



BRISBANE CITY COUNCIL

ACTION MINUTES

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**THURSDAY, JUNE 2, 2016**

*BRISBANE CITY HALL, 50 PARK PLACE, BRISBANE*

**6:30 P.M. CLOSED SESSION** in the Large Conference Room

- A. Public Employee Performance Evaluation; Title: City Manager, pursuant to Government Code Section 54957**

**7:30 P.M. CALL TO ORDER – FLAG SALUTE**

The meeting was called to order at 7:32 p.m. and Mayor Lentz led the flag salute.

**ROLL CALL**

Councilmembers present: Conway, Davis, Liu, O’Connell, and Mayor Lentz  
Councilmembers absent: None  
Staff present: City Manager Holstine, Deputy City Manager Schillinger, City Clerk Spediacci, City Attorney Roush, Community Development Director Swiecki, Associate Planner Capasso

**ADOPTION OF AGENDA (Deletions, Additions, Changes and Adoption)**

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

**ORAL COMMUNICATIONS 1**

Mayor Lentz made comments about the importance of Oral Communications and valuing the public’s input and communications. He noted that at the last Council meeting the timer for speaking was inadvertently set at 3 minutes instead of the usual 5 minutes. He explained the need for the 5 minute time limit so that the meetings don’t run too late and so that people can hear the items they are interested in in a timely manner.

Lisa Hemming spoke about dogs urinating and defecating on the Community Park lawns and asked if something could be done to stop that practice.

City Manager Holstine said that people should report incidents to the police as they are happening and said that staff would look into what signage was currently at the park in regards to dogs.

Coleen Mackin expressed her disappointment in the Council censoring public speakers and she spoke about the importance of listening to what citizens say. She also asked that when Council

takes a vote on an agenda item that it be acknowledged verbally by the Mayor so that people listening can follow along.

Mayor Lentz said that the point was well taken on the voting and that the Council would do that in the future.

Joel Diaz stated the importance of being treated fairly when it came to speaking under Oral Communications. He spoke about calls to local citizens from the Mayor speaking against him and about the Fair Political Practices Commission getting involved in the reporting of the recent China trip.

Greg Anderson said that at the last Council meeting questions came up from the community that were never answered. He said that he had potential Councilmember conflict of interest concerns and also with the Council upholding the public trust.

## **CONSENT CALENDAR**

- A. Acknowledge rate increase for solid waste services from South San Francisco Scavengers effective July 1, 2016**
- B. Acknowledge rate increase for solid waste services from Recology effective July 1, 2016 and authorize the Mayor to execute Amendment No. 1 to the Franchise Agreement with Recology Brisbane, for the collection and disposal of recyclable materials, organic materials, and solid waste in the City of Brisbane**

CM O'Connell made a motion, seconded by CM Conway, to acknowledge the rate increases in Consent Calendar Items A and B as proposed. The motion carried unanimously by all present.

## **STUDY SESSION**

### **A. Parkside at Brisbane Village Precise Plan**

Mayor Lentz said that the purpose of the study session was for the City's consultant, MIG, to provide an overview of the Parkside work program to date, and to present three different land use and transportation scenarios for City Council and community feedback. He then introduced Mr. Chris Baynen from MIG.

Mr. Chris Baynen said that he was joined by his colleague Ms. Christina Paul and by a sub-consultant from Strategic Economics, Ms. Dena Belzer.

He then began his presentation of the Concept Alternative Discussion. He said that the session objectives were to review and discuss the Concept Alternatives in the context of community desires and market trends and to define the direction for a preferred alternative for land use and urban design in the Parkside area.

He said that Phase I of the process was conducted in the summer and fall of 2015 with public workshops to look at vision, goals, and analysis. He said that Phase II was done in winter of 2015/2016 with the goal of developing a draft framework plan.

Mr. Baynen then showed a map of the plan area and talked about the extensive community engagement which included community-wide workshops, a pop-up workshop, public meetings and hearings, press releases, online surveys and forums, comment cards, and e-mail updates.

He then reviewed the goals that were developed in collaboration with the Brisbane community, which included preserving Brisbane's small town feel, promoting holistic community health, building connections between destinations for all modes of travel, facilitating the development of a vibrant Parkside area, proactively planning for new residential development, and fostering a sustainable Brisbane.

Ms. Belzer then talked about the Economic component of the plan. She outlined why conducting a real estate market study was an important part of the planning process, what information a precise plan can give developers, and what was studied as part of the Parkside Plan. Ms. Belzer discussed the proposed retail competitive supply, the comparative market areas, the retail constraints in Brisbane, and potential retail strategies.

Mr. Baynen then showed the Concept Alternatives and reviewed the details of each of the three. He noted that Alternative A proposed 228 Multi Family Residential Units, 14 Live/Work Lofts, 352 parking spaces, 75,000 sf of new office space, and the Brisbane Village Structures being unchanged.

He showed and reviewed Alternative B which proposed 186 Multi-Family Residential Units, 49 Town Homes, 325 Parking Spaces, 97,500 sf of Office and Retail Space with 280 parking spaces.

Finally he showed and reviewed Alternative C which proposed 672 Multi-family Residential Units, 1,055 parking spaces, 105,000 sf office and retail space with 350 parking spaces.

He summarized the three Alternatives with charts showing the program and benefit comparisons.

Councilmembers asked clarifying questions of the consultants and asked to be given a copy of the presentation material presented.

After further Council questions and clarifications of the consultants about their presentation, Mayor Lentz asked members of the public to give their feedback.

Carolyn Parker spoke about idea of courtyards in the center of each design and the possibility of using architects who reside in Brisbane.

Joel Diaz said that he likes the Community Park the way it is and spoke of his concerns regarding flood zones and whether the plans were financially feasible.

Barbara Ebel questioned the use of the area southwest of Bayshore and the actual square footage of the proposed housing. She gave her support for Carolyn Parker's idea.

David Smuger questioned the formula used to plan for enough parking and his opinion that there wasn't enough. He also spoke about the lack of affordable housing in Brisbane and the problems that renters are having.

Ron Davis expressed his idea that a boutique hotel should be considered. He said many people have visitors from out of town and that a small hotel would be convenient to residents and bring revenue to the City.

Tom Heinz expressed his desire for tiny houses.

Melissa Vivas said that although people surveyed said they wanted services such as a grocery store and pharmacy, she felt they would change their minds if they knew those services would require 20,000 more people living in Brisbane. She also spoke about the townhomes being affordable and putting houses near transportation hubs.

Carolyn Parker spoke about the change in the trade commercial zone.

Councilmembers asked further questions about each alternative, about the required RHNA numbers that needed to be met and then gave their feedback on the different aspects of each alternative.

Councilmembers noted that more time was needed for the Council and community to digest and provide feedback on the three alternatives just presented for the first time at this meeting.

After further discussion, Mayor Lentz thanked the consultants for their presentation.

#### **NEW BUSINESS (Continued from May 19, 2016)**

##### **A. Budget Overview and review Five-year Budget Projection and Fiscal Model**

Due to the late hour, this item was continued to the City Council meeting of June 15<sup>th</sup>.

#### **STAFF REPORTS**

##### **A. City Manager's Report on upcoming activities**

City Manager Holstine reported on the upcoming Ribbon Cutting Ceremony at the new Skate Park, the County free hazard waste program, the upcoming budget hearings, the STAR publication not being printed in July, and the proposed legislation eliminating CEQA approvals on affordable housing projects.

#### **MAYOR/COUNCIL MATTERS**

##### **A. Countywide Assignments/Subcommittee Reports**

Councilmember reported on the various meetings that they had attended including the North County Fire JPA Meeting, the SFO Roundtable Meeting, the Housing Endowment and Regional Trust Meeting, and the Airport Land Use Meeting.

CM Conway asked that staff look into a rent control ordinance and bring recommendations back to the City Council.

##### **B. Written Communications**

Councilmembers acknowledged the e-mail from Nancy Lacsamana regarding the potential for before-school supervision at Brisbane Elementary School for the Fall of 2016.

**ORAL COMMUNICATIONS 2**

There were no members of the public wishing to speak.

**ADJOURNMENT**

A handwritten signature in cursive script that reads "Sheri Marie Spediacci". The signature is written in black ink and is positioned above a horizontal line.

Sheri Marie Spediacci, City Clerk