

City of South San Francisco

P.O. Box 711
South San Francisco, CA



Regular Meeting Agenda

Wednesday, November 13, 2019

7:00 PM

**Municipal Services Building, Council Chambers
33 Arroyo Drive, South San Francisco, CA**

City Council

PEOPLE OF SOUTH SAN FRANCISCO

You are invited to offer your suggestions. In order that you may know our method of conducting Council business, we proceed as follows:

The regular meetings of the City Council are held on the second and fourth Wednesday of each month at 7:00 p.m. in the Municipal Services Building, Council Chambers, 33 Arroyo Drive, South San Francisco, California.

The City Clerk will read successively the items of business appearing on the Agenda. As she completes reading an item, it will be ready for Council action.

KARYL MATSUMOTO, Mayor
RICHARD A. GARBARINO, Vice Mayor
MARK ADDIEGO, Councilman
MARK NAGALES, Councilman
BUENAFLORE NICOLAS, Councilwoman
FRANK RISSO, City Treasurer
ROSA GOVEA ACOSTA, City Clerk
MIKE FUTRELL, City Manager
SKY WOODRUFF, City Attorney

PLEASE SILENCE CELL PHONES AND PAGERS**HEARING ASSISTANCE EQUIPMENT AVAILABLE FOR USE BY THE HEARING IMPAIRED AT
CITY COUNCIL MEETINGS**

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the City Clerk's Office located at City Hall. If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda. The address of City Hall is 400 Grand Avenue, South San Francisco, California 94080.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA REVIEW

ANNOUNCEMENTS FROM STAFF

PRESENTATIONS

1. [Recitation of a proclamation observing November as Native American Heritage Month in South San Francisco. \(Karyl Matsumoto, Mayor\)](#)
2. [Recognition of Peace Officer of the Year. \(Karyl Matsumoto, Mayor\)](#)

PUBLIC COMMENTS

For those wishing to address the City Council on any Agenda or non-agendized item, please complete a Speaker Card located at the entrance to the Council Chamber's and submit it to the City Clerk. Please be sure to indicate the Agenda Item # you wish to address or the topic of your public comment. California law prevents the City Council from taking action on any item not on the Agenda (except in emergency circumstances). Your question or problem may be referred to staff for investigation and/or action where appropriate or the matter may be placed on a future Agenda for more comprehensive action or a report. When your name is called, please come to the podium, state your name and address (optional) for the Minutes. COMMENTS ARE LIMITED TO THREE (3) MINUTES PER SPEAKER. Thank you for your cooperation.

COUNCIL COMMENTS/REQUESTS

CONSENT CALENDAR

3. [Motion to approve the Minutes for the meetings of October 2, 2019 and October 7, 2019.](#)
4. [Motion to cancel the Regular City Council meetings of November 27, 2019 and December 25, 2019. \(Rosa Govea Acosta, City Clerk\)](#)

PUBLIC HEARING

5. [Report regarding the proposed mixed-use development \(Use Permit, Design Review, Transportation Demand Management Plan, Vesting Tentative Map, Development Agreement, Density Bonus, Waivers and Modification Request, Parking Management and Monitoring Plan, Affordable Housing Agreement, Purchase and Sale Agreement, Environmental Consistency Analysis, General Plan Consistency Determination, and First Amendment to the Exclusive Negotiating Rights Agreement \(ENRA\) on 5.9 acres of vacant land \(PUC Site\) at 1051 Mission Road. \(Michael Lappen, Economic Development Coordinator and Tony Rozzi, Principal Planner\)](#)
- 5a. [Resolution determining that the proposed construction of 800 residential units, an approximately 8,307 SF childcare facility, an approximately 12,992 SF commercial retail space, approximately one-acre of publicly accessible open space, and related infrastructure at the 5.9-acre Former San Francisco Public Utilities Commission \(“PUC”\) Opportunity Site, located at 1051 Mission Road, is consistent with an adopted Program Environmental Impact Report for the El Camino Real/Chestnut Avenue Area Plan as updated by the Community Civic Campus Project Subsequent Environmental Impact Report and, based on an Environmental Consistency Analysis dated October 2019, would not necessitate the need for preparing a subsequent environmental document pursuant to the criteria of Section 15162 of the California Environmental Quality Act Guidelines.](#)
- 5b. [Resolution making findings to approve a Use Permit, Design Review, Transportation Demand Management Plan, Vesting Tentative Map, Density Bonus, Waivers and Modifications Request, and Parking Management and Monitoring Plan to construct 800 residential units, an approximately 8,307 square feet \(SF\) childcare facility, an approximately 12,992 SF commercial retail space, approximately one-acre of publicly accessible open space, and related infrastructure at the 5.9-acre Former San Francisco Public Utilities Commission \(“PUC”\) Opportunity Site, located at 1051 Mission Road; and making a General Plan consistency determination in accordance with Government Code section 65402.](#)
- 5c. [Resolution approving a Purchase and Sale and Affordable Housing Agreement with SSF Housing Partners LLC, for the disposition of City-owned parcels at 1051 Mission Road \(APNs 093-312-050 and 093-312-060\) for \\$11,000,000.](#)
- 5d. [Ordinance approving a Development Agreement with SSF Housing Partners LLC, for the development of City-owned parcels at 1051 Mission Road \(APNs 093-312-050 and 093-312-060\).](#)

- 5e. [Resolution approving a First Amendment to the Exclusive Negotiating Rights Agreement \(“ENRA”\) with SSF PUC Housing Partners, LLC, an affiliate of AGI Avant Group, Inc. \(with a recent name change to L37\) and KASA Partners, for the development of a former South San Francisco Redevelopment Agency property known as the former Public Utilities Commission Opportunity Site \(“PUC Site”\) \(APNs 093-312-050 and 011-312-060\), and authorizing the City Manager to execute the First Amendment to the ENRA on behalf of the City.](#)

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

ADJOURNMENT