



BRISBANE CITY COUNCIL

ACTION MINUTES

WORKSHOP AGENDA

THURSDAY, JUNE 15, 2017

BRISBANE CITY HALL, 50 PARK PLACE, BRISBANE

BAYLANDS SPEAKER FORUM

- A. **Receive information from experts in conservation planning, ecological restoration, Zero Net Energy (ZNE) building, renewable energy generation, transportation planning, and site remediation.**

The Workshop commenced at 6:33 p.m.

Mayor Liu welcomed the public and the speakers to the Baylands Speakers Forum. She stated that the goal of this interactive workshop is to receive information from experts in conservation planning, ecological restoration, Zero Net Energy building, renewable energy generation, transportation planning and site remediation.

Ben Cohn from the Office of Assemblymember Kevin Mullin read a brief statement from Assemblymember Mullin regarding important community development issues locally and statewide. [Note: Assemblymember's Statement is attached to these minutes].

Andrea Traber, Sr. Principal from Integral Group, and moderator of the Speakers Forum also welcomed members of the public and the speakers. [\[Note: the Speakers' presentation is available on the City's Website\]](#). The following is an outline of the session title, the speakers, and the talking points highlighted by each speaker:

Session 1—Integrating Natural and Urban Systems

Josiah Cain, Director of Innovation, Sherwood Design Engineers

- Integrating Natural and Urban Systems
- Adapting to climate change
- Planning for Zero Water

Session 2—Elements of a Sustainable Development

Andrea Traber, Sr. Principal, Integral Group

- Zero Net Energy/Carbon Building and Emerging Technologies

Jessica Alba, Principal, Nelson\Nygaard

- Sustainable Transportation Planning

Rick Williams, Partner, Van Meter Williams Pollack

- Role of Housing in Sustainable Development

Session 3—Site Remediation

Sarah Sieloff, Executive Director, Center for Creative Land Recycling

Markus Niebanck, Amicus Strategic Environmental Consulting

- How clean is clean enough? (concepts of risk-based cleanup standards and other types of standards being used nationally and internationally)
- Site Remediation technologies
- Landfill closure technologies
- Examples of successful remediation/landfill closures

No City Council action was taken.

ADJOURNMENT

The workshop was adjourned at 10:08 p.m.



Ingrid Padilla, City Clerk

ATTACHMENT 1

**Statement from Assemblymember Kevin Mullin
Delivered by District Representative Ben Cohn
Brisbane Baylands Forum
June 15, 2017**

I want to applaud the work that is being done to redevelop the Baylands. What I have seen so far indicates a vision for a sustainable future and a constructive use of the 660 acres along the bay. The project is beautiful and the developers have done a very nice job.

The ongoing housing crisis that we confront cannot be ignored and now more than ever, what is happening in Sacramento must also be part of the conversation.

Last year, the Assembly Democrats presented a plan to spend over a billion dollars to assist with affordable housing development. Around the same time, the Governor announced that he was not going to approve any public funding assistance for housing without a major shift in the local land use decision making process. To date, he has not backed off of that position. Though there are still funds from last year's proposal, unless there is a bill that is more directive toward local governments, the Governor is not going to sign it.

It is no secret that the costs involved in building anything, anywhere in the Bay Area are exorbitant. So, without public and/or non-profit assistance, costs prohibit the development of housing that is affordable to many, let alone most.

As the former Mayor of South San Francisco, I understand and support the local land use decision making process. Ultimately, I strongly believe in preserving public input in shaping communities. However, I also understand some of the Governor's frustration.

According to a recent search of Craigslist, there are only 10 rental properties available in Brisbane:

- Studios start at \$1,600/month
- One bedrooms start at \$2,000/month
- Two bedrooms start at almost \$2,600/month
- A three bedroom unit is available for \$2,395/month (it's a steal!)
- A five bedroom house is available for \$7,500/month

This is not sustainable.

State Senator Scott Weiner of San Francisco has introduced SB 35, which would create a streamlined, ministerial approval process for infill developments in localities that have failed to meet their regional housing needs. In addition, it would require multifamily housing developments that satisfy specified planning standards to be subject to a streamlined approval process.

What we do not know at this point is whether SB 35 would move the needle enough to get the Governor to agree to additional funding for housing. Given today's Constitutional deadline to pass a

state budget, I can tell you that there are no additional funds for housing in the 2017-18 fiscal year budget. So unfortunately the issue is put off for yet another year.

Other housing bills that are still moving through the legislative process this year include:

A pair of bills that I am authoring: AB 1157 which seeks to streamline the approval and construction of housing for school district employees and AB 1598 which would authorize cities and counties to create affordable housing authorities to capture tax increment similar to the former redevelopment law to finance the construction of affordable housing.

Assemblymember David Chiu of San Francisco has authored a package of housing bills AB 72, AB 73, and AB 74 – all of which I have coauthored. Respectively, the bills seek to strengthen implementation of housing elements, increase zoning for housing, and direct the Department of Housing and Community Development to establish the Housing for a Healthy California Program to help people afford housing.

While we would all like to see a silver bullet solution to the affordable housing crisis, the truth is that things move slowly in Sacramento.

Social theorists speak of the concept of “punctuation equilibrium.” This is the idea that the long, smooth arc of history can be (and often is) punctuated by dramatic shifts that can change (and chart) the course of the future.

Brisbane finds itself with an opportunity at a moment in history that if acted upon could revolutionize development, land use, housing, transportation, commerce, culture, society, the environment, and the economy on the Peninsula and in the Bay Area.

The longer the housing shortage persists and the longer price increases persist, the greater the pressure becomes to act at the state level. For example, last session, the Legislature adopted Accessory Dwelling Unit regulations on local jurisdictions, simplifying and all but guaranteeing Accessory Dwelling Units’ approval by removing some measure of local control and discretion.

Brisbane is a unique city. It has charted its own course and has been successful in preserving its charm and character while also being a leader in environmentally conscientious development and ensuring that the quality of life of its citizens is upheld and enhanced. This moment in time provides the City of Brisbane with a unique opportunity to demonstrate to the region and to the state that it can exercise local control to both preserve and protect its history and personality as a small and peaceful town in a big and bustling world and also demonstrate leadership in addressing the region’s housing crisis in a way that is smart, sustainable, and timely.

I am honored to serve the people of northern San Mateo County. Fortunately we live in a culture of innovation. Creative problem solving is in our DNA and I believe we will address these problems fairly and justly so that we can all be proud of our region, our cities, and our neighborhoods.

Thank you all.

Assemblymember Kevin Mullin