



## Thank you to All 100+ Community Members in Attendance at Creating Community Together!

Mission Blue Center was abuzz with engaged voices on the evening of March 21st, where community members gathered around round tables, learning from and listening to one another's concerns as well as what they love about this special community. If you couldn't make it that night, don't worry, there will be a report that will be posted to the City's website that we encourage you to read and share once it's available here: [brisbaneca.org/lets-chat-brisbane](http://brisbaneca.org/lets-chat-brisbane). There will also be a second conversation that will build on what was shared at this first one. It will take place once again at Mission Blue Center on Saturday, May 4th, in the late afternoon. Stay tuned for more information. The best way to do that is to sign up for our weekly news blast, sent each Friday afternoon and provides a good summary of what's happening in town, including upcoming events, public meetings, signboard postings, and a social media spotlight. If you haven't already, be sure to sign up at: [tinyurl.com/blast321](http://tinyurl.com/blast321).

### April Highlights

City ADU Permits Double in 2018  
Page 2

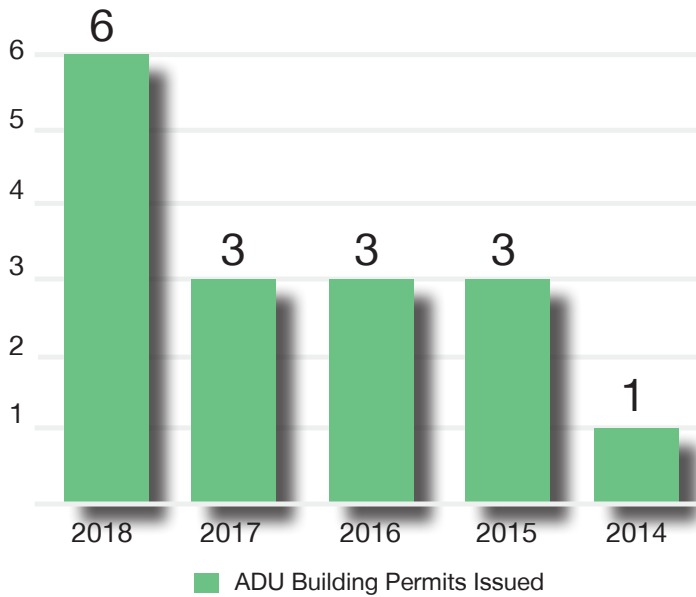
City of Brisbane Developing  
Energy & Water  
Benchmarking Ordinance  
Page 3

Activity Guide  
Special Insert

Public Art Selection Committee  
Members Needed  
Page 8

# City ADU Permits Double in 2018

## New ADU Regulations Make Permitting Process Easier for Many



Following the City Council’s adoption of Ordinance 626 in May 2018, the City has issued a record number of building permits for accessory dwelling units (ADUs). As shown in the City’s current Housing Element Annual Report, where the City reports its building permits for housing units issued, ADUs accounted for the majority of new housing units permitted in 2018 (six out of the seven housing units permitted).

### Why ADUs?

ADUs provide low-cost rental housing on properties developed with an existing single-family home, allowing homeowners to make some extra income and providing affordable rental housing to low income households, caregivers, family members, or friends. The City’s semi-annual ADU rent survey has found that most ADUs are being rented at below market rate rents or even at no charge to friends or family members.

Brisbane resident Carlos Perez says his recent project to convert and expand an existing garage into an ADU could not have moved forward without the updated ADU regulations. He wanted to provide a safe living space for his recently widowed mother. Carlos says, “A bathroom on the first level without any stairs for her to climb was a must.”

Mario Kova also credits the updated ADU regulations with making an ADU possible on his property. Mario says he hopes to rent his new ADU (converted from an existing garage) to

someone working in Brisbane so they don’t have to commute from outside of the City to their job. Mario says, “We should welcome new residents and share the serenity of Brisbane and our community.”

### Is an ADU Right for Your Property?

ADUs can be separate, detached cottages, or attached to a single-family home, or created within a single-family home by converting existing living space into a separate dwelling unit. In Brisbane, one ADU is allowed on any property with an existing single-family home, in any zoning district. No more than one ADU is allowed per property. The property owner is required to live in either the main house or the ADU; both cannot be rented. There is no minimum lot size or additional parking requirements for the ADU. However, if creating an ADU would result in the loss of parking for the main dwelling, the displaced parking space has to be replaced elsewhere on the property.

### What are My Options?

There are two options for building an ADU on your property:

1) Build a new detached or attached structure (“new ADU”). This option requires a planning application and fee of \$309 (subject to minor annual increases), and a building permit application and fee based on the value of the project. New ADUs are limited to a maximum of 1,000 square feet and must comply with setbacks, lot coverage, floor area, and building height requirements, and other development standards in your zoning district. A site plan showing all existing and proposed structures or additions in relation to the property lines, and existing and proposed floor plans are all required. Additional information may be required based on the circumstances of your property. Check with Planning staff to see what standards would apply to your property.

2) Convert existing space in a home or accessory structure (“conversion ADU”). This option requires a building permit application and fee based on the value of the project. A conversion ADU must have a dedicated entrance allowing access to the unit from the street. A site plan and existing and proposed floor plans are also required.

### Interested?

While the City’s new ADU regulations make the permitting process easier than it has been in the past, the project still requires resources. While many homeowners opt to draw their floor plans themselves, technical assistance from engineers, architects, or other design professionals may be required depending on the complexity of the project.

The County of San Mateo’s “Second Unit Center” at <http://secondunitcentersmc.org/> provides detailed information for homeowners on the technical, design, and financial aspects of building ADUs. A Second Unit Workbook is also available to review at the Planning Counter at City Hall.

If you are interested in creating an ADU on your property, reach out to the Planning Department to learn about the best options for you based on your property’s unique characteristics. Call (415) 508-2120 or email [planning@brisbaneca.org](mailto:planning@brisbaneca.org) to set up a phone or in-person appointment with Planning staff.

Unit Specifics	
Unit Type	New construction
Bedrooms	2
Bathrooms	2
Square feet	800
Year built	2010-12
Construction	New construction <i>(including primary dwelling)</i>
Total Cost	\$11 million for entire project - second unit was approximately 25%
Jurisdiction	San Carlos
Neighborhood	Devonshire
Designer	Fred Stratchdee
Builder	Victor (homeowner)
Use	Residence (rents primary dwelling)



<https://secondunitcentersmc.org/> “Idea Book”

## City of Brisbane Developing Energy & Water Benchmarking Ordinance

The City of Brisbane is developing an energy and water benchmarking ordinance for local commercial buildings and is launching an outreach effort for building owners and other community stakeholders to become involved in the process. Energy and water benchmarking refers to the process of measuring and tracking usage in comparison to yourself and to others. The goal for the City is to collect quality data and drive more efficient buildings while reducing waste and emissions. This work is supported by a Bay Area Air Quality Management District Climate Protection Grant which is separated into two phases; phase one will support ordinance development and phase two its implementation.

This effort has just started with the beginning of this year and is anticipated to run through October when the ordinance will be presented to Council for consideration and adoption.

Want to learn more? Please contact Adrienne Etherton at [aetherton@brisbaneca.org](mailto:aetherton@brisbaneca.org) or (415) 508-2118.



## Beekeeper and Owner of Pete's Brisbane Honey, Pete Davis



Bee swarm Pete caught in Brisbane.

You've probably seen the sign, "Local Honey", on the corner of Visitacion & San Francisco on a Farmers' Market Thursday, though it's been a while since the market took a short hiatus for the winter (they're coming back April 25th!). Pete Davis, owner of Pete's Brisbane Honey, was the one who placed that sign, and from whom you can get your local Brisbane honey from every other Thursday at the Park. The Brisbane STAR recently sat down with Pete to ask him more about this passion for beekeeping, and learned a lot about the importance of saving the bee swarms in Brisbane. Read on...

### **STAR: How did you start getting into beekeeping?**

Pete: Like most hobbies, they're shared by friends. I have a friend that is a beekeeper, and they kept telling me how fun and satisfying it was. I had to check it out.

### **STAR: I guess you're not afraid of getting stung...does that ever happen?**

Pete: Getting stung is part of raising bees. It's only the first one that really hurts. It's not too bad if they sting through something. So you want to make sure your skin is covered.

### **STAR: When did you start Pete's Brisbane Honey?**

Pete: I have been keeping bees for about 5 years now. I really enjoy it and it seems to relax you.

### **STAR: Bee swarming season isn't until late spring, but if residents should stumble upon a swarm in their yard, what should they do?**

Pete: I'm on the swarm list for the San Francisco Bee Club and they're actually already getting calls! If a resident should see a swarm in their yard, they should call me right away at (415) 876-1200, as opposed to an exterminator, and I'll come by to catch the swarm. Just so readers are aware, the swarm will move around until late afternoon, then settle down for the night. Remember, swarming is a good thing; it means that the hive is healthy and the colony is growing. Bees are a very complicated society and a beekeeper never quits learning.

### **STAR: What do you do with the swarm after you "catch" it?**

Pete: I'll place the swarm in one of my vacant bee hives, so that the bees can keep pollinating our plants, while creating delicious honey that I love being able to share with my fellow community members.

### **STAR: That sounds great! When can we expect to taste more of this delicious honey?**

Pete: I'll be returning to the market every other Thursday once it starts on April 25th. And if anyone's interested in getting some on an off-week, I can sell honey from my home. Just call me at (415) 876-1200.

And there you have it. Pete ended our interview saying that in anyone's interested in raising bees, the San Francisco Bee Club is a teaching club. Or, you could just pick up a jar of his local Brisbane honey at the Farmers' Market when it starts up again on Thursday, April 25th in the Community Park (and save yourself from getting stung!). If you can't wait until the 25th, he's only a phone call away. ★

# April 27<sup>th</sup> Habitat Restoration Day

Once again we are asking for folks to come out and help us celebrate Earth Day by volunteering to remove invasive plants from Callippe Hill on Saturday, April 27th. The prior annual efforts have helped the native grasses and butterfly host plants thrive, while the invasive broom has been coming back weaker each year.

**Saturday April 27, 2019**  
**9:30am – 12:30pm**  
**Monarch Dr. at Mission Blue Dr.**

What's asked of you? Just come wearing some sturdy shoes and work clothes. We'll have snacks and water. Children are welcome. Recology, South San Francisco Scavenger, San Bruno Mountain Watch, and the City of Brisbane are helping to sponsor this event.



**VOLUNTEERS NEEDED**

**THE MISSION:**  
**Habitat Restoration - Invasive Species Removal**

<b>LOCATION:</b>	<b>LOGISTICS:</b>
Callippe Hill	April 27, 2019
Monarch Dr & Mission Blue	9:30am - 12:30pm

**MISSION CONTROL:**  
**Brisbane's Parks and Recreation Commission & Open Space and Ecology Committee**

**LUNCH, GLOVES, AND TOOLS PROVIDED**

SOUTH SAN FRANCISCO  
**SCAVENGER**  
COMPANY, INC.



## Special Events

### **Fridays, 10:30am – Bilingual Storytime/Hora de Cuentos**

Come and enjoy stories and songs in English and Spanish. Vengan y disfruten cuentos y canciones en inglés y español.

### **Monday, April 8, 10:30am – Dia de los Ninos Family Concert with Juan L. Sánchez**

Juan L. Sanchez will lead us in a celebration of children's songs and stories from Latin and African American traditions, Spain, Mexico, and Japan among others.

### **Wednesdays, April 10 & 24, 4pm – Geeky Gatherings**

Come gather at the library for snacks, games, anime showings, movies, comic book discussions, and other geeky activities.

### **Saturday, April 13, 2pm – Dad and Me at the Library Puppet Show**

Dads, kids and all family members are invited to attend this annual performance by the Puppet Art Theater Company, under the artistic direction of Art Grueneberger. This year's performance will be The Boy Who Cried Wolf.

### **Wednesday, April 17, 10:30am – Bug Sounds with The Beetlelady**

Insects make all kinds of noises for all kinds of reasons. In the Bug Sounds preschooler class, we'll learn about how insects make sounds, what insects sound like, and play in the noisy world of bugs. For ages 2-5.

### **Monday, April 22, 4pm – Earth Day Seed Swap & Clay Planter Craft**

Celebrate Earth Day by bringing seeds from plants you love to our seed swap! Participants will also get a chance to make a small clay planter to grow the seeds they exchanged with others.

### **Monday, April 29, 4pm – Digital Detox Week: Make a cardboard pinata**

Take a break from the digital world and make a cardboard pinata for Digital Detox Week. During the week of April 29<sup>th</sup> to May 5<sup>th</sup> we're encouraging everyone to take a break from their devices and do a hands on activity with your family and friends. Complete our activity log and enter it for a raffle to win one of our three prizes: Deluxe Art Creativity Set in Wooden Case, Lego Duplo Set, or an Instax Camera with film.

### **Tuesday, April 30 – Digital Detox Week: Bildopolis**

Put your device down for Digital Detox Week and try out our Bildopolis building kit! Create a castle, rocketship, and anything else that comes to your imagination. Complete our activity log and enter it for a raffle to win one of our three prizes: Deluxe Art Creativity Set in Wooden Case, Lego Duplo Set, or an Instax Camera with film.

## Recurring Events for Children and Families

### **Saturday Family Fun, 11:00am**

**April 6 - Lego Building.** Bring your imagination and we'll supply the Legos. For ages 3+.

### **Mondays, 10:30am - Preschool Early Learning**

Centered around parent/caregiver-child interactions, this participatory experience engages everyone in creating developmentally appropriate fun and early literacy practices of reading, singing, talking, writing, moving, and playing.

### **Mondays, 4pm - Masterpiece Mondays**

Create a masterpiece every Monday using various art supplies. Participants in this unguided program will have a chance to get creative and unleash their inner artist!

### **Tuesdays, 11:30am - Baby Bounce and Rhyme Time**

Bring your bouncing baby to our weekly playtime, full of nursery rhymes and games you can play together to stimulate their development. Ideal for children from newborn up to 18 months old.

### **Wednesdays, 10:30am - Toddler Early Learning**

Centered around parent/caregiver-child interactions, this participatory experience engages everyone in creating developmentally appropriate fun and early literacy practices of reading, singing, talking, writing, moving, and playing.

## Recurring Events for Adults

### **Tuesday, April 16, 7pm - Friends of the Brisbane Library Meeting**

Do you love your library? Would you like to have a say in its future? Come to a Friends of the Brisbane Library meeting. New people are always welcome.

# Three Feet For Safety Act

The Brisbane Police Department would like to remind drivers to give bicyclists 3 feet of space when passing. There's always lots of bicyclists on our roads and with summer right around the corner, you'll see even more. Please see the California Vehicle Code below and contact us with any questions you may have at (415) 467-1212.

## CALIFORNIA VEHICLE CODE 21760

(a) This section shall be known and may be cited as the Three Feet for Safety Act.

(b) The driver of a motor vehicle overtaking and passing a bicycle that is proceeding in the same direction on a highway shall pass in compliance with the requirements of this article applicable to overtaking and passing a vehicle, and shall do so at a safe distance that does not interfere with the safe operation of the overtaken bicycle, having due regard for the size and speed of the motor vehicle and the bicycle, traffic conditions, weather, visibility, and the surface and width of the highway.

(c) A driver of a motor vehicle shall not overtake or pass a bicycle proceeding in the same direction on a highway at a distance of less than three feet between any part of the motor vehicle and any part of the bicycle or its operator.

(d) If the driver of a motor vehicle is unable to comply with subdivision (c), due to traffic or roadway conditions, the driver shall slow to a speed that is reasonable and prudent, and may pass only when doing so would not endanger the safety of the operator of the bicycle, taking into account the size and speed of the motor vehicle and bicycle, traffic conditions, weather, visibility, and surface and width of the highway.

(e) (1) A violation of subdivision (b), (c), or (d) is an infraction punishable by a fine of thirty-five dollars (\$35).

(2) If a collision occurs between a motor vehicle and a bicycle causing bodily injury to the operator of the bicycle, and the driver of the motor vehicle is found to be in violation of subdivision (b), (c), or (d), a two-hundred-twenty-dollar (\$220) fine shall be imposed on that driver.

(f) This section shall become operative on September 16, 2014.

# April City Calendar



Check the City's online calendar for the latest:

[www.brisbaneca.org/calendar](http://www.brisbaneca.org/calendar)

Residential Street Sweeping: 2<sup>nd</sup> Monday of Every Month  
Commercial Street Sweeping: Every Weds. AM  
(Visitacion Ave. enforced 3-6AM)

### 01, Monday, 7pm

Complete Streets Safety Committee Meeting

### 04, Thursday, 7:30pm

City Council Meeting, B

### 05, Friday, 1pm

Water Bill Due Date

### 11, Thursday, 7:30pm

Planning Commission Meeting, B

### 12, Brisbane Night at the Giants Game, 7:15pm

For more info: (415) 508-2140

### 17, Wednesday, 6:30pm

Open Space and Ecology Committee Meeting, B

### 18, Thursday, 7:30pm

City Council Meeting, B

### 25, Thursday, 7:30pm

Planning Commission Meeting, B

### 27, Saturday, 9-12:30pm

Basic First Aid Class @ Station 81

Register: [www.northcountyfire.org](http://www.northcountyfire.org)

### 27, Saturday, 1:30-5pm

CPR & AED Training @ Station 81

Register: [www.northcountyfire.org](http://www.northcountyfire.org)

### 27, Saturday, 5-10pm

Parents' Night Out @ the Community Center

Registration closes 4/24 | (415) 508-2140

### 27, Saturday, Spring Thing, 6-11pm

Mission Blue Center, Register: [www.thebestpto.org](http://www.thebestpto.org)

Do you have questions about the STAR or have an article to suggest? Articles are due by the 15<sup>th</sup> of each month. Contact Caroline at [ccheung@brisbaneca.org](mailto:ccheung@brisbaneca.org) or call her direct at (415) 508-2157.



**BRISBANE WEEKLY FARMERS' MARKET RETURNS!**

**Thursday, April 25th**

**3-7pm**

**Community Park**



Providing Quality Services

Presorted Standard  
U.S. Postage Paid  
San Francisco, CA  
Permit No. 43

\*\*\*\*\*ECRWSS EDDM\*\*  
POSTAL CUSTOMERS  
BRISBANE, CA 94005

## SPRING THING 2019 IS COMING!

This is BEST/PTO's 10th annual Spring Thing and the theme is Black and White – think masquerade ball. But don't fret, it's not a formal event, and they'd love to see you whether you choose to go formal, in costume, or in your casual, comfortable best. Fun prizes will be awarded for creativity and style. Since 2010, the community has raised nearly \$600,000, funding hundreds of programs and needs in the schools: technology, library aides and improvements, classroom modernization, playground remodels, online learning programs, you name it, your donations have helped fund it!

The event is on Saturday, April 27th, 2019, from 6-11PM at Mission Blue, and tickets are on sale now! Tickets are \$60 online, and go up to \$75 on the day of the event. Every ticket comes with a complimentary drink token.

Tickets are on sale here: [www.thebestpto.org](http://www.thebestpto.org)

Childcare is being offered by Brisbane Parks and Rec in the form of Parents' Night Out, which will be held at the Community Center. Register by the 24th at: <http://tinyurl.com/childcare2019>

CELEBRATING  
10 Years

THE BEST/PTO PRESENTS  
*Black & White Gala*  
2019  
SPRING  
THING

2019 SPRING THING  
Saturday, April 27th 2019  
FABULOUS CUISINE, FULL BAR,  
AUCTION, MUSIC, AND DANCING

## PUBLIC ART SELECTION COMMITTEE MEMBERS NEEDED

PROJECT: SKATEBOARD PARK PUBLIC ARTWORK | # OF MEMBERS TO BE APPOINTED: 2

ANTICIPATED TIME COMMITMENT: MAY- JULY 2019

Due to a newly approved City Council Public Art Project, applications are being accepted to fill two seats in the Public Art Selection Committee (Skateboard Park Public Artwork Project) for a term through July 2019 or until project completion.

The General Duties and Responsibilities of the Committee Members are:

Select an artist, or group of artist for the Skateboard Park Public Artwork Project through a public process and make recommendations on the artist or artist group to the City Council.

Meet with the selected artist, or group of artists, in developing the Conceptual Design Plan that meets the artwork and location criteria.

### How to Apply:

Applications are available for download at [www.brisbaneca.org](http://www.brisbaneca.org) or by calling City Clerk Ingrid Padilla at (415) 508-2113. Applications must be emailed to [cityclerk@brisbaneca.org](mailto:cityclerk@brisbaneca.org) or delivered to Ingrid Padilla at 50 Park Place, Brisbane by Friday, April 26th at 1:00pm.