



MINUTES

ADJOURNED REGULAR MEETING

CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO

TUESDAY, DECEMBER 1, 2020
7:00 p.m.

Teleconference via Zoom

City Council conducted this meeting in accordance with California Governor Newsom's Executive Orders N-29-20 and N-63-20 and COVID-19 pandemic protocols.

CALL TO ORDER

Mayor Garbarino called the meeting to order at 7:00 p.m.

ROLL CALL

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

AGENDA REVIEW

No changes.

ANNOUNCEMENTS FROM STAFF

City Manager Futrell apprised the Council and the community of Governor Newsom's Immediate Assistance for Businesses Impacted by COVID-19, including Temporary Tax Relief. He indicated that staff would work with the South San Francisco Chamber of Commerce to assist local businesses.

Economic and Community Development Director Greenwood provided an overview of staff's efforts to assist the community. He encouraged the community to call (650) 829-6620 or the City's website at <https://www.ssf.net/departments/economic-community-development/business-recovery-resources>.

PRESENTATIONS

1. Proclamation recognizing Library Board Member Robert Turnberg

Councilmember Matsumoto read into the record a proclamation recognizing Boardmember Turnberg for his years of service and commitment to the community.

2. Proclamation recognizing Library Board Member Pat FitzPatrick

Councilmember Matsumoto read into the record a proclamation recognizing Boardmember FitzPatrick for her years of service and commitment to the community.

REMOTE PUBLIC COMMENTS – comments are limited to items on the Special Meeting Agenda. *Members of the public wishing to participate were encouraged to submit public comments in writing in advance of the meeting to all-cc@ssf.net by 4:00 p.m. on Tuesday, December 1, 2020.*

None.

COUNCIL COMMENTS/REQUESTS

Councilmember Nagales requested an overview of the newly passed legislation and inquired about the possible impacts to the City. City Attorney Woodruff provided an overview for the Council and community.

Councilmember Nicolas invited the community to attend the Commission on Racial and Social Equity meeting on Wednesday, December 2, 2020. She requested to adjourn in memory of a long-time South San Francisco resident and Mater Dolorosa Catholic Church parishioner, Jerome Gacula.

CONSENT CALENDAR

The City Clerk duly read the Consent Calendar, after which Council voted and engaged in discussion of specific item as follows: Items 5, and 6 were pulled by for further discussion.

Item No. 5: Mayor Garbarino inquired about the housing units, in specific the units designated for individuals with disabilities. Economic and Community Development Deputy Director Selander provided an overview of the project and housing choices for individuals with disabilities. Sarah White, Director of Development, BRIDGE Housing, provided an overview of the process.

Item No. 6: Vice Mayor Addiego thanked the staff and Genentech for their partnership and expressed his support of the project.

4. Report regarding Resolution No. 175-2020 approving a First Amendment to the Exclusive Negotiating Rights Agreement with Firehouse Work LLC. and Anton DevCo Inc. for the old firehouse property located at 201 Baden Avenue (Julie Barnard, Economic Development Coordinator)
5. Report regarding Resolution No. 176-2020 approving an agreement between the City of South San Francisco and BRIDGE Housing Corporation for a predevelopment loan for 158 affordable housing units at the PUC Site and approving Budget Amendment Number 21.029. (Nell Selander, Deputy Director of Economic Development and Housing)
6. Report regarding adoption of Ordinance No. 1614-2020 amending Chapter 20.260 of the South San Francisco Zoning Code related to the Genentech Master Plan Zoning District; and adoption of Ordinance No. 1615-2020 approving a Development Agreement (DA20-0001) between the City of South San Francisco and Genentech, Inc. for the Genentech Campus/Master Plan Project in South San Francisco, California. (Tony Rozzi, AICP, Principal Planner)

Motion — Councilmember Matsumoto/Second – Councilmember Nicolas: to approve Consent Calendar items 4-6 by roll call vote: AYES: Councilmembers Matsumoto, Nicolas, and Nagales, Vice Mayor Addiego and Mayor Garbarino; NAYS: None; ABSENT: None; ABSTAIN: None.

PUBLIC HEARING

Public Hearing opened: 7:42 p.m.

7. Report regarding consideration of applications for a Use Permit, Design Review, Transportation Demand Management Plan, Waiver and Modification, General Plan Amendment, and Zoning Text Amendment to construct three new buildings containing 338 residential units and 955 square feet of retail space at 410 Noor Avenue, associated CEQA analysis, and Overrule of the Airport Land Use Commission (ALUC) determination of inconsistency with respect to Noise Policies (Adena Friedman, Senior Planner)

Senior Planner Friedman presented the report and indicated that the project applicant, SyRes Properties, was proposing a mixed-use, a multi-family residential project at 410 Noor Avenue. Currently a vacant site and former Century Plaza Theater. This 4.74-acre project site is within the El Camino Real Mixed-Use (ECRMX) Zoning District and is located approximately 1/4 mile from the San Bruno BART station. The project included 338 residential units, including ten percent deed-restricted affordable units, ground-floor residential amenities, a small retail space, 466 below-grade parking spaces, and seven surface parking spaces.

The San Mateo City / County Association of Governments (C/CAG) reviewed this project for consistency with the San Francisco International Airport Land Use Consistency Plan (ALUCP) and found the project inconsistent with the policies of the 2012 ALUCP due to its location within the airport noise contours. The applicant requested City Council approval through the local agency override process, consistent with Public Utilities Code Sections 21676 and 21676.5.

The following individuals provided public comment:

- Alex Melendrez, Housing Leadership Council
- Ceci Conley, Silicon Valley Leadership Group

Public Hearing closed: 8:13 p.m.

Vice Mayor Addiego expressed his support of the project and thanked Senior Vice President of SyRES Properties for Mr. Ceridono for bringing his project to South San Francisco.

Councilmember Nagales requested clarification of the project and affordable housing units. Senior Planner Friedman provided an overview of the project history and affordability.

Councilmember Matsumoto expressed her support and congratulated staff on their work. She requested clarification on the terms "override and overrule". Senior Planner Friedman indicated that state law uses the term override and overrule interchangeably. Assistant City Attorney D'Andrea clarified the use of terms.

7a. Resolution No. 177-2020 overruling the San Mateo City / County Association of Governments (C/CAG) Airport Land Use Commission determination of inconsistency with respect to Noise Policies for the 410 Noor multi-family residential project ("410 Noor" or "Project") by adopting specific findings that the project is consistent with the override provisions contained in Division 9, Part 1, Chapter 4, Article 3.5 of the Public Utilities

Motion— Vice Mayor Addiego/Second Councilmember Matsumoto: To approve Resolution No. 177-2020, by roll call vote: AYES: Councilmembers Matsumoto, Nicolas and Nagales, Vice Mayor Addiego and Mayor Garbarino; NAYS: None; ABSENT: None; ABSTAIN: None.

7b. Resolution No. 178-2020 making findings and a determination that the environmental effects of the proposed multi-family residential project at 410 Noor Avenue (“410 Noor”, or “Project”) were sufficiently analyzed under the South El Camino General Plan Amendments Program Environmental Impact Report per California Environmental Quality Act (CEQA) Guidelines sections 15168 and 15162, and that the proposed project is exempt from CEQA per CEQA Guidelines sections 15183 and 15332, and qualifies for streamlining per CEQA Guidelines sections 15183.3 and 15183.5, and Public Resources Code 21159.28.

Motion— Councilmember Nagales/Second Councilmember Nicolas: To approve Resolution No. 178-2020, by roll call vote: AYES: Councilmembers Matsumoto, Nicolas and Nagales, Vice Mayor Addiego and Mayor Garbarino; NAYS: None; ABSENT: None; ABSTAIN: None.

7c. Resolution No. 179-2020 adopting a General Plan Amendment in association with the 410 Noor Residential Project to clarify and incorporate the City Council’s discretion to approve appropriate projects that are found inconsistent with the Airport Land Use Consistency Plan, using the Local Agency Override Process, per Public Utilities Code Section 21670 et seq.

Motion— Councilmember Nicolas/Second Councilmember Nagales: To approve Resolution No. 179-2020, by roll call vote: AYES: Councilmembers Matsumoto, Nicolas and Nagales, Vice Mayor Addiego and Mayor Garbarino; NAYS: None; ABSENT: None; ABSTAIN: None.

7d. Ordinance amending the South San Francisco Municipal Code Section 20.300.010 (“Performance Standards”) to include a reference to the local agency override process.

Motion— Councilmember Matsumoto/Second Vice Mayor Addiego: To introduce and waive further reading of an Ordinance amending the South San Francisco Municipal Code Section 20.300.010 (“Performance Standards”) to include a reference to the local agency override process, by roll call vote: AYES: Councilmembers Matsumoto, Nicolas and Nagales, Vice Mayor Addiego and Mayor Garbarino; NAYS: None; ABSENT: None; ABSTAIN: None.

7e. Resolution No. 180-2020 making findings approving the entitlements request (P18-0013, UP18-0006, DR18-0006, TDM18-0003, and WM20-0005) to construct a high density residential development consisting of 338 units across three buildings, a small retail space, and residential and open space amenities at 410 Noor Avenue (collectively referred to as “410 Noor” or “Project”).

Motion— Councilmember Nagales/Second Councilmember Nicolas: to approve Resolution No. 180-2020, by roll call vote: AYES: Councilmembers Matsumoto, Nicolas and Nagales, Vice Mayor Addiego and Mayor Garbarino; NAYS: None; ABSENT: None; ABSTAIN: None.

8. Report regarding consideration of an appeal of a Planning Commission decision on September 17, 2020, adopting an Initial Study/Mitigated Negative Declaration (IS/MND) and approving certain entitlements to construct a new five-story hotel at 840 El Camino Real. (Stephanie Skangos, Associate Planner)

Public Hearing opened: 8:43 p.m.

Principal Planner Rozzi presented the report and requested that the City Council continue the public hearing to a date uncertain.

Motion— Vice Mayor Addiego/Second Councilmember Nicolas: To continue the public hearing to date uncertain, by roll call vote: AYES: Councilmembers Matsumoto, Nicolas and Nagales, Vice Mayor Addiego and Mayor Garbarino; NAYS: None; ABSENT: None; ABSTAIN: None.

ADMINISTRATIVE BUSINESS

- 9. Report regarding Resolution No. 181-2020 to amend the City of South San Francisco Salary and Wage Schedule, to adjust wages of hourly employee classifications in accordance with the City’s Minimum Wage Ordinance and to adjust salaries for Executive Management positions in accordance with the Executive Management Compensation Plan (Leah Lockhart, Human Resources Director)

Human Resources Director Lockhart presented the report and provided an overview of the proposed changes. She indicated that the adjustments to Executive Management positions were salary range adjustments.

Vice Mayor Addiego requested clarification about the approval process for salary adjustments to the Executive Management unit members. Human Resources Director Lockhart indicated that the adjustments are within the City Manager's purview.

Councilmember Matsumoto requested clarification of positions listed in Appendix A dated July 2017. In specific, the positions of Chief Innovation Officer and Information Technology Director. Human Resources Director Lockhart indicated that the City Manager changed the title for that position, but it is the same job with a different title. The salary schedule amendment recently approved by the City Council listed the correct title. Staff will make any necessary changes during the 2022 labor negotiations. City Manager Futrell clarified that the Chief Innovation Officer was an unfunded position but was a career step for the Information Technology Director position.

Councilmember Matsumoto expressed her concern with the inconsistency of titles within the salary schedule and the MOU. She requested that staff fix the inaccuracies and provide the City Council with a copy of the job descriptions for both the Information Technology Director and Chief Innovation Officer.

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

None.

ADJOURNMENT

Being no further business, Mayor Garbarino adjourned the meeting at 8:58 p.m. in memory of long- time South San Francisco resident and Mater Dolorosa Catholic Church parishioner, Jerome Gacula.

Respectfully submitted by:

Approved:

Rosa Govea Acosta, CMC, CPMC
City Clerk

Mark Addiego
Mayor

Approved: ____ / ____ / ____