



MINUTES

REGULAR MEETING

**CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO**

WEDNESDAY, JULY 13, 2022

6:00 p.m.

**TELECONFERENCE MEETING
Via Zoom**

The City Council may meet by teleconference, consistent with the Brown Act as amended by AB 361 (2021). Under the amended rules, the City will not provide a physical location for members of the public to participate in the teleconference meeting.

CALL TO ORDER

Mayor Nagales called the meeting to order at 6:04 p.m.

ROLL CALL

Councilmember Addiego, present
Councilmember Coleman, present
Councilmember Flores, present
Vice Mayor Nicolas, present
Mayor Nagales, present

PLEDGE OF ALLEGIANCE

Mayor Nagales led the pledge.

AGENDA REVIEW

No changes.

ANNOUNCEMENTS FROM STAFF

Director of Parks and Recreation Greg Mediati announced Evening in the Park at Orange Memorial Park on Friday, July 15, 2022.

City Clerk Acosta informed the community that the nomination period for the upcoming November 8, 2022, election opened on Monday, July 18, 2022, and additional information was available on the City's website.

PRESENTATIONS

1. Presentation of a proclamation designating July as Parks and Recreation Month in South San Francisco. (Mark Nagales, Mayor)

Mayor Nagales read the proclamation into the record designating July as Parks and Recreation month.

Commissioner Lock accepted the proclamation and thanked the Council for the recognition.

2. Presentation on State Two of Water Shortage Contingency Plans (Christine Fernandez, Chief Sustainability Officer; Mike Utz, California Water District Assistant District Manager; and Anthony Meyer, California Water District Conservation Coordinator)

Chief Sustainability Officer Fernandez informed the community that the City had drought signs available for distribution and noted the importance of water conservation.

Ross Moilan, Cal Water District Manager, and Anthony Meyer, California Water District Conservation Coordinator, discussed the California drought, including water use restrictions and conservation; Bayshore District Service areas; target reduction of 15%; current irrigation restrictions; and rebate programs. Vice Mayor Nicolas thanked staff for the presentation.

Councilmember Addiego asked how water use could be further reduced by those already engaged in water conservation. Mr. Meyer explained the goal to obtain additional participants and discussed per capita water use. Councilmember Addiego suggested specifics on appropriate water use. Mr. Seeley suggested customers contact the customer service center for additional information and resources.

Councilmember Flores inquired about the resources and kits. Mr. Meyer stated the kits were available to Cal Water users. Councilmember Flores questioned adjustments for pandemic usage. Mr. Meyer stated he was not sure why 2020 data was used but could provide additional information. Mr. Seeley stated the Governor's Office required use of 2020 data usage.

Councilmember Addiego asked about the use of ground water. Mr. Moilan explained banking of underground water and upgrades to the treatment facility to enable use of 5-10% of groundwater.

Councilmember Coleman asked if the rain water barrel rebate was available to South San Francisco residents. Mr. Meyer indicated that it was not currently available in South San Francisco but they continue to explore options and would provide information.

Mayor Nagales inquired about water usage for future developments and use of water for agricultural uses. Mr. Seeley indicated that landscaping and agriculture use was between 60-70%. He stated they were neutral on future development and committed to stewarding the resource.

PUBLIC COMMENTS

The following individuals provided public comment:

- Matt Klein - Oyster Cove Marina
- Lucia Lachmayr - Oyster Cove Marina
- Yzobel - Oyster Cove Marina

City Manager Futrell and Mayor Nagales will discuss further.

COUNCIL COMMENTS

Vice Mayor Nicolas wished City Clerk Acosta a Happy Birthday. She shared with the community that she participated in the Renaissance Students Graduation program and expressed best wishes to

the entrepreneurs. She announced National Night Out on August 2, 2022. She requested adjourning in memory of Raymond Amador, Eldean Nielson, and Larry Liwanag.

Councilmember Addiego congratulated Deputy City Clerk Rodriguez on his promotion to Assistant City Clerk for the City of Berkeley. He discussed the previous conversation regarding the Police Department release of the military vehicle and new replacement vehicle, acknowledging Chief Campbell for pursuing grant funding. He shared the increased assessed valuation for South San Francisco and requested a formal presentation on the current assessed valuation. Mayor Nagales concurred.

Councilmember Coleman requested staff reach out to the County of San Mateo to increase awareness on the current health concerns, including Monkey Pox.

Councilmember Flores thanked staff for its work and contributions on City hosted events and the Fire Department for its care of the community.

Mayor Nagales thanked Deputy City Clerk Rodriguez for his work. He congratulated City Clerk Acosta and Vice Mayor Nicolas on their birthday celebrations. He noted the lack of e-bike charging stations and requested staff research the matter. He acknowledged services provided by the City and the City of San Bruno. He requested staff reach out to BART staff to address overgrown weeds on the Centennial Trail. He discussed the Renaissance Students Graduation and requested adjourning in memory of Vincent Oliva.

CONSENT CALENDAR

The City Clerk duly read the Consent Calendar, after which Council voted.

3. Motion to approve the Minutes for the meeting of June 22, 2022.
4. Report regarding Resolution No. 107-2022 authorizing the acceptance of \$4,520 in funding from San Mateo County Registration and Elections Division to support a 30-Day Vote Center at the Main Library for the November 8, 2022, Statewide General Municipal Election, and approving Budget Amendment 23.004 (*Valerie Sommer, Library Director*)
5. Report regarding Resolution No. 108-2022 authorizing the acceptance of \$5,985 in grant funding from the County of San Mateo to support COVID-19 outreach throughout South San Francisco and approving Budget Amendment 23.007. (*Adam Elsholz, Assistant Library Director*)
6. Report regarding Resolution No. 109-2022 declaring the continuing need for the City legislative bodies to meet remotely to ensure the health and safety of the public and making related findings. (*Sky Woodruff, City Attorney*)
7. Report regarding Resolution No. 110-2022 authorizing the acceptance of \$25,000 in grant funding from Genetech and \$10,000 from the South San Francisco Rotary Club to support Every Kid Deserves a Bike program (EKDAB) and approving Budget Amendment 22.072. (*Tamiko Huey, Management Analyst II*)
8. Report regarding Resolution No. 111-2022 amending the South San Francisco Master Fee Schedule to correct the Film Permit Application Fees for Fiscal Year 2022-23. (*Karen Chang, Director of Finance*)

9. Report regarding Resolution No. 112-2022 approving and authorizing the City Manager to execute a Memorandum of Understanding with the San Mateo County Transportation Authority, the City of San Bruno, and the Peninsula Corridor Joint Powers Board (JPB), for the Preliminary Engineering /Environmental phase of the South Linden Avenue and Scott Street Grade Separation Project (Project No. st1004). *(Angel Torres, Senior Engineer)*
10. Report regarding Resolution No. 113-2022 approving the sale of 109 Longford Drive (APN 010-071-050), a City of South San Francisco owned property, to Rick Arenas and Alejandra Gonzalez for the sum of \$850,000 and authorizing the City Manager to execute the Purchase and Sale Agreement. *(Ashley Crociani, Acting Management Analyst)*

Motion — Councilmember Addiego /Second – Councilmember Flores: To approve Consent Calendar 1-10, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

PUBLIC HEARING

Public hearing opened: 7:14 p.m.

11. Report regarding consideration of a General Plan Amendment, Specific Plan Repeal, Zoning Ordinance Amendment, Master Plan Modification, Precise Plan Modification and Development Agreement Amendment, to allow for the transfer of development capacity from adjacent rail spur properties to Phase 4 of the Gateway Business Park Master Plan Project, including an additional 120,221 square feet to the Gateway of Pacific Phase 4 North building, increasing the building from five-stories to nine-stories, and associated California Environmental Quality Act consideration. *(Billy Gross, Principal Planner)*

Principal Planner Gross presented the agenda report including an overview of the proposed design, requested entitlements, General Plan Amendments, Gateway Specific Plan Repeal, Zoning Text Amendments, Master Plan Modifications, proposed Development Agreement Amendments, Environmental Review, Planning Commission review and recommendation for approval, and staff's recommendation. Ethan Warsh, BioMed Realty, presented the proposed Gateway of Pacific Campus Phase 4, including their portfolio, overview of Phases 1-3, and Phase 5, and proposed modifications to GOP 4.

Mayor Nagales requested clarification on the childcare impact fees and development agreement. He inquired about the Class 4 protected bike lanes east of 101 for biotech employees. Principal Planner Gross explained the initial payment and implementation of the new impacts based on the additional 120,000 square feet. He explained that the multi-purpose trail would connect to the public right of way. Mayor Nagales requested Class 4 protected bike lanes.

Principal Planner Gross discussed the use of old rail spurs as multi-use paths. Mr. Warsh stated he did not think the rail spurs were used for their initial purpose any longer.

PUBLIC COMMENTS

The following individual provided public comment:

- Ethan Mizzi
- Raayan

Public hearing closed: 7:49 p.m.

Motion — Vice Mayor Nicolas /Second – Councilmember Flores: To approve Resolution No. 114-2022, making findings and certifying the Supplemental Environmental Impact Report, including adoption of a Statement of Overriding Considerations and Mitigation Monitoring and Reporting program for the Gateway of Pacific Phase 4 Density Transfer Project, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Mayor Nagales /Second – Councilmember Coleman: To approve Resolution No. 115-2022, making findings and conditionally approving a Specific Plan Repeal, Master Plan Modification and Precise Plan Modification, subject to future approval of a General Plan Amendment, all to allow for the transfer of development capacity from adjacent rail spur properties to Phase 4 of the Gateway Business Park Master Plan Project, including an additional 120,221 square feet to the Gateway of Pacific Phase 4 North building, increasing the building from five-stories to nine-stories, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Councilmember Addiego /Second – Vice Mayor Nicolas: To introduce on first reading an ordinance amending Chapter 20.220 (“Gateway Specific Plan District”) of the South San Francisco Municipal Code, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Councilmember Addiego /Second – Mayor Nagales: To introduce on first reading an ordinance adopting a Third Amendment to the Second Amended and Restrained Development Agreement (DAA21-0003) between the City of South San Francisco and BMR Gateway of Pacific I LP, BMR Gateway of Pacific II LP, BMR Gateway of Pacific III LP, and BMR Gateway of Pacific I LP for the Gateway Business Park Master Plan Project to make minor modifications, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Public hearing opened: 7:53 p.m.

12. Report regarding consideration of applications for a Specific Plan, General Plan Amendment, Zoning Map and Ordinance Amendments, Precise Plan, Design Review, Transportation Demand Management Plan, Vesting Tentative Map, and Environmental Impact Report for the proposed Southline Project, to redevelop a 28.5-acre industrial site in the Lindenville sub-area with up to 2.8 million square feet of transit-oriented office / R&D and associated amenity uses. (*Adena Friedman, Principal Planner*)

Principal Planner Friedman provided an overview of the proposed project, including location, existing uses and conditions, proposed development, entitlements request, specific plan vision, new road and pedestrian connections to be provided by the project, TDM plan, Phase 1 application, community benefits and fees, CEQA process, project benefits, and staff’s recommendation.

Marcus Gilmour, Lane Partners, discussed the experience of Lane Partners, conceptual specific plan build-out, proposed new roads, images of proposed project, public amenities, connectivity plan, community outreach, sustainability features, and community benefits.

Councilmember Addiego congratulated Lane Partners on the proposed project. He acknowledged issues with greenhouse gas emissions.

Vice Mayor Nicolas thanked Mr. Gilmour for the presentation and expressed support for the project.

Councilmember Coleman asked about additional phases. Mr. Gilmour discussed the use of solar panels in Phase 1 with an all-electric design in Phase 2.

Mayor Nagales thanked Mr. Gilmour for the presentation and requested an overview of the design. Mr. Gilmour discussed the height limit and buffer zone, noting the design was modified based on concerns from the committee. Mayor Nagales asked about connections to San Bruno. Mr. Gilmour explained the City of San Bruno Master Bike Plan and connectivity. Mayor Nagales recognized the City of San Bruno for its approval of the new road.

PUBLIC COMMENTS

The following individual provided public comment:

- Raayan
- Michael Graham
- Francisco Nunez
- Richard Hackmann
- John Medina
- Pat Gallagher
- Ron Henderson

Councilmember Flores expressed support for the project and collaboration with the City of San Bruno. He acknowledged the future planting of 631 trees and the positive outreach conducted on behalf of the project. He inquired about the new road and Class 4 bike lane. Mr. Gilmour discussed the new road and proposed bike lane. Councilmember Flores requested protected Class 4 bike lanes. Principal Planner Friedman explained the Linden was identified in the Bike Plan as a study corridor.

Mayor Nagales expressed enthusiasm for the proposed bike lanes and connectivity and community benefits associated with the project.

Public hearing closed: 8:44 p.m.

Motion — Mayor Nagales /Second – Vice Mayor Nicolas: To approve Resolution No. 116-2022, making findings and certifying the Environmental Impact Report, including adoption of CEQA Findings, a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, for the Southline Project, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Councilmember Addiego /Second – Councilmember Coleman: To introduce on first reading an ordinance adding Chapter 20.290 (“Southline Campus Specific Plan District”) to the South San Francisco Municipal Code, and amending the South San Francisco Zoning Map to add the Southline Campus Specific Plan (S-C) Zoning District, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Vice Mayor Nicolas /Second – Councilmember Flores: To approve Resolution No. 117-2022, making findings and conditionally approving the Southline Specific Plan, and approving entitlements for Phase 1 of the Southline Specific Plan including a Vesting Tentative Map, Preliminary Transportation Demand Management Plan, Precise Plan, and Design Review for the construction of two office / Research & Development (R&D) buildings totaling 615,000 square feet (sq. ft.), one amenities building totaling 69,710 sq. ft., a parking garage containing approximately 970 parking stalls, open space improvements, and on- and off-site transportation and infrastructure improvements, subject to future approval of a General Plan Amendment, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Mayor Nagales /Second – Councilmember Addiego: To introduce on first reading an ordinance adopting a Development Agreement with LPGS (Tanaforan) LLC for the redevelopment of a 28.5 acre industrial site with p to 2.8 million square feet of office / research & development (R&D) uses, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Meeting recessed: 8:55 p.m.

Meeting resumed: 9:08 p.m.

ADMINISTRATIVE BUSINESS

13. Report regarding adoption of Resolution No. 118-2022 accepting a Certificate of Sufficiency of Signatures on a Petition for an Initiative Ordinance of an Annual Parcel Tax on Some Commercial Office Properties for Early Care and Education and Childcare and Development Programs and adopting a Resolution Calling for the submission to South San Francisco voters of an Initiative Ordinance to Enact an Annual Parcel Tax on Some Commercial Office Properties for Early Care and Education and Childcare and Development Programs at the General Municipal Election of November 8, 2022, establishing the schedule for submission of Ballot Arguments, and Authorizing the County of San Mateo Elections Division to Conduct the election. (Sky Woodruff, City Attorney and Rosa Govea Acosta, City Clerk)

City Attorney Woodruff presented the report and noted that there had been a notice to the Clerk of an incorrect number of registered voters. He confirmed that the correct number of signatures were used for the initiative. He provided a summary of the key elements of the initiative and presented the Council's options.

Councilmember Coleman requested clarification on Council's available options. City Attorney Woodruff provided clarification on the actions and noted that the Council could request an impact report. He explained that the Council had to place the measure on the ballot.

Councilmember Addiego acknowledged proponents of the initiative for their work. He expressed concern with potential implications and noted that he needed more information to decide. Vice Mayor Nicolas noted the need for an analysis to ensure it did not clash with the childcare master plan. Councilmember Flores requested an analysis.

In response to Mayor Nagales, City Attorney Woodruff stated the Council could request specific areas of analysis to be included in the report.

The Council suggested the following questions be answered in the analysis report:

- What are the commercial linkage fees projected for the next couple of years if the measure passes?
- Could landlord's pass on costs to tenants?
- Would the measure make it more difficult for biotech companies to come into the City?
- What is the City Manager's role in the appeal process and tax rate determination?
- Does the commission determine salary structure for daycare employees?
- Where is the need for childcare for residents?
- Does the measure fund after school care?
- How many are South City residents versus employee children utilize childcare?
- What options are available if the measure passes and causes negative impacts?
- Are there potential flaws requiring legal options?
- What is the impact on the Childcare Master Plan if the initiative passes?
- Will there be priority enrollment for current residents or South San Francisco working families?
- How will the money be used to build and obtain childcare facilities?

PUBLIC COMMENTS

The following individual provided public comment:

- Chet Lexvold
- Bennet Meyers
- Sharmin Nabi
- Eric Brenner
- Apollo Wallace
- Raayan
- Rebecca Goldberg
- Julie Diaz Waters
- Alexis Lewis
- Laura Hinz
- Jess Hudson
- Rosa Shields
- Ryann
- Lissette Espinoza
- Doniella Maher
- Dhruv Hemmady
- Karen Palomino

City Manager Futrell indicated that the report could be brought back on August 10, 2022, if not sooner. He requested all questions be submitted prior by July 18, 2022.

Motion — Councilmember Coleman /Second – Councilmember Addiego: To approve Resolution No. 118-2022, accepting a Certificate of Sufficiency of Signatures on a Petition for an Initiative Ordinance of an Annual Parcel Tax on some Commercial Office Properties for Early Care and Education and Childcare and Development Programs, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Councilmember Addiego /Second – Vice Mayor Nicolas: To direct staff to prepare an

impact analysis, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

14. Study Session regarding a ballot measure to adopt an ordinance authorizing the City of South San Francisco to develop, construct, or acquire affordable, low-rent housing units pursuant to Article XXXIV of the California Constitution, subject to the approval of the voters. (*Sky Woodruff, City Attorney and Mike Futrell, City Manager*)

City Attorney Woodruff and City Manager Futrell presented the staff report.

David Shiver and Matt Fairris, BAE Urban Economics, presented potential development prototypes, financial feasibility summary, funding capital stack comparison, and social housing assessment summary.

Councilmember Addiego indicated support for placing the matter on the ballot. Councilmember Coleman discussed State laws regarding affordable housing.

City Manager Futrell stated the consultant was answering specific questions posed by the Council at the prior meeting. Vice Mayor Nicolas suggested the City not own, manage, and build properties.

Councilmember Flores requested information on BAE. City Manager Futrell stated BAE was often used by the Community Development Department to provide economic analysis for the City. Mr. Shiver discussed BAE's involvement in housing policy and housing analysis. Councilmember Flores asked who provided data for the analysis. Mr. Fairris explained the data used for the study.

Mayor Nagales expressed concern about the impact on commercial linkage fees. Councilmember Addiego stated removing the restriction would allow South San Francisco to build. He referenced Rotary Closet and the potential to add affordable units. Mayor Nagales discussed the ability to have funds available.

Councilmember Coleman discussed potential city-owned properties for affordable housing and AB2053. Councilmember Flores discussed the need for affordable housing but stated the analysis indicated the proposed measure was not fiscally feasible. Vice Mayor Nicolas expressed concern with potential implications.

Councilmember Addiego discussed the assessed valuation and School District benefits. He suggested an assessment on upcoming projects.

Councilmember Coleman discussed the use of rent revenue for schools. He stated if the City acquired land, it was necessary to ensure the schools were not impacted.

Mayor Nagales discussed his suggestion for the City to purchase property in order to control development.

PUBLIC COMMENTS

The following individual provided public comment:

- Ethan Mizzy
- Calvin Quick
- Raayan
- John Baker

- Alexander Melendez
- Catrina Ellis
- Valerie Lancy
- Nathan Chan

Councilmember Flores discussed the job of public officials to weigh the options. He discussed the need for affordable housing and potential for future development. He stated removal of Article 34 could result in funds to the City. Mayor Nagales concurred that it was the voters' decision. City Manager Futrell indicated the matter would come back on July 27, 2022.

15. Report regarding Resolution No. 119-2022 to approve Letters of Agreement with the Police Association, International Union of Firefighters Local 1507 and Public Safety Managers regarding a one-time payment of additional compensation and a resolution to approve a one-time payment of additional compensation for hourly part-time City employees (*Leah Lockhart, Human Resources Director*)

Human Resources Director Lockhart presented the staff report.

Motion — Vice Mayor Nicolas /Second – Councilmember Flores: To approve Resolution No. 119-2022, approving Letters of Agreement between the City of South San Francisco and the Police Association, International Association of Firefighters Local 1507, and Public Safety Managers for a one-time payment of additional compensation in the amount of \$4,800 per employee and approving budget amendment number 23.006 to appropriate \$1,247,000 in funds for fiscal year 2022-2023, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Councilmember Addiego /Second – Councilmember Flores: To approve Resolution No. 120-2022, to approve and authorize payment of additional one-time payment of additional compensation in the amount of \$2,000-\$4,000 to City of South San Francisco part-time hourly employees, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

Councilmember Addiego requested in person Council meetings resume.

Councilmember Flores announced that the City would be hosting the San Mateo County City Selection tour on July 22, 2022.

ADJOURNMENT

Being no further business Mayor Nagales adjourned the meeting in memory of Raymond Amador, Eldean Nielson, and Larry Liwanag at 11:19 p.m.

Submitted by:

Approved by:

Rosa Govea Acosta, MMC, CPMC
City Clerk

Mark Nagales
Mayor

Approved by the City Council: ____ / ____ / ____