



# Memorandum

**To:** City Council

**Date:** February 18th, 2020

**From:** Councilmember Donna Colson

**Subject:** Committee Report

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City Council Meeting Notes

## **February 6, 2020 SMC HFA Meeting on Housing and Climate Readiness**

- Policy for Wildfire Risk SB1241 requires safety elements in General Plan
- This work began after the Oakland Hills fire and includes Cal Fire who make the maps of what is high risk fire area. 189 cities and 52 counties that have to comply with this process of pre-fire planning!
- If you are not current with your element you are not entitled to disaster relief funding if your jurisdiction has a fire you can not collect the rebuilding funding.
- Submit 90 days to Board of Forestry (BOF) they have 60 days to reply
- AB2911 - Cal Fire - this updated a few things for cities FEMA will cover up to 75% of cost of recovery - and then the remaining 25% can be covered up to 75% by the state which leaves a small amount of funding for the cities, but have to comply with the mapping and coding
  - Amended Gov Code 51179 and required very high hazard severity zone maps
  - Amended Gov Code 51189 fire resistant building standards update
  - Amended Gov Code 65302.5 requires safety element of the General Plan
  - Added 4290.5 to the Public Resources Code - Subdivision Review
- Can add defensible space, home hardening, green belts etc.
- Insurance - keep or deny on history, mapping and there is current legislation that is being reviewed to allow requirement for insurance people to review prior to sale of property.
- Department of Planning and Research State of CA - looking at codes and how this can impact policy. There are hazards - fire itself and how this will work and the risk question is who is vulnerable and understand the risk to your community. Land use - housing should we allow build in WUI (Wild-land Urban Interface) and 11 million people live in the WUI - so what do we do to manage this. You can avoid this by building in buffers and how you might manage all of this.
- Risk Reduction Measures -
  - Overlay zones
  - Transfer of Development Rights - you TDR rights to develop from one parcel to another and get development pressure out of these higher risk elements
  - Buffering the edge and open spaces - reduce space from ember casting or even landscape level buffering

- Lot clustering
  - Clear zone around developments
  - Concentrate homes on inner roadway
  - Where in community is shelter in place in case you cannot evacuate - harden structures or clear zones
  - Non-flammable materials and remove those
- Protect and Focus on what we have
  - treat and manage forests
  - prioritize those who are less mobile and language barriers
- Great Tool - Fire Adapted Communities Learning Network - you can google this and there is a federally funded program to help with these resources.
- Santa Rosa - Lessons learned
  - Streamlined permit process and retained 3rd party service - did not waive fees bc covered by FEMA funding and paid for the service
  - Waived fees on the upper floors of dense, tall residential buildings to reduce the per door costs
  - When the SMART train was installed they hoped 10,000 units of housing and only had 100 units actually built. Had to revise their way to communicate to the residents and property owners about this. Went back in and targeted underutilized land - city owned, and old buildings that could be redeveloped. The city was open to height and no worries about that bc no one is living there so it worked well. Very similar to our Rollins Road -
  - Four new land uses - core mixed use, station mixed use - focused on visitors, maker mixed use (for craft style light industrial), then neighborhood mixed use (more housing oriented). Moved away from rigid development standards. There was a cap at 10 stories and the development community said above 7 stories - you need steel construction and so no one could do 10 due to costs and they moved to FAR ratio - they say how much FAR and let the developer come up with the massing and height.
  - Focus on connectivity and people want walkable and bike areas rather than just big streets and so they are moving away from the single occupancy vehicle - removed parking requirements so the cost of the projects are lower and can save costs. The developers are determining how much parking based on the market drivers.
  - Ground floor - allowing gym or coffee shop, but if not able to do so, then do not want retail that is dead - even focused on stoops and other ways to activate.

## February 7, 2020

### ABAG Meeting

- First panel was Senators Weiner and Beale, and Assemblyman Chiu to discuss affordable housing. Weiner and Beale definitely trying again for something around zoning. Want to add billions of dollars for affordable housing via taxes and other mechanisms. Feel strongly there needs to be a permanent funding mechanism for affordable housing. Comments to support Split Roll to fund schools and reduction of the homebuyers tax credit to fund additional dollars to fund battle homelessness.
- Questions from delegates - there were many comments that framed the reality of the city situation and characterized what cities are doing and
- Meeting of the general assembly -

- Mayor Diana Howard RWC - Noted that we need help on more creative ways for RHNA number credit.
- Second comment from Vallejo that even as the least expensive Bay Area city they cannot get private developers to build housing.
- Also, bills in Senate that are no longer going to allow the credit of ADUs - we (cities) would oppose this. AB 725
- Question about Census 2020 and AB 686 and now SB 330 - there are developers who have pulled applications to reapply as SB330 projects. Concern by Menlo Park - that some of the RHNA allocations being put in cities are focused in one or two neighborhoods.
- Action Calendar - First question is accepting grant funding needs budget revision to allow.
- Next business meeting will be summer - and presentation of Planned Bay Area 2050.

**February 10, 2020****Peninsula Clean Energy  
Executive Committee**

- CEO Update
  - Discussion about vote on one time take on the Nuclear and Large Hydro allocations
  - Staff had excellent meeting with Strategic Planning Consultant
  - Update on PGE - Gov seems to be moving toward the idea of Wall Street solution. Senator Weiner put forth a publicly owned option, but the unions are strongly against this due to loss of pensions
  - CAI CCA is working on a few dates for fall meeting Dec 1-3 or Oct 11-13 were suggested as options
- Review of NEM - about 10-12K solar rooftops in the County
  - Top Ten Payouts were generally large school districts
  - South Bay Recycling was in 2018 but not 2019 due to the fire in facility
- Inclusion of new Central Valley JPA communities
  - Merced County - We have been meeting with Merced and we do have a large solar plant here and Los Banos has expressed interest in this idea. We are going to March 18 or March 19 council meeting. They have been reaching out to other CCAs as well. Asked Shawn Marshall to help with the presentation on this.
  - They would have a board seat and we need to understand how the mechanics would work. Create a sub-committee to determine how this would work. Then would need to present an explanation to all participating JPA cities how this meets our CCA goals and objectives in our strategic planning.
  - Friday May 8 for ribbon cutting on the Wright Solar in Los Banos
- Strategic Planning - Working on the groups and the 11 goals and we compact those down to a smaller subset. The plan is to have this done by the end of the month and review with the Strategic Planning sub-committee by the end of the month or so. Then to date BOD in March for approval. Been a really good process.
- Working on Community Impact Report - review of the programs that we have been doing and the quantifiable report of what we have been doing around procurement, finances and programs.

**February 10, 2020****PCE Finance and Audit Committee Meeting**

- Released an RFP for cash management and we have seven interested and six have submitted proposals. PFM, US Bank, High Mark, Chandler AM, Time Value, and Morgan Stanley have submitted. Call to narrow down or
- Budget - Next one is May 11 and that is the budget meeting and review for 1Q review - plan would be to prepare the draft budget that date. Final review on June 8 and June 25 full board meeting for approval.
- We are presently running above budget YTD and by month and it is due to the rates being higher than expected. Energy usage is slightly higher by 1% but really it is rates driving variance.
- Base energy prices have remained low and stable. RA costs spiked last year, but are staying stable this year and leveled off at a higher level.
- This year we increased our budget for cost of energy and this has been a positive variance.
- We expect revenues to decline as the PCIA has a May 1 increase of half cent and there may be two months later in the year where it goes way up and we have a loss. This is under discussion at the time.
- YTD as of December 2019 - we have \$17.8 mm positive variance half from higher revenues and half from lower costs.
- Discussion about reserves and how they work and how this impacts the credit rating.
- Determine to move to 180 days cash on hand reserve. Have a single reserve fund and then revisit every year to determine if we want to increase. Marin has goal of going to 240 days due to their interest in issuing bonds.

**February 10, 2020****Flood and Sea Level Resiliency District**

- Usual business to set up the District
- Update on Sea Level Rise - State Assembly gave testimony around this issue. Dave gave update on ground water issue and the risk. As SLR then salt water penetrates the ground water, but water is in the soil. Aquifers will be okay for a while, but creeks around the sea then start to fill up with salt water and if the water penetrates the creek then it loses capacity and if you pump the water then subsides (soil) and the ground will not rebound or replenish. BCDC is taking this on as part of the challenge. As SLR then pressure is created on the backside of the levee. Alternatives can put in flood walls, but no matter how deep you can have water creep under and not be able to leave. The sewer system is also a problem as the sea water also penetrating. Different soils react differently.
- SFO - Had to do mitigation and had a hard time finding mitigation sites, do not like the nature based solutions due to the birds and the problem
- There will be a resiliency bond on the Nov 2020 ballot. SB 45 is a proposal and there are a few others - in the \$5 billion range. The Assembly will also put forth their version and want it much larger.
- HR 1132 Speier - to provide funding for tidal wetland restoration and try to move us from \$5 million a year to \$25 million a year - passed the House and now it has to go to the Senate. All estuaries are asking for funding and hoping that they can amalgamate these into one item.

- City of San Mateo Chamber is awarding the Mayor's Award for the FSLRRD at the Marriott on February 13 at the SM Marriott.

**CEO Report** - Framework is still being formed and we will approve a few policy items every single meeting. Starting in March the District will start to have employees.

- Working on letters of support for several jurisdictions including Burlingame on some work that we are doing - letters of support.
- Doing some work to help prioritize the funding

### **February 11, 2020**

#### **Chamber Lunch Meeting**

- Update on Minimum Wage Conversation
- Reminder that ballots are out
- Update on business in and business out
- Update on Community Center
- Update on projects - USPO, housing etc.

### **February 12, 2020**

#### **Meeting on Entertainment Industry Interest in Burlingame**

- Interest in venues for entertainment
- Update on entertainment registration