



MINUTES
CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO

SPECIAL MEETING
MUNICIPAL SERVICES BUILDING
COUNCIL CHAMBERS
33 ARROYO DRIVE
SOUTH SAN FRANCISCO, CA

WEDNESDAY, APRIL 24, 2019
6:00 p.m.

CALL TO ORDER

6:02 p.m.

ROLL CALL

Present: Councilmembers Addiego, Nagales and Nicolas, Vice Mayor Garbarino and Mayor Matsumoto.

AGENDA REVIEW

No changes.

ADMINISTRATIVE BUSINESS

1. Report regarding a Study Session on Senate Bill 50 (Wiener): Planning and Zoning: housing development incentives. (Christina Fernandez, Assistant to the City Manager)

Christina Fernandez, Assistant to the City Manager, presented a summary of housing in San Mateo County including median home price, average rent and median monthly mortgage payments and discussed the challenges of living in San Mateo County. She stated that between 2010 and 2017, San Mateo County created 83,000 new jobs with 7,100 units built. The average rent for a 2-bedroom apartment in San Mateo County is \$3,453, which requires renter's income to be \$114,283 in order to qualify. The median home price in San Mateo County is \$1.3M and only 24% of San Mateo County residents can afford to purchase an entry level home.

She summarized the City's Regional Housing Needs Allocation (RHNA) and affordable housing incentives. Ms. Fernandez stated that the City has issued permits for 42% of the expected housing units in South San Francisco. Since 2015, the City has built 778 units with 1,500 units in the pipeline entitled or applications deemed complete.

Assistant to the City Manager Fernandez indicated that the goal of Senate Bill 50 (SB50) is to create more affordable housing closer to transit by relaxing existing zoning requirements. However, many cities, counties, and community members argue that SB50 takes away community-led input and causes more displacement in vulnerable communities.

She indicated that SB50 creates an Equitable Communities Incentive that would allow waivers from maximum controls on density, minimum parking requirements, maximum height requirements, and maximum floor area ratios. Depending on the project, there may be an opportunity for up to three additional incentives under the Density Bonus law. In order to qualify for these incentives, the project must be a "Jobs-Rich Housing Project" or a "Transit-Rich Project"

A Jobs Rich Project is located in an area with high employment density, high quality schools, and a high area median income relative to the region. HCD will be responsible for designating these areas by January 1, 2020. Job Rich areas will be able to receive incentives whether or not their location is close to high quality transit.

A Transit Rich Project is a project within a ½ mile of a major transit stop or ¼-mile radius of a stop on a high quality bus corridor. These corridors have buses that run 10-minute frequencies during commute hours. If a local government has adopted an inclusionary housing ordinance that meets or exceeds those thresholds provided in SB 50, then the local ordinance will apply.

Assistant to the City Manager Fernandez stated that one of the strongest criticisms of SB 50 is that it did not take into account the effects of displacement on vulnerable communities. SB 50 allows delayed implementation for Sensitive Communities until July 1, 2025. A sensitive community as defined by the CA Department of Housing and Community Development (HCD) as having 30% or more of its residents living below the poverty line, residential racial segregation as defined by HCD. In addition, for the Bay Area, SB 50 allows Metropolitan Transportation Commission (MTC) to determine those sensitive communities based on factors including those defined as disadvantaged and vulnerable by MTC and Bay Conservation and Development Commission.

According to the Racial and Equity Analysis provided by the MTC's CASA Compact, it is unclear if South San Francisco would be deemed a sensitive community, however there are portions deemed as vulnerable, notably in the City's downtown. SB 50 also prohibits development on any site where tenants have occupied housing within the preceding 7 years; and any parcel an Ellis Act violation may have occurred in the last 15 years

She provided an overview of the proposed amendments and noted that the bill is still in its very early stages. She discussed the challenged voiced by the League of California Cities regarding local control. The League asserts that SB 50 undermines locally adopted General Plans and Housing Elements, allowing developers to override state approved housing plans. Secondly, the League believes SB 50 would allow Housing Developers and Transit Agencies the ability to determine housing density and parking requirements for those "transit rich" housing projects. The definition of "Jobs Rich" has yet to be defined by the Department of Housing and Community Development and the Office of Planning and Research.

SB 50 also allows for greater densities in job rich areas, which have no transit nearby. This counters state and local goals of encouraging the use of public transit. Lastly, the League believes that all jurisdictions should have the ability to have a community-led planning process as long as the objectives of the bill are met.

PUBLIC COMMENTS

Mina Richardson, resident of South San Francisco, addressed Council and discussed her concerns with Senate Bill 50, proposed zoning and short-term rental properties. She stated that there was a need for additional housing with possible unintended consequences.

Vice Mayor Garbarino stated his opposition of SB50 due to the proposed parking reductions and the assumed increase use of public transit. He indicated that public transit did not serve the need of the "last mile". He suggested the City write a letter to the Senator specifying what the City has done in favor of affordable housing and use verbiage of self-determination instead of "local control". He stated that the League of California Cities Legislative Board met with legislators and discussed the League's position of opposition unless amended.

Councilmember Addiego stated his support in writing a letter to Senator Wiener and indicated that SB50 addresses additional housing needs for cities that have not created additional housing in their cities.

The Council indicated its support for submitting a letter to Senator Wiener stating the City's efforts for housing incentives and accomplishments.

2. Report regarding Resolution No. 49-2019 awarding a construction contract to Flatiron West, Inc. of Benicia, California for the WQCP Sodium Hypochlorite Storage Tank Replacement Project (Project No. ss1601) in an amount not to exceed \$1,682,000 and authorizing a total construction budget of \$2,020,000 and approve Budget Amendment Number 19.050. (Brian Schumacker, Plant Superintendent and Peter Vorametsanti, Swinerton)

Superintendent Schumacker introduced Peter Vorametsanti, Consulting Program Manager, assisting with the delivery of CIP projects who presented the report and provided an overview of the proposed contract.

Councilmember Nagales inquired about the consistency of scoring for awarding of contracts. City Attorney Rosenberg provided a response to the contract awarding process indicating that consulting services agreement were not based on qualifications and not necessarily awarded to the lowest bidder.

Mayor Matsumoto inquired about the gap of \$500,000. Superintendent Schumacker stated that the original estimate was for pipe replacement and as the project, progressed additional items were added which increased the cost.

Councilmember Nicolas requested an explanation on the variance of cost and that staff re-evaluate the use of products and an assessment of efficiencies throughout the Peninsula, with a metric of expenses and volume.

Councilmember Addiego inquired about the use of WQCP products (sodium hypochloride) products and requested Superintendent Schumacker provided a long-term use of the plant.

Motion— Councilmember Addiego/Second—Councilmember Nicolas: to approve Resolution No. 49-2019 awarding a construction contract to Flatiron West, Inc. of Benicia, California for the WQCP Sodium Hypochlorite Storage Tank Replacement Project (Project No. ss1601) in an amount not to exceed \$1,682,000 and authorizing a total construction budget of \$2,020,000. Unanimously approved by roll call vote.

3. Report regarding Resolution No. 50-2019 approving a consulting services agreement with Kennedy/Jenks Consultants, Inc. of Walnut Creek, California for the WQCP Switchgear & Cogeneration Controls Upgrade Project (Project No. ss1705) in an amount not to exceed \$504,616, authorizing the City Manager to execute the agreement, and authorizing a total design agreement budget of \$555,000. (Brian Schumacker, Plant Superintendent and Peter Vorametsanti, Consultant)

Peter Vorametsanti with Swinerton Management & Consulting presented the report and provided an overview of the report and staff recommendation to approve consulting services agreement.

Mayor Matsumoto requested that a list of interviewers be included in future reports. City Manager Futrell stated that names would not be listed, only positions of interviewers, to protect ongoing relationships with contractors and the City. City Attorney Rosenberg stated that the rating sheets and scores were public documents upon award of contracts. He stated he would review whether names and titles should be included in rating sheets and subject to disclosure. Superintendent Schumacker explained that three staff members rated written proposals and three staff members rated presentations.

Motion– Councilmember Addiego/Second–Councilmember Nagales: to approve Resolution No. 50-2019 approving a consulting services agreement with Kennedy/Jenks Consultants, Inc. of Walnut Creek, California for the WQCP Switchgear & Cogeneration Controls Upgrade Project (Project No. ss1705) in an amount not to exceed \$504,616, authorizing the City Manager to execute the agreement, and authorizing a total design agreement budget of \$555,000. Unanimously approved by roll call vote.

4. Report regarding Resolution No. 51-2019 approving a consulting services agreement with EKI Environment & Water of Burlingame, California for design and construction support services for the WQCP Plant-Wide Coating and Corrosion Protection Project (Project No. ss1307) in an amount not to exceed \$687,100, authorizing the City Manager to execute the agreement, and authorizing a total budget of \$755,810. (Brian Schumacker, Superintendent and Peter Vorametsanti, Swinerton)

Peter Vorametsanti with Swinerton Management & Consulting presented the report and provided an overview of the project for the design and construction of new protecting paint and coating to extend service life of buildings, pipes and structures and other components to meet service expectations and requirements.

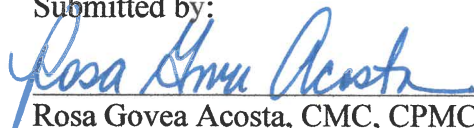
Councilmember Addiego noted that the proposal amount did not increase from December 2018 and suggested individual pre-conferences when there are limited contractors.

Motion– Vice Mayor Garbarino/Second–Councilmember Nagales: to approve Resolution No. 51-2019 approving a consulting services agreement with EKI Environment & Water of Burlingame, California for the WQCP Plant-Wide Coating and Corrosion Protection Project (Project No. ss1307) in an amount not to exceed \$687,100, authorizing the City Manager to execute the agreement, and authorizing a total budget of \$755,810. Unanimously approved by roll call vote.

ADJOURNMENT

Being no further business, Mayor Matsumoto adjourned the meeting at 6:53 p.m.

Submitted by:


Rosa Govea Acosta, CMC, CPMC
City Clerk

Approved by:

Karyl Matsumoto
Mayor

Approved by the City Council: ____ / ____ / ____