

Open Space and Ecology Committee

Minutes

Wednesday, September 10, 2014 6:00 PM

Community Meeting Room

Brisbane City Hall

50 Park Place, Brisbane, CA 94005

Call to order:

- Chair Ebel called the meeting to order at 6:16 PM.

Committee members present:

Abney, Ebel, Fieldman, Hayuk and Salmon.

Committee members absent:

N/A

Staff members present:

- Senior Civil Engineer Kinser
- Management Analyst Muñoz

1. Adoption of the agenda.

- Hayuk will give an update on the green building ordinance subcommittee meeting.
- Kinser will give an update on the polystyrene ban.
- Ebel would like to discuss paper use in the meetings.
- Agenda adopted as amended.

2. Oral communications for items not on the agenda.

- Kinser gave the update that staff is working on a staff report. San Mateo County did environmental review through a negative declaration. Less than significant impacts were found due to methane gas creation from compostable products added to the landfill. Brisbane will do a categorical exemption. OSEC members will be notified when this will go to council.

- Ebel would like to not print several of the same items for meetings. She has recycled many repeats of items. All members besides Salmon do not need physical copies. We will use electronic copies starting the November meeting. Ebel will print what she needs, unless it is a large document.

3. Lipman Science Fair.

- Muñoz spoke to staff at Lipman School. OSEC's involvement in the fair would consist of handing out prizes. Ebel will attend a meeting possibly in November. The fair will take place in January, the day has not been determined.

4. Levinson property biological reports.

- Fieldman: All reports are old. Habitat supports Mission blue butterflies and its nectar plants. The south part of Guadalupe canyon rd. and the marsh are of important biological significance. Biologist said no garter snakes were found on site. S.F garter snake found in one area only, this is a species that is at high risk. Restoration can be done to make the habitat more suitable.

- Salmon read the email written by Mary Gutekanst, the email stated that areas need to be monitored and conserved, marsh area should be managed as wildlife habitat, and an educational demonstration farm is a good possibility which should be maintained as a wildlife corridor. Gutekanst attached a list of grants if OSEC will develop a plan to protect the Levinson property.

- Salmon said the Levinson value and Peking handicraft properties are of high value for natural habitat. The flyway for the Callippe is restricted to Guadalupe canyon parkway and road side habitat. Salmon said this property should be included in the Open Space plan. Seasonal wetlands are affected. Include in priority conservation maps. There needs to be agreement on what areas are conservation areas. If an area does not have PCA status it is hard to get funding.

- Salmon expressed that biological assessments should not just be done in the dry season, it is not representative of what species are present during the rainy season, specifically Garter snakes.

- Salmon would like to make sure this area is included in the Priority Conservation Area.

- Kinser said this would be a good topic to bring up in the council liaison meeting.

- Salmon said surrounding cities of San Bruno Mt need to agree on what is a priority conservation area or a priority development area. Having an area established as a PCA will allow access to applying for grant funds.

- Abney mentioned concerns about the area being highly polluted. The reintroduction of the Garter snake after remediation of the area will not necessarily guarantee its success in flourishing due to unpredictable weather and drought. Salmon said preserving the area is not just about particular species but about an ecosystem.

- Kinser would like to explore steps of a priority conservation area and report back to the committee.
- Salmon made a motion to let council know that OSEC is interested in acquiring and preserving the Levinson property. All members agreed.
- Ebel believes that a biological assessment is appropriate to protect the area. This will be discussed with the council liaisons next meeting.
- Kinser mentioned her conversation with Schillinger, the Levinson property is not for sale at this time.

5. Community Festival.

- Muñoz will contact the piñata company to make the entire piñata black.
- The budget for the filling is \$200 maximum.
- Ideas for piñata filling: portable reusable chopsticks, portable reusable utensils or Spork, compact grocery bags, poker chips to redeem a cookie at the booth, ball point pens made from recycled water bottles, collapsible water bottles, flying dragonfly toys, chocolate globes and clothes pins.
- A piñata pole will be purchased by staff, a broom or similar object will be borrowed to break the piñata and a scarf to cover eyes.
- A decoration station at the table for the wooden clothes pins.
- Salmon will pick the invasive species for the poster board.
- Muñoz will look into PACE information.
- A display board can be made to hold some of the pamphlets.
- A time needs to be determined, after the derby to hit the piñata.
- An announcement will be made in City News about the piñata and for people to get a ticket.

- When participants come to our booth, in order to get a ticket they will have to complete the Carbon Footprint calculator.
- All contents of the piñata should be chosen with OSEC's ideals in mind with being environmentally friendly and creates minimal waste.
- Ebel asked about washing cars. Kinser said they do not disallow washing cars in residential areas, but it is discouraged but there is no provision. It is enforced for commercial carwashes.
- Muñoz will draft a Green Holiday handout, review will be done via email. This could possibly be handed out at the crafts fair.
- Ebel will bring the laptop for the carbon calculator, Muñoz will bring the internet hotspot.
- Salmon may bring a jar of microgarbage.

6. Work plan prioritization.

- Members that have not completed the WP sheet will do so soon and email to Muñoz.

7. Review of private land use applications.

- Kinser discussed that OSEC can't preemptively discuss development of a property and private use applications.
- Ebel confirmed that title 16 (zoning regulations) and 17 (subdivisions) are outside of OSEC purview, which are under jurisdiction of the planning commission. Ebel encourages OSEC members to bring view shed issues to the planning commission.
- Land use regulation if applies to Open Space and Ecology can be brought to council by staff.

8. Lot coverage and interior courtyards.

- Salmon: Interior courtyards in the acres should not be considered open space. Courtyards should be counted against the Floor-area-ratios. This issue is specific to the acres.
- Kinser suggests discussing this with the OSEC liaisons.
- Staff may draft language for the next meeting.

9. Paved yards and permeable pavements.

- Muñoz provided the S.F ordinance which prohibits paving of front yards. Since this issue is similar it may be used to help formulate language for Brisbane.
- Kinser would like to know the extent of the issue.
- Salmon said water flow becomes an issue for properties downhill. Kinser said the drainage law holds the property owner uphill responsible for damages.
- Hayuk mentioned paved yards create the heat island effect, as opposed to cooling greenery.
- Kinser suggests education the public on this issue.
- Fieldman mentioned in neighborhoods of other cities where paving of yards is an issue, there is less wildlife throughout the neighborhood, seeming almost lifeless. Living in an area like that would be undesirable.
- Kinser: A grading permit is required if you change a certain amount of square footage from permeable to non-permeable surfaces. Pulling these permits from the last few years will give an idea if this is an issue.
- Salmon: educate the public on obtaining grading permits for certain projects, outlined as determined from the permit guidelines.
- This item will be added to the November agenda.

10. Update on Green Building Subcommittee

- Hayuk: The green building subcommittee was about title 24 changes. New building codes were adopted in January 2014, but the energy code section was not adopted until July 2014. There is concern that current home appliances will not be able to meet the demands of the new code. The state of California has increased the stringency of the code, going above the code will prove to be more difficult.
- Data based on how the changes will effect energy consumption and general effects of code changes will be gathered by PG&E and may be available by year end.
- Ebel would like to facilitate the transition for contractors that have to implement the new codes by hosting trainings.

- Hayuk mentioned that Brisbane has a green building ordinance, which has never been used because it was not called into effect due to limitations of the previous code.
- Staff will reach out to organizations that currently give these trainings and ask if they would like to give a training in Brisbane.
- Fieldman suggests contacting the chamber of commerce and see if they contractors will be interested.
- Hayuk mentioned that when doing upgrades on your home, upon inspection you may be required to update all your plumbing fixtures to be current to code.
- Ebel would like for a tentative date to be in January for the training.

11. Approval of the minutes.

- August 27th minutes approved.
- July 30th minutes approved.
- Ebel would like to add Energy and Ecology questions to the Baylands survey, Muñoz will ask Schillinger about this. Muñoz will ask Schillinger about the Energy survey results.
- The Energy strategy subcommittee will potentially meet with a consultant in November.
- Staff will have a meeting about the dying Monterey pines Friday, September 12.
- Fieldman and Muñoz have been in touch with Friar, the oak trees in question are in a database, in order to prevent spread of disease it may be best to leave the trees as is.

12. Adjournment.

- Meeting adjourned at 8:17 PM.

