MINUTES

REGULAR MEETING
OF THE
TREE COMMITTEE

Monday July 14, 2014 7:00 p.m.
El Cerrito City Hall
Hillside Conference Room
10890 San Pablo Avenue

1. Roll Call
Present: Committee Members Bleier, Boniello, Charlton, Christian, Hittle, Price, Srago. Mayor Abelson and Staff Liaison Stephen Prée also present
Absent: Committee Members Cheng, Christian

2. Comments from the Public on non agenda items-
El Cerrito residents Carol Coon, Pat Miles and Ingrid Schulties addressed the committee regarding their concern about the City Eucalyptus trees located in the Hillside Natural Area adjacent to their homes on Wildwood Place. Ms. Miles relayed the residents concern about “the leaning trees, the potential for the trees to fall and to damage property, create a fire hazard and the potential loss of life”. She and the other residents relayed concern about the stability of the soil beneath the trees and the potential for root failure. City Arborist Prée responded that the City commissioned an independent Consulting Arborists Report (SBCA Tree Consulting) regarding the failure potential of these trees when the matter was brought to his attention in March 2013. The report concluded that the failure potential of these trees is low particularly as it could effect the Wildwood development and although the City will continue to monitor the trees there are no plans for pruning or removal of the trees at this time. Prée said he will send the consulting arborists’ report to Ms. Coon, Ms. Miles, and Ms. Schulties.

3. Report from the City Arborist- The committee asked Prée to report on the two week vacation that he had just returned from. He reported also on an Ulmus parvifolia limb failure on Everett St. earlier in June.

4. Action Items-
   ○ Approval of the minutes from June 9, 2014
     Minutes were not prepared or available for review.

5. Report from the San Pablo Ave. Specific Plan and Form Based Code ad-hoc subcommittee
Committee members Steve Price and Ralph Boniello gave a brief history of Form Based Codes, distributed handouts A.) Form Based Codes Defined B.) Five Main Elements of Form- Based Codes and led a discussion of the tree related elements contained within the draft City commissioned San Pablo Avenue Specific Plan. The committee recommended that the Plan refer to tree form not specific species when prescribing certain tree types to accompany specific street types and that the Specific Plan remove references to specific landscape and tree planting standards among other recommendations. Committee member Srago motioned for approval of the comments, second by Bleier, unanimous. The subcommittee scheduled a meeting to finalize the Tree Committee comments on the Specific Plan to be submitted to the Development Services Department by the July 21 deadline.
6. **Summary of activities on the Invest From The Ground Up business outreach campaign** This agenda item was tabled to a future meeting agenda.

7. **Announcements**
   Committee member Boniello announced that the City is hosting an Urban Greening Plan charrette on Saturday August 2, 2014 at the Community Center

8. **Discussion of future committee actions and agenda items - 8:55**
   - San Pablo Avenue Specific Plan update from subcommittee
   - Tree Committee Action Plan review and update
   - City Arborist update on urban forestry budget, tree care needs and costs
   - Outreach brochure follow-up
   - 10 minute Tree Care updates for Tree Committee continuing education

9. **Adjournment- 9:15**
Form-Based Codes Defined

Form-Based Code

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noun

1. A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

This approach contrasts with conventional zoning’s focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based
Five Main Elements of Form-Based Codes

1. Regulating Plan
   A plan or map of the regulated area designating the locations where different building form standards apply.

2. Public Standards
   Specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.

3. Building Standards
   Regulations controlling the features, configurations, and functions of buildings that define and shape the public realm.

4. Administration
   A clearly defined and streamlined application and project review process.

5. Definitions
   A glossary to ensure the precise use of technical terms.

Additional Optional Elements

Architectural Standards
   Regulations controlling external architectural materials and quality.

Landscaping Standards
   Regulations controlling landscape design and plant materials on private property as they impact public spaces.

Signage Standards
   Regulations controlling allowable signage sizes, materials, illumination, and placement.

Environment Resource Standards
   Regulations controlling issues such as storm water drainage and infiltration, development on slopes, tree protection, solar access, etc.

Annotation
   Text illustrations explaining the intentions of specific code provisions.