

**Rozzi, Tony**

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**From:** Selander, Nell  
**Sent:** Tuesday, January 24, 2023 6:56 PM  
**To:** Rozzi, Tony  
**Subject:** Fwd: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Sent from my iPhone

Begin forwarded message:

**From:** Barbara Ferguson [REDACTED]  
**Date:** January 24, 2023 at 3:41:41 PM PST  
**To:** "Selander, Nell" <Nell.Selander@ssf.net>  
**Subject:** Municipal Services Building, 33 Arroyo Drive, South San Francisco

[NOTICE: This message originated outside of City of South San Francisco -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

TO: Neil Selander, Economic and Community Development Director

I belong to a group of residents of South San Francisco, who want to preserve the Municipal Services Building, fondly known as "The MSB", from future development. We need a senior center on this side of the city for the 24% aging (55 and over) population and one outdated, mainly Adult Daycare on Magnolia (with few exceptions), does not serve our residents. We need a dedicated senior center for our aging and active seniors that can be combined with the South San Francisco Historical Society, the South San Francisco Cultural Arts Commission, other activities for our seniors and our youth, that is a place to enjoy for EVERYONE. Furthermore, the MSB not only serves our residents but it also serves other cities as well. It has ample onsite parking in this structurally sound building that has historical significance to all South San Francisco residents, past, present and future.

This building has historical significance for all South San Francisco residents, and our residents and neighboring cities have rented the Social Hall for memorable events. The atrium is enjoyed by our residents for free Wi-Fi, a place to socialize with others, and a place just to get away from it all. Contrary to what we have been told, it is up to code and is ADA compliant with plenty of parking. It is owned by our city, no encumbrances -- Let's preserve the MSB as a senior/multi-use center.

I have lived in South City for over 57 years and have seen the growth lead to unmanageable amounts of traffic. I have taken classes at the MSB for over 40 years, everything from ballet to tai chi.

Thank you,

Barbara Ferguson



## Rozzi, Tony

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**From:** Barbara Ferguson [REDACTED]  
**Sent:** Tuesday, January 24, 2023 3:41 PM  
**To:** Rozzi, Tony  
**Subject:** Municipal Services Building, 33 Arroyo Drive, South San Francisco

[NOTICE: This message originated outside of City of South San Francisco -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

TO: Chief Planner, Planning Commission, Tony Rozzi

I belong to a group of residents of South San Francisco, who want to preserve the Municipal Services Building, fondly known as "The MSB", from future development. We need a senior center on this side of the city for the 24% aging (55 and over) population and one outdated, mainly Adult Daycare on Magnolia (with few exceptions), does not serve our residents. We need a dedicated senior center for our aging and active seniors that can be combined with the South San Francisco Historical Society, the South San Francisco Cultural Arts Commission, other activities for our seniors and our youth, that is a place to enjoy for EVERYONE. Furthermore, the MSB not only serves our residents but it also serves other cities as well. It has ample onsite parking in this structurally sound building that has historical significance to all South San Francisco residents, past, present and future.

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I have lived in South City for over 57 years and have seen the growth lead to unmanageable amounts of traffic. I have taken classes at the MSB for over 40 years, everything from ballet to tai chi.

Thank you,  
Barbara Ferguson  
[REDACTED]

**Rozzi, Tony**

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**From:** Arlene Cain [REDACTED]  
**Sent:** Tuesday, January 24, 2023 3:35 PM  
**To:** Nicolas, Flor; Nagales, Mark; Addiego, Mark; Flores, Eddie; Coleman, James; Selander, Nell; Rozzi, Tony  
**Subject:** City Council meeting - Wednesday, January 25, 2023 - MSB

[NOTICE: This message originated outside of City of South San Francisco -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Council members:  
Municipal Services Building is being combined with a decision for housing developments this evening.

Thank you, Mayor, but in your email you said the outdated Magnolia Center needed renovation. The Municipal Services is up to code, ADA compliant with adequate parking, and will fit our needs. We need a senior center on this side of the city, and I am requesting the MSB be removed from the decision to include it in the housing element you are voting on this evening. Our city is hemorrhaging money and it is not necessary to continue to do this when the MSB is the perfect building for our residents.

I am an 84-year young Senior citizen, having lived in South San Francisco since 1962, in my original home. Since services and activities are barely available for an active senior, I frequent the San Bruno Senior Center that provides me with socialization and activities.

I am asking that the Municipal Services Building be preserved for a senior center that can be used by other groups as well.

Thank you,  
Arlene Cain  
[REDACTED]

## Rozzi, Tony

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**From:** Frank Scafani [REDACTED]  
**Sent:** Tuesday, January 24, 2023 3:28 PM  
**To:** Nicolas, Flor; Nagales, Mark; Addiego, Mark; Coleman, James; Flores, Eddie; Rozzi, Tony; Selander, Nell  
**Subject:** MSB/700 page housing element - Wednesday, January 25, 2023

**[NOTICE:** This message originated outside of City of South San Francisco -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

The Municipal Services Building located at 33 Arroyo Drive is on the agenda for approval as part of the 700-page housing element for high density/low income housing.

The Municipal Services Building is an ADA compliant building and is operating in accordance with the building codes. For the past seven years, it has served as the Police Command Center, housed the South San Francisco Fire Department, the Park and Recreation Offices and classes, rented for social events, and a gathering place for the public to enjoy.

Magnolia Center mainly serves the infirmed and Adult Daycare population. We have had "aging forums" to "improve our quality of life", but as our aging population continues to grow, and more and more healthy seniors join these residents, we need to preserve the Municipal Services Building as a senior center and a multi-functional building that can house the South San Francisco Historical Society's museum, the South San Francisco Cultural Arts, and for the enjoyment of the public of all ages. Please remove the MSB from the 700-page housing element you are voting on tonight and preserve it as a historical center for the public to enjoy.

Frank Scafani  
[REDACTED]

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If voting changed anything, it would be illegal.

## Rozzi, Tony

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**From:** M. Richardson [REDACTED]  
**Sent:** Tuesday, January 24, 2023 10:55 AM  
**To:** C Marcopulos  
**Cc:** Nicolas, Flor; Nagales, Mark; Flores, Eddie; Coleman, James; Addiego, Mark; Rozzi, Tony; Selander, Nell  
**Subject:** Re: MSB - council meeting Wednesday, January 25th

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They owe it to seniors- the .5ct tax has been over performing from the original estimate of 7M per year. So there is extra cash, but they'll say, not during the pandemi, but collecting revenues again and although I couldn't stay for the whole Meas. W oversight meeting last night, don't know the numbers. A letter to the Finance Director to give us those numbers would help. I'm so stretched ! We need a meeting guys, so much to share that needs to be done and doing. Im available 1/31 Tues/ for the core. please

On Tue, Jan 24, 2023 at 10:29 AM C Marcopulos [REDACTED] wrote:

Mayor Nichols and Council members:

The Municipal Services Building (The MSB) is listed as a possible high density/low-income housing development site. It is up to code, has passed every inspection and is ADA compliant contrary to what we have been told. I have all the inspection reports through the FOIA/Public Records request I made on 12/8/22, and am awaiting the rest of the FOIA/Public Records request as the clerk has given herself two extensions, and was to give me an update as of January 17th -- I am still waiting and contacted her again.

However, Former City Manager Mike Futrell told me when I asked why all the developments in 2019, "They've been approved, and I'm implementing them!" If we have another city manager who cares more about his political aspirations than the good residents of South San Francisco, then we will again be facing this situation.

You haphazardly pick and choose what will be developed, remodeled and where -- the Grand Avenue Library, the Orange Library, the Arroyo Fire Station three times, and yet when asked why not development on Noor, the old Century Theatre, Futrell answered, "We cannot build anything there, it is in an airport flight path," but it is slated for development now. My, how things change when this City and City Council want something to happen.

The MSB is ADA compliant, has adequate parking, and the city, our residents, own this building with no financial incumbrances. It has a new roof, a new air quality system, the Fire Department has been remodeled three times at taxpayer expense, and it is a place of historical significance to all South San Francisco residents. If it were so dangerous to have been in use, then all activities, meetings, rentals, offices and classes would have been relocated to other buildings saving our city from liability.

We need a senior center on this side of the city. The biotech was relegated and isolated on the east side, and now we have it soon to occupy the Spruce development.

If you want to pander to the biotech for your future political climb to a county or state office, do it with your shining personalities and not on the backs of the good residents of our city.

Mayor Nicolas, you have been replying to residents telling them the cost of maintenance for the MSB will be high as its an aging building. Of course it's an aging building, that's what a historical building is, with significance for all South San Francisco residents. Vice Mayor Nagales proudly announced we have \$21 million in "east of 101 impact fees" and he directed the acting city manager to make it a priority to implement bike and walking trails for the biotech and corporations on the east side.

What about us?

We want the ENTIRE \$21 million "east of 101 impact fees" for the maintenance and future needs of the MSB. Who has been more impacted by the biotech and corporations than the good residents of South City?

Therefore, I respectfully urge you to put the residents of South San Francisco before your own political ambitions, remove the MSB from the 700-page housing element, and **SAVE THE MSB!**

Cynthia Marcopulos

## Rozzi, Tony

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**From:** Eugenia & Andy Zhang [REDACTED]  
**Sent:** Tuesday, January 24, 2023 9:12 AM  
**To:** Rozzi, Tony  
**Cc:** Selander, Nell; Flores, Eddie; Coleman, James; Addiego, Mark; Nagales, Mark; Nicolas, Flor  
**Subject:** The Municipal Services Building

**[NOTICE:** This message originated outside of City of South San Francisco -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

TO: Tony Rozzi, Chief Planner

South San Francisco Planning Commission

Subject: Municipal Services Building, 33 Arroyo Drive, South San Francisco

The Municipal Services Building located at 33 Arroyo Drive is on the agenda for approval by the Planning Commission to demolish it and replace it with high density low-income housing.

Contrary to what we were led to believe, the Municipal Services Building is an ADA compliant building and is operating in accordance with the building codes. If it were not a safe building, the Command Operations of the South San Francisco Police Department, the South San Francisco Fire Department, the Park and Recreation Offices and classes, and the public who visit this building would have been relocated to other buildings in the city over the past years.

We have one senior center serving one part of our city and, with few exceptions, it caters to the infirmed and Adult Daycare population. Our aging population of South San Francisco is growing, and we demand the preservation of the Municipal Services Building to be a senior center that can house the South San Francisco Historical Society's museum, the South San Francisco Cultural Arts, and for the enjoyment of the public of all ages.

Eugenia Chan

[REDACTED]  
SSF, CA 94080



**Rozzi, Tony**

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**From:** C Marcopulos [REDACTED]  
**Sent:** Monday, January 23, 2023 9:29 AM  
**To:** Rozzi, Tony  
**Subject:** a question

[NOTICE: This message originated outside of City of South San Francisco -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning, Tony,  
Thank you for your hard work in compiling the 700-page housing element plan. However, although you said the MSB was not being voted on at the 1/19/23 meeting.

It is, in fact, still listed as a possible site for high density/low income, or other development so it was voted upon that night and included in this 700-page document.

To that end, I have two questions, please:

- 1- Prior, the MSB was zoned as a specific building. Please share what it was zoned for.
- 2- When was it rezoned as a possible housing development site?

Thank you, Be Safe,  
Cynthia Marcopulos

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Visit me at:

<http://designsbycynthiawear.etsy.com>

<http://cynthia-marcopulos.artistwebsites.com/>

## Rozzi, Tony

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**From:** Oksana Walton [REDACTED]  
**Sent:** Saturday, January 21, 2023 5:48 PM  
**To:** Rozzi, Tony  
**Subject:** Municipal Services Building, 33 Arroyo Drive, South San Francisco

[NOTICE: This message originated outside of City of South San Francisco -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Rozzi

The Municipal Services Building located at 33 Arroyo Drive is on the agenda for approval by the Planning Commission to demolish it and replace it with high density low-income housing. Contrary to what we were led to believe, the Municipal Services Building is an ADA compliant building and is operating in accordance with the building codes. If it were not a safe building, the Command Operations of the South San Francisco Police Department, the South San Francisco Fire Department, the Park and Recreation Offices and classes, and the public who visit this building would have been relocated to other buildings in the city over the past years. We have one senior center serving one part of our city and, with few exceptions, it caters to the infirmed and Adult Daycare population. Our aging population of South San Francisco is growing, and we demand the preservation of the Municipal Services Building to be a senior center that can house the South San Francisco Historical Society's museum, the South San Francisco Cultural Arts, and for the enjoyment of the public of all ages.

Oksana Walton

[REDACTED]  
[REDACTED]  
[REDACTED]  
South San Francisco, CA, 94080