 title is going to be changed to more accurately reflect General Plan language.

Commissioner Anderson said it seemed more accurate to call the zoning districts Industrial-TC and Baylands-TC than M-1 and C-1.

Director Swiecki commented that changes to zoning district titles and names would come through adoption of the specific plan. He confirmed that the current titles of the zoning districts are M-1 and C-1.

Chairperson Do said light industrial should include retail, office, research & development, and small-scale warehousing.

Commissioner Parker asked if a use similar to the lumber yard would be considered trade commercial.

Chairperson Do said it would be a type of commercial use, which would be included in the range of uses discussed by the Commission.

Commissioner Parker asked if a store such as a Fry's would be permitted, as she saw a need for that in the area.

Mr. Zola said a Fry's store would be a big-box retail use. He said the Commission could address scale at subsequent deliberations. Mr. Zola asked and the Commission confirmed that retail would be a desirable use on the Baylands.

Commissioner Parker asked if Fry's could occupy the site formerly occupied by VWR on Bayshore Boulevard. Staff indicated they would follow up separately.

Mr. Zola moved on to the discussion of office uses. He said only one alternative (renewable energy) does not have an office land use category. The Commission agreed by consensus that office uses should be allowed in the Baylands.

Mr. Zola asked the Commission if they wanted to allow hotels and convention facility uses.

Commissioner Anderson said those facilities were similar to housing in that people would be sleeping there and suggested including it in the Commission's housing discussion.

Chairperson Do said they could always revisit the topic at a later date and suggested keeping it on the list of potential uses for now.

Mr. Zola said the differences between housing and hotel uses are a person's potential contact with the ground surface and the length of stay. He said a common nuisance to both housing and hotel uses would be noise. He said they would keep hotel and convention center on the list for now and they could revisit it at the meeting addressing remediation.

Commissioner Reinhardt said the Sustainability Framework described a web of mutual efficiency which refers to multi-use development. He supports keeping hotels and convention centers on the list but they should consider it in more detail when they discuss the location of uses. He said location to transit was key for that type of use.

Mr. Zola asked the Commission to consider the arena/concert venue included in the entertainment variant. The large multiplex proposed in the DSP scenario was a commercial use. He asked the Commission if they saw an arena or concert venue as appropriate.

The Commissioners all agreed a large arena would be inappropriate.

Commissioner Anderson cited the traffic congestion associated with arenas and large events.

Commissioner Parker didn't want any uses that would conflict with the concert series at Mission Blue.

Commissioner Reinhardt suggested smaller, intimate music venues would be appropriate.

Mr. Zola asked the Commission about commercial recreation. He said there are different kinds of commercial recreation uses, and by including it in the list of permissible uses, they were not endorsing one particular type of commercial recreation use. The Commission expressed support for the use in general.

Commissioner Anderson said he supported commercial recreation as long as it wasn't comparable in scale to an arena.

Mr. Zola acknowledged the Commission's feedback and moved on to discussion of school uses. He said schools in many communities are part of a residential area. If the Commission recommended allowing residential, neighborhood schools may be considered so students don't have to cross Bayshore Boulevard.

Commissioner Anderson suggested tying schools to residential and the other Commissioners agreed.

Commissioner Parker said she would support non-traditional schools, such as craft schools. Some suggestions they had heard from the public included educational classes at the Roundhouse.

Mr. Zola said they could draw a distinction between K-12 school of general instruction and a specialized educational facility, such as educational classes at a rail yard. Trade schools would be a different use, geared more toward adults than minors. He suggested a "specialized educational facility." As an example, teaching mechanics of locomotives at a rail site would be an activity secondary to the primary use of a site. He heard the Commission's feedback that schools should be tied to residential and other specialized schooling or programs for adults could be allowed.

Commissioner Reinhardt said he did not think schools needed to be built on the Baylands even if housing was approved.

Commissioner Munir agreed with Commissioner Reinhardt.

Commissioner Parker said she heard Genentech wanted to build a school, but the airport said it was too close to the airport. She said the contamination was another reason not to allow schools.

Mr. Zola said that whether to allow K-12 general instruction schools would follow the discussion of residential uses. He asked for the Commission's feedback on the proposed charter high school in the Community Preferred Plan.

Commissioner Munir reiterated he and Commissioner Reinhardt were not in favor of K-12 period.

Chairperson Do summarized by saying they would carry forward this discussion at a subsequent meeting. She reminded the public that the public hearings had closed and there was no requirement for additional public input; however, to accommodate those who wished to speak the Commission welcomed public comment on the issues discussed during the meeting's deliberations. She asked the speakers to keep to three minutes and asked them to refrain from debates or rebuttals.

Robert Noto said he was president of the San Mateo County Building and Construction Trades Council, representing 16,000 men and women of the most highly skilled and highly trained workforce in the construction industry. The diverse workforce from San Mateo County, many of whom live in Brisbane, are proud of the work they have done and will continue to do in this County. Their jobs allow them to live in the county and provide for their families. By moving forward with the Baylands site the Commission would be providing more good paying jobs with benefits for their members and their families. They will also clear a needed path for the Bay Area and Brisbane to make this region one of the most innovative places for ideas on the planet. There is a lot of pressure to build large campuses and headquarters for Bay Area companies, but they must act now to catch the wave. The building trade is prepared to use their skills and talents to build commercial campus which is in demand by companies desiring a transit oriented location like the Baylands for their employees. The benefit of public transportation for companies' employees also benefits the region's population and economy. The potential for revenue to the city of Brisbane and economic benefits have potential to raise the living standards of those living in the Peninsula is greater than any other project in recent memory. Building trades appreciate the work the Commission has done toward developing plan that addresses the needs of their citizens and the region. The trades stand by to build their vision that the citizens will look upon with great pride. He thanked them for their commitment to green building standards, and said a golf course would capture his tax dollars.

Anja Miller referred to the Table on page H.1.2 of the staff report defining the different land uses proposed by different scenarios, including the renewable energy alternative. She wanted to add that CREBL found office uses to be compatible with research and development, as they had mentioned in their presentation. CREBL's idea was to use the input given back at the first public

meetings about land uses, and all the General Plan land uses were discussed. CREBL was horrified when they discovered how many square feet were shown in the Community Prepared Plan. The public never defined the square footage. CREBL's alternative limited the area of development and did not intend to break out the individual land uses, with total building square footage capped at 1 million square feet. She said they were trying to make a balanced plan. In regard to the zoning, she noted that in the General Plan, the Baylands was identified as Planned Development Trade Commercial. There were no M-1 and no C-1 identified in the General Plan. Those were from old maps. She said the Commission should address that. The General Plan is supposed to have its attendant zoning map. Brisbane does not have a zoning map that is consistent with the adopted General Plan since 1994. The Commission is using an old, obsolete map, so the references are not correct. She agreed with the idea of creating subareas.

Commissioner Munir asked staff to address the issue. Director Swiecki said staff could provide background information on the matter at a future meeting.

Jonathan Scharfman, project sponsor representative, thanked the Commission for their thoughtful consideration of the project proposal. He said the project's vision was to transform the historic polluting uses of the Brisbane Baylands into a productive, vital, and integral part of Brisbane's future. He asked the Commission and the public to seriously consider whether to allow the same historic waste recovery and rail yard uses that left a toxic legacy behind on the site in the first place. He said should they choose to allow those uses even in their 21st century form, they should consider whether they were appropriate adjacent to the transit-rich area next to the Bayshore Caltrain station where it might be more appropriate for jobs and other uses like housing. Should they allow those uses, they might consider as Mr. Verreos mentioned in the past to locate Recology's expansion elsewhere, or the HSR yard elsewhere on the site. He asked them to keep in mind both uses are proposed without any consent or agreement from the landowner. Any reasonable landowner would have to assert their private property rights and any Brisbane resident or business owner that was subject to the same conditions would certainly want to assert their private property rights in the face of those public takings.

Dana Dillworth said safety should be number one before the Commission deliberates anything. She thanked Commissioner Anderson for providing the liquefaction map in his presentation. She shared a list of four videos available on YouTube that address liquefaction in Japan. Reviewing the liquefaction map should be the end of the story. The only uses on the Baylands should be ones that limit the number of people on the site during an earthquake. There are other videos on YouTube that show how buildings on landfill collapse and fold. She said open space is a land use and had not been covered well enough. At the January 28, 2016 meeting, it was suggested that a phased cleanup be allowed. She found that unconscionable. There were several endangerment orders on several different properties out there. She said it was the lead agency's responsibility to get a cleanup plan. The toxins still leak into the Bay in spite of the interim measures put in place, so a plan to not cleanup was unacceptable. The CEQA consultants should find it unacceptable. Brisbane has been waiting for a plan for over 20 years. She finds it ironic that she is saying we have to come up with a plan. She found the City to be negligent if the site isn't cleaned up. She said the Baylands were originally going to be designated federal super fund sites, but the State of California stepped in and 28 years later little has been done. The landowner's representative

admonished them to make some choices. She said by law, the City has to allow uses, but they don't have to allow the uses the owner wants. The City does not have to approve the plan.

Ms. Dillworth continued to say that the phrase "unbroken blocks" of open space was questionable if the open space was not clean and healthy, and isolated open space was meaningless. She said the applicant has said the lagoon will contribute 300 acres of open space which is tricking the public. The lagoon is another zoning district, it is not land, and it is not the Baylands. It is waters of the state. The public owns the edge of the lagoon. She wanted the Commission to define rail-related activities. It could be as minuscule as a little kiosk or the entire Baylands. Because the Bay was filled for transportation purpose, it's in the public's interest it remain as a transit facility. The loss of the Bay for the use of transportation should be maintained in her opinion. In defining rail-related activities, the City should prohibit crude oil tankers. She brought this up previously to the City Council and they refused to acknowledge it. Crude oil is now being transported by rail into the Tesoro Refinery in Richmond. The definition of rail-related activities should be very specific to a rail museum and not just any rail activity. She attended meetings in San Francisco and heard that San Francisco wants to put a rail yard for their end of the line on the Baylands as well. The Commission had discussed 100 acres for an HSR yard, but they should look at the bigger picture. They should consider the potential for the whole Baylands to become a rail yard. She asked them to be careful and clear in their language. She had more to say but would return at a future meeting.

Alvin Louie said he has lived in Brisbane for 16 years and in the region for over 50 years. He supported looking at this development from a regional sense rather than compartmentalize it into just Brisbane. Brisbane has not participated in any of the development surrounding the city in recent years. The city will be determining the outcome of several hundred acres of land that will be used not just by Brisbane but up to 1 million people. All land uses discussed by the Commission have a place within the Baylands. If they limit the percentage of land coverage by any one use, they could maximize the use of that land. He said the Baylands is the most valuable piece of land in the Bay Area and the city should allow the most yield out of that land for the benefit of the region, not just the city of Brisbane. There are many job opportunities in new education, health, recreation, wildlife, research and development, residential, commercial, entertainment, technology, manufacturing, public services, hotel and convention centers. Too much emphasis on HSR would be a waste. There is a greater need in the region for the other uses mentioned. He didn't want Brisbane to waste this opportunity and cautioned the city to take their time and be cautious and not rush to corner a particular market. What benefits the region benefits Brisbane in the long-run. He said all Brisbanians have families and friends with jobs and livelihoods, and Brisbane should look at the Baylands in that context. The Baylands is going to be used by everyone so Brisbane needs to contribute to the overall region. He is 100% for development of housing on the Baylands because without housing there will not be a sustainable development. He said Brisbane should accept the future scale of the development. He said in the long-run, it's a huge project and Brisbane should look at it from that perspective.

Tony Verreos said he was the Director of San Francisco Trains, the organization interested in the preservation of the Roundhouse and restoration of the locomotive. He appreciated Mr. Zola's comments that the Roundhouse should be immediately protected. He didn't know what that meant in English because immediate to him means it should be started already. Maybe it means

immediately after a permit is issued. He wanted clarification on that because every day more deterioration occurs and it increases the cost of the work that needs to be done. He spoke on behalf to the Board of Directors of San Francisco Trains who envisioned the Roundhouse to be the Brisbane Bayshore Roundhouse museum complex, at a concept level. He clarified the organization has not discussed this with the developer or the City and said the ideas and deliberations of the Board are not public or clearly defined. He heard different things discussed this evening that would impact what would happen at the Roundhouse, including preservation and stabilization of Roundhouses and recreation of the spur line from the existing switch on the main line. He said San Francisco Trains had track and materials to rebuild the spur, and without the rebuilt spur the Roundhouse would be isolated. He referred to Commissioner Reinhardt's first presentation slide that showed the developer's Roundhouse area plan. He said the developer's plan to create a tech hub with buildings adjacent to the Roundhouse and tank and boiler building would dwarf them and would not be consistent with their museum concept. He said a Native American educational component could be incorporated into the rail museum easily, but a museum is not viable unless it has a component that can generate profit. San Francisco Trains would like educational and recreational uses that could involve running model trains and a family-oriented train similar to the train in the San Francisco Zoo.

Mr. Verreos continued to say that in the worst case scenario the locomotive would be reconstructed and put on display at the museum, but it would be a failure for Brisbane because it wasn't visionary. On a visionary scale, they could make it a great business opportunity with a restaurant and state of the art museum, similar to the Exploratorium, a high-end tourist attraction. Students would have free entry. San Francisco Trains hoped it could be a working train museum running the locomotive in and out of the facility, and that can't be done without track or if the building is surrounded by buildings or wetlands. All the ideas must be well coordinated in order not to preclude their preferred use. San Francisco Trains spoke with the owners of the South San Francisco Convention Center, and they need to expand because their business was so good. If the City could put a convention center right next to the tank and boiler building, the income could be used to pay for the money-losing museum. In addition, he said a hotel near the transit hub could dovetail nicely with that. He said none of the ideas will ever happen unless everyone can come to a win-win position where the community, council, and developer are happy. In regards to the Recology expansion, he said there were alternatives for Recology if San Francisco cared to create them. San Francisco has plenty of land to push all Recology operations into San Francisco but they chose housing instead. Speaking as an individual Brisbane resident, he does not oppose the expansion of Recology but the City needs to consider the negative impacts of the existing development, such as the lights needed for worker safety that can be seen from the Ridge.

Joel Diaz said he was glad people were concerned with schools on the Baylands with the toxic issues and how dangerous it would be to put kids in close proximity to that kind of toxicity. He said a myth had been circulating for years that the Baylands were going to generate money for the school systems. However, after he crunched the numbers that didn't make sense to him. A lot of the revenue off the top would pay for infrastructure improvements. The Brisbane School District has 500 kids in three schools, with about 3,000 residences, and an annual budget of around $7 million. The entire budget was used, mostly to the teachers who are already underpaid, and the District was hurting for more money. He said it's going to cost that amount of money to run schools of similar size and more to build them. What if a new school cost $100 million to

build? The taxpayers would pay for it, while the district sells a bond. Then the school district has to run the school, and if school district employees were asked to double their workload and not make any more money they wouldn't be happy about that proposition. The Brisbane School District is already in financial difficulty and relies heavily on parcel taxes. He asked that everyone vote to renew the parcel tax coming up on the ballot for the arts. He said the school district is in no position to own or control schools anywhere else. He believes if Brisbane is maintained as a green place for the next 10 years, the town's real estate would appreciate exponentially, and it is by restricting development that real estate appreciates the most. It would generate more money for the City and schools and make all the vacant land that can still be developed extremely valuable. All the ideas about building to the maximum increase demands on services like police and fire. He said it didn't make sense for the City to want to be a part of it unless it's so financially lucrative that it makes sense to do so. The way the system was currently set up, it would be an inefficient use of capital and resources. Development was spurred on because of conditions in the marketplace that benefit the investors and developers. In the end Brisbane would be in control of what's built and the burden it would bring. He would like to preserve Brisbane the way it was for another 10 years.

Commissioner Munir said he may have misspoke earlier in the evening regarding the Developer's proposal and acknowledged the developer spent a lot of time to analyze various impacts.

I. ITEMS INITIATED BY STAFF

Director Swiecki said staff would agendize the March 10th meeting for the Baylands and March 24th meeting for regular business. Commissioner Parker said she would miss the March 24th meeting. She asked if they would be able to keep on schedule. Director Swiecki said the Commission could look at scheduling additional meetings if they chose to. The Commissioners agreed they would discuss later in April.

J. ITEMS INITIATED BY THE COMMISSION

None.

K. ADJOURNMENT to the Regular Meeting of March 10, 2016 at 7:30 p.m.

Commissioner Munir moved and Commissioner Anderson seconded to adjourn to the regular meeting of March 10, 2016 at 7:30 p.m. The motion passed 5-0 and the meeting adjourned at 10:15 p.m.

Attest:

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John A. Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on DVD at City Hall and the City's website at www.brisbaneca.org.