



MINUTES
CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO

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

WEDNESDAY, JUNE 14, 2017
7:00 p.m.

CALL TO ORDER

Time: 7:00 p.m.

ROLL CALL

Present: Councilmembers Addiego, Garbarino, and Matsumoto, Vice Mayor Normandy and Mayor Gupta.

Absent: None.

PLEDGE OF ALLEGIANCE

Led by Eagle Scouts.

AGENDA REVIEW

There were no changes to the agenda.

PRESENTATIONS

1. Certificate of recognition to Natalie Cedeno for being named 2017 Mother of the Year by Everything South City. (Liza Normandy, Vice Mayor)

Vice Mayor Normandy indicated Ms. Cedeno was not present, therefore, requested tabling the item to the next meeting.

2. Certificates of recognition to four Eagle Scouts. (Liza Normandy, Vice Mayor)

Vice Mayor Normandy presented the Eagle Scouts with certificates of recognition.

The Eagle Scouts explained their Eagle Scout projects benefitting San Mateo County and the School Districts.

3. Resolution Recognizing June as LGBT Pride Month in the City of South San Francisco. (Mike Futrell, City Manager)

Councilmember Matsumoto read and presented the resolution to Dr. Jei Africa, Office of Diversity and Equity, and Lisa Putkey, San Mateo County Pride Center. Councilmember Addiego thanked Councilmember Matsumoto for recognizing LGBT Pride Month and noted the lack of President Trump's support. Dr. Africa thanked the Council for the resolution.

Ms. Putkey discussed the recent opening of the center and upcoming events.

4. Certificate of recognition for Royal Pin Donuts on celebrating 20 years in business. (Liza Normandy, Vice Mayor)

Vice Mayor Normandy deferred to Councilmember Garbarino.

Councilmember Garbarino presented the certificate to Royal Pin. The owner thanked the Council for its recognition and expressed appreciation to her staff and loyal customers. Brandon expressed his appreciation to the community and his parents.

Councilmember Matsumoto thanked Royal Pin for its involvement in the community.

Vice Mayor Normandy thanked Royal Pin for its contributions.

Mayor Gupta commended Royal Pin on its success.

PUBLIC COMMENTS

Mina Richardson announced the Council's consideration of increased sewer rates on June 28, 2017, and encouraged the community to voice its opinion. She discussed the money spent on parking meters.

COUNCIL COMMENTS/REQUESTS

Councilmember Garbarino wished his wife happy birthday.

Councilmember Addiego stated he and Mayor Gupta met as the School District Liaison Committee on June 12, 2017, at which they discussed the STEM summer program. He discussed the San Mateo Countywide Water Coordination Committee meeting.

Councilmember Matsumoto discussed the need to conserve water. She announced the English Conversation class at the Grand Avenue Library.

Mayor Gupta echoed Councilmember Addiego's comments regarding the School District and improved communications. He discussed the ABAG Plan Bay Area 2040 Report and encouraged public comment.

Councilmember Matsumoto asked if modular housing was being considered. Mayor Gupta stated new directions of housing were being explored.

PUBLIC HEARING

5. Report regarding a resolution approving the report of stormwater management service charges, approving the stormwater management service charges for Fiscal Year 2017-2018, and directing the stormwater management service charges to be collected on the official tax assessment roll. (Andrew Wemmer, Environmental Compliance Supervisor)
 - 5a. Resolution approving the report of stormwater management service charges, approving the stormwater management service charges for Fiscal Year 2017-2018,

and directing the stormwater management service charges to be collected on the official tax assessment roll.

Plant Superintendent Schumacker presented the report to Council providing background on the stormwater permit requirements, initiatives, accomplishments, events, and recommended stormwater charges.

At 7:45 p.m., Mayor Gupta opened the public hearing and closed it as there were no public speakers.

In response to Councilmember Addiego, Plant Superintendent Schumacker discussed the impact of regulations creating a shortfall. Finance Director Lee stated the General Fund subsidized stormwater by \$250,000 per year.

Councilmember Matsumoto discussed the joint efforts on the NPDES permit and need to determine future funding. She requested staff explore the City's participation in the rain barrel rebate program.

In response to Mayor Gupta, Councilmember Matsumoto stated it was a Countywide program.

Councilmember Garbarino stated it did not appear that clean water legislation or mandates would be lessened. He indicated support for the rain barrel rebate program.

Vice Mayor Normandy encouraged community education on stormwater and thanked staff for the report.

Councilmember Matsumoto suggested including stormwater information in the quarterly newsletter.

Mayor Gupta expressed concern that his neighborhood did not have parking restrictions for street sweeping.

Councilmember Addiego questioned the rate of increase.

Motion - Vice Mayor Normandy / Second - Councilmember Garbarino: that this Resolution, RES 53-2017, be approved. Approved by roll call vote:

Yes: 5 – Councilmember Addiego, Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta

Enactment No: RES 53-2017

6. Report regarding an amendment to a Development Agreement between ARE-San Francisco No. 21LP, and ARE-San Francisco No. 42LLC and the City of South San Francisco, and related planning approvals, to relocate the parking garage and create a campus open space at 213-221 East Grand Avenue (Merck Campus) and make a determination that the project is fully within the scope of environmental analysis in the previously certified 2007 Environmental Impact Report (EIR07-001) as described in the 2017 Addendum, and no further environmental review is required per the California Environmental Quality Act (CEQA) Guidelines (Ryan Wassum, Associate Planner)

- 6a. Resolution making findings and a determination that the 213 East Grand Avenue project (UPM17-001) is within the scope of the environmental analysis contained within the 2007 Environmental Impact Report (EIR07-001) and that the 2017 Addendum is the appropriate environmental document for the project.

Associate Planner Wassum presented a PowerPoint reviewing the project location, 2008/2009 entitlements, Development Agreement amendment requests, Use Permit modifications, Planning Commission review, and staff recommendation.

Mayor Gupta opened the public hearing at 8:04 p.m.

Terezia Nemeth, Alexandria Real Estate, discussed the properties they owned.

Russ Sherman, architect, discussed the proposed relocation of the parking structure.

Ms. Nemeth stated the project would complete a portion of the Rails to Trails access.

There being no additional speakers, Mayor Gupta closed the public hearing at 8:10 p.m.

Councilmember Matsumoto expressed concern regarding transportation and reduction in parking. She discussed bus service, the need to lobby for electrification and the TDM program.

Planning Manager Mehra discussed TDM plans of Genentech and Merck and explained that the design changes lowered the required parking.

Councilmember Matsumoto expressed concern regarding gridlock.

Councilmember Addiego stated he had not witnessed gridlock.

Councilmember Garbarino stated he had seen heavy traffic but not gridlock. He stated he heard the concern for overreliance on public transportation. He urged the public to be proactive on the transportation issue. He indicated support for the project but expressed concern with reduced parking and reliance on public transportation.

Vice Mayor Normandy approved the reduced parking due to space reconfiguration and indicated support for the project.

Councilmember Matsumoto asked about various architectural features. Ms. Nemeth stated the building was designed and approved in 2008. Councilmember Matsumoto requested the Planning Commission minutes rather than staff reports be included with the Council staff reports.

Vice Mayor Normandy suggested Council discussion on Eastside TDMs.

Councilmember Addiego presented transportation data.

Mayor Gupta expressed his happiness with the project and indicated support for moving the garage. He stated he supported the project but urged a more thorough look at transportation

issues.

Councilmember Matsumoto requested clarification on deliveries. Ms. Nemeth explained FedEx and UPS deliveries. Councilmember Matsumoto stated the project would be paying over \$500,000 in sewer fees, and over \$3 million in total fees.

Motion - Councilmember Garbarino / Second - Councilmember Addiego: that this Resolution, RES 54-2017, be approved. Approved by roll call vote:

Yes: 5 – Councilmember Addiego, Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta

Enactment No: RES 54-2017

- 6b. Resolution making findings and approving the Use Permit Modification UPM17-0001, Parking Reduction request, Transportation Demand Management Plan TDM17-0002, and Design Review DR17-0007 at 213-221 East Grand Avenue in the Business and Technology Park Zoning District subject to the attached draft Conditions of Approval.

Motion - Councilmember Garbarino / Second - Councilmember Addiego: that this Resolution, RES 55-2017, be approved. Approved by roll call vote:

Yes: 5 – Councilmember Addiego, Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta

Enactment No: RES 55-2017

- 6c. An Ordinance approving the First Amendment to the Development Agreement between Alexandria Real Estate Equities -San Francisco No. 21 LP, Alexandria Real Estate Equities -San Francisco No. 42 LLC and the City of South San Francisco for the Office/ R&D Campus at 213 - 221 East Grand Avenue.

Motion - Councilmember Addiego / Second - Councilmember Garbarino: that this Ordinance be introduced on first reading. Approved by roll call vote:

Yes: 5 – Councilmember Addiego, Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta

7. Report regarding ordinance adopting a Bicycle and Pedestrian Impact Fee, an ordinance amending the Park Land Acquisition and Construction Fee and a resolution updating the Sewer Capacity Charge (Richard Lee, Director of Finance)
 - 7a. Resolution updating the Sewer Capacity Charge established pursuant to Resolution 39-2010 to increase the charge for Fiscal Year (FY) 2017-18.

Finance Director Lee presented a PowerPoint outlining the purpose of Developer Impact Fees including the Park Land Acquisition and Construction Fee, Sewer Capacity Fee, and Bicycle / Pedestrian Impact Fee.

Mayor Gupta opened the public hearing at 8:50 p.m. There being no speakers, Mayor Gupta closed the public hearing.

Councilmember Addiego asked about Table 1.4 and expressed concern about a fee two times more than the City of San Francisco. City Manager Futrell explained the fee study and

the need for bike and pedestrian projects and matching grant funds. Consultant explained the proposed bike / pedestrian fee. Councilmember Addiego stated it would be something new for the west side.

Councilmember Matsumoto discussed the need for bike and pedestrian projects.

Vice Mayor Normandy stated she and Mayor Gupta reviewed the fees and agreed with the proposed fees.

City Manager Futrell presented the revision to the ordinance to exempt projects currently in process.

Motion - Councilmember Garbarino / Second - Councilmember Addiego: that this Resolution, RES 56-2017, be approved. Approved by roll call vote:

Yes: 5 – Councilmember Addiego, Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta

Enactment No: RES 56-2017

- 7c. Ordinance adding Chapter 8.68 to the South San Francisco Municipal Code requiring payment of a Bicycle and Pedestrian Impact Fee to mitigate the impacts of new developments on bicycle and pedestrian improvements in the city.

Motion - Councilmember Matsumoto / Second - Councilmember Garbarino: that this Ordinance be introduced on first reading. Approved by roll call vote:

Yes: 5 – Councilmember Addiego, Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta

- 7b. Ordinance amending Chapter 8.67 of the South San Francisco Municipal Code revising the method of calculation for the Parkland Acquisition Fee and a Parks Construction Fee and expanding application of the fees to nonresidential developments to mitigate the impacts of new developments on park and recreational developments to mitigate the impacts of new developments on park and recreational facilities in the city.

Finance Director Lee explained the proposed fee.

City Manager Futrell discussed the park fee implemented by Council last year. He stated the Council directed staff to engage in a study which compared surrounding cities' fees. He recommended raising the fees to the average for the County.

Councilmember Matsumoto indicated support for the proposed fees due to the needs of the community. City Manager Futrell stated the fee would be applied to new development.

Councilmember Addiego stated he was not comfortable with the parkland fees. Finance Director Lee stated the City of Redwood City was reviewing parkland and construction fees and would be requesting removal of the discounted rate.

In response to Mayor Gupta, Finance Director Lee stated the fee was based on reducing the discount to 30%.

Motion - Councilmember Garbarino / Second – Vice Mayor Normandy: that this Ordinance be introduced on first reading. Approved by roll call vote:

Yes: 4 –Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta

No: 1 - Councilmember Addiego

ADMINISTRATIVE BUSINESS

Vice Mayor Normandy requested moving Item No. 10 prior to Item No. 8.

10. Report regarding a resolution confirming an increase in solid waste collection rates submitted by the South San Francisco Scavenger Company effective July 1, 2017. (Richard Lee, Director of Finance)

10a. Resolution confirming an increase in solid waste collection rates as submitted by the South San Francisco Scavenger Company, effective July 1, 2017.

Doug Button, President Scavenger Company, presented a PowerPoint to Council summarizing recent upgrades and updates and implementation of legislation.

Councilmember Addiego encouraged increased recycling efforts. He asked about new containers to prevent bird access. Mr. Button discussed the lockable lid pilot program in Brisbane. He discussed the success of the anaerobic digester.

In response to Vice Mayor Normandy, Mr. Button explained the process of trash collection and separation.

Councilmember Garbarino commended Scavenger Company on its clean-up efforts.

In response to Councilmember Matsumoto, Mr. Button discussed difficulty in multi-family units and businesses and education efforts. He discussed the City's diversion rates. He explained rates and reduction based on recycling.

Paul Formosa, CFO Scavenger Company, discussed the rate setting month with a three-year cycle and comparison to other cities.

Motion - Councilmember Addiego / Second - Councilmember Matsumoto: that this Resolution, RES 59-2017, be approved. Approved by roll call vote:

Yes: 5 – Councilmember Addiego, Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta

Enactment No: RES 59-2017

8. Report regarding resolution approving the City of South San Francisco's commitment to the Paris Climate Agreement (Deborah Gill, Special Projects Manager)

8a. Resolution approving the City of South San Francisco's support of the goals contained in to the Paris Climate Agreement.

Special Projects Manager Gill presented the item to Council.

In response to Vice Mayor Normandy, Special Projects Manager Gill stated it was suggested that City Hall be lit for one day.

Councilmember Matsumoto suggested the matter be placed under presentations next time.

Councilmember Addiego discussed the renewed climate control efforts.

Councilmember Garbarino discussed efforts to reduce greenhouse gases and the issue of global warming.

Mayor Gupta agreed with the sentiment of the resolution. He stated the City saved \$76,799 and 2.876 million pounds of GHG, equivalent to 400 cars, per year by switching to Peninsula Clean Energy. He requested a future discussion of going to 100% clean energy. He discussed other climate protection efforts of the City.

Councilmember Addiego discussed his commitment to climate protection.

Motion - Councilmember Addiego / Second - Councilmember Garbarino: that this Resolution, RES 57-2017, be approved. Approved by roll call vote:

Yes: 5 – Councilmember Addiego, Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta

Enactment No: RES 57-2017

9. Staff report regarding a resolution approving a purchase price of seven million one hundred eighty thousand dollars (\$7,180,000) and retention by the City of South San Francisco of certain former Redevelopment Agency real property assets pursuant to the approved Long Range Property Management Plan and Health and Safety Code Section 34191.5. (Marian Lee, Assistant City Manager and Jason Rosenberg, City Attorney)
 - 9a. Resolution approving a purchase price of seven million one hundred eighty thousand dollars (\$7,180,000) and retention by the City of South San Francisco of certain former Redevelopment Agency real property assets pursuant to the approved Long Range Property Management Plan and Health and Safety Code Section 34191.5.

Assistant City Manager Lee presented the item to Council.

In response to Councilmember Matsumoto, Assistant City Manager Lee explained that the \$5.37 million set aside only came to fruition if the full funding for the road project was obtained. She stated the timeframe was unknown but anticipated the current RFP for PUC properties north of the Civic Center would trigger discussions. She stated the need for access was identified in the access area plan.

Councilmember Addiego commented that sometimes infrastructure needed to lead development. He questioned where some of the other funding would come from and why only \$2.4 million of Measure W funds. Chief Azzopardi discussed the use of \$2 million in seizure money.

Motion - Councilmember Addiego / Second - Vice Mayor Normandy: that this Resolution, RES 58-2017, be approved. Approved by roll call vote:

Yes: 5 – Councilmember Addiego, Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta
Enactment No: RES 58-2017

CONSENT CALENDAR

11. Motion to approve the Minutes from the meetings of February 8, 2017, February 22, 2017 and March 8, 2017.
12. Motion confirming payment registers for June 14, 2017. (Richard Lee, Director of Finance)

The Deputy City Clerk duly read the Consent Calendar.

Motion - Councilmember Garbarino / Second – Vice Mayor Normandy: to approve the Consent Calendar. Approved by roll call vote:

Yes: 5 – Councilmember Addiego, Councilmember Garbarino, Councilmember Matsumoto, Vice Mayor Normandy, and Mayor Gupta

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

Councilmember Addiego expressed concern about the condition of the Sequoia Avenue area of Sunshine Gardens.

ADJOURNMENT

Being no further business, Mayor Gupta adjourned the meeting at 10:09 p.m.

Submitted by:



Gabriel Rodriguez, Acting City Clerk
City of South San Francisco

Approved by:

Pradeep Gupta, Mayor
City of South San Francisco