



MINUTES
CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO

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

WEDNESDAY, MARCH 13, 2019
7:00 p.m.

CALL TO ORDER

7:02 p.m.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Honorable Dave Pine, San Mateo County Board of Supervisors.

AGENDA REVIEW

No changes.

ANNOUNCEMENTS FROM STAFF

None.

PRESENTATIONS

1. Presentation of New Employees (Mich Mercado, Human Resources Manager)

Human Resources Manager Mercado presented newly hired employees who introduced themselves to Council as follows:

Christina Fernandez	Assistant to the City manager
Kristian Romansanta	Community Development Coordinator
Edgar Maravilla	Associate Planner
Devin Finn	Paramedic Firefighter
Ronnie Leong	Administrative Assistant I
Brian Malibiran	Supervising Library Specialist
Jennifer Taylor	Librarian 1
Erika Sanchez	Building Maintenance Custodian
Conor McGuire	Police Officer
David Vazquez	Police Officer
Alexis Juarez	Parking Enforcement Officer
Bianca Liu	Associate Engineer
Kim Varner	Code Enforcement Officer
Christina Tai	Environmental Compliance Inspector I

2. Presentation of proclamation recognizing March as Women's History Month in South San Francisco.

Monserrat Saucedo read into the record a proclamation declaring March as Women's History Month. Ms. Lisa Marroquin co-founder of Women on the Rise SSF discussed the group's mission statement and their goal to promote and support other women on the rise. Ms. Marroquin invited the community to their first Leadership Conference on September 14, 2019 at the Masonic Lodge in South San Francisco.

3. State of the City (Mayor Matsumoto)

Mayor Matsumoto presented the State of the City highlighting the US economy and economist predictions of rising interest rates, a potential economic slowdown and ramifications from the trade with China. She discussed the state's economy and its addition of 3 million new jobs since the recession. She highlighted the County's booming economy stating that the unemployment rate of remained below 3%, currently at 2.3%. She discussed the City's key issues critical to the quality of life such as financial stability, housing and development, transportation and traffic, Parks and Recreation and indicated that the City's General Fund reserves has more than \$111 million dollars. Mayor Matsumoto indicated that 70% of the City's General fund comes from the following sources: Property Tax 29%, Sales Tax 15%, Transient Occupancy Tax 14%, and Building Permits 11% indicating that the robust economy of SFO traffic and construction activities keep the general fund strong. In addition, Measure LL and FF approved by voters will increase the Transient Occupancy Tax and establish a Cannabis Business License tax that will further help the City's revenue streams grow. She discussed the City's \$183 million dollar pension liability known as CalPERS and indicated that the City Council must be diligent and remain proactive to pay down CalPERS as the City's pension costs will continue to rise over the next few years.

The Capital Improvement Program (CIP) continues to grow as well, with a current budget of \$90.2 million dollars and the anticipated addition of several large CIP projects including the Community Civic Center additional funding will be necessary.

Council will continue to seek innovative ways to develop the Community Civic Center project that has been constrained due to limited budget and rising construction cost. The initial estimated project cost was \$175 million dollars and has increased to \$210 million dollars; the City was able to keep elements promised to the community by phase construction and a funding plan that includes private funding. The City Council reprioritized the size of the library and parks and recreation building to provide more program spaces and increased the size of the police station to ensure public safety services, into the future. Council dedicated an acre and a half of open space for future programming and scaled back on some of the architectural features originally conceptualized. They pushed out construction of the fire station and outdoor program structures to future phases, subject to funding opportunities.

The City's revenues are robust and the City is not immune to recession, city staff is working on strategies to provide guidance on how to address a potential recession in the next several years.

Mayor Matsumoto indicated that the design and implementation of the General Plan 20 years ago set the course of South San Francisco's rise to become the City's Biotech of the world. The plan set aside land East of Highway 101 as Biotech Campus, protected unmanaged growth, enhanced parks and preserved open space. She indicated that the City is currently in the process of updating the

General Plan and completion will take approximately 2 years and will address housing, transportation, and traffic to establish the future of the City. The City has established the General Plan Advisory Committee, consisting of 11 members, ranging from residents, commissioners, small and large business owners and the South San Francisco Unified School District that will meet monthly or as needed and will bring broad perspective and guidance for the General Plan vision.

She indicated that the Community Civic Campus would be a signature project that will provide stellar services to the residents of South San Francisco. Staff has begun Phase 1, schematic design; focused on celebrating the city's diversity and pride. The three level campus includes a joint Library, Parks and Recreation, along with a multi-use Community Theater/ City Council Chambers, a new Police Operation center with a state of the art 911-dispatch center. A new fire station on the corner of Camaritas and Arroyo will follow; she indicated that the MSB building must be sold first in order to finance the Fire Station. The goal is to break ground in early 2020 and be fully functional and operating campus in 2022.

She discussed the upcoming development of the former PUC property, led by AGI/KASA to develop 5.9-acre site mixed use project located along Mission Road, approximately 800 residential units including 20% affordable housing including retail space and childcare center with improvements to the Centennial Trail and surrounding park area. She stated that housing developments have not kept pace with the thousands of new jobs added in South San Francisco; the goal is that the updated General Plan identifies areas for future high-density housing. She discussed the Jobs Housing Balance, a housing requirement formula mandated by the state, and indicated that the City must meet the required numbers, and face harsh penalties for failure to comply.

Mayor Matsumoto discussed the proposed legislation intended to take away Local Control, which means the City will have limited say as to where and how the City builds and heights on new housing. She provided an overview of recently completed, under construction and future projects of South San Francisco and stated that the projects will build 1045 market rate unit with 126 affordable housing units, the state removed former mechanisms used by the City to support affordable housing. She indicated that new hotels are coming to the City and the City will receive a Transient Occupancy Tax that contributes to the General Fund reserve that will contribute to the General Fund reserves, paid exclusively by hotel guests.

She discussed the East of 101 Biotech community with 225 Biotech and Life Science companies with 20,000 biotech employees and 6.2 million square feet of research and development space under construction or approved for development. The demolition of former buildings near the Oyster Point Marina have been completed, the Oyster Point Project will include demolition of formally buildings are complete, the new development will include three office research and development buildings, parking structure, improved utilities and a new tree lined road at Oyster Point Boulevard and Marina Boulevard. The project includes Bay Trail Improvements, new parks, and recreation spaces and a completely refurbished public beachfront on the San Francisco Bay. The projected completion date is spring 2020.

She stated that due to projected growth, transportation remains a key concern with employment expected to increase from 28,000 to 54,000 by 2040. She highlighted the importance to support the Regional Transportation System, Pedestrian and Bicycle last mile connections that make mass transit work. She indicated that the City was the only City in San Mateo County with five modes of transportation including BART, Caltrain, samTrans, San Francisco Bay Ferry, and the city's shuttle

with growing network of bike lanes and pedestrian paths. She provided an overview of the Pedestrian Bicycle Plan and indicated that the goal of the plan is to strengthen walkability and safe routes around major transit stations and identify opportunities for BART investment over the next decade. She informed the community that the City received a bronze medal by the League of American Bicyclists for being a "Bike Friendly City". She provided an overview of additional transportation improvements for Caltrain, samTrans, the San Francisco Bay Ferry and the City's free shuttle service and discussed the citywide Traffic Calming program.

Mayor Matsumoto stated that Parks continues to be a high priority and informed the community that the city acquired 21 additional acres of open space on Sign Hill known as Friends of Liberty Park. She stated that as part of the Parks 11 program, the city re-opened the Alta Loma playground and staff replaced playground equipment and surfacing, performed landscaping and installed a new seat wall with ceramic tiles created by local children and implemented pathway improvements. She thanked Vice Mayor Garbarino for championing the ceramic tile project.

She discussed Sea Level Rise initiatives and stated that the City has entered into a Memorandum of Agreement with the Army Corps of Engineers to form Sea Level Rise Feasibility Studies for the Colma Creek basin around the southeast portion of the City. The City is working with San Mateo County and other peninsula cities to promote the county's proposal to form a new Flood Resiliency Agency, which will provide a stronger position for cities to obtain federal funding, streamline, environmental permitting and effectively coordinate design and construction.

She informed the community that the City in collaboration with San Mateo County's Wi-Fi program would provide free Wi-Fi services for users in the downtown area, the program will launch by summer 2019. The City continues to work on expanding free Wi-Fi beyond the downtown and into several parks throughout the city, at this time residents can connect to free Wi-Fi at all city buildings and the library.

She discussed the County's proposed project, 10-acre site on Mission Road and Oak Avenue that formally housed the County's North County court, a vacated jail and probation offices. She indicated that the County is going through the planning process to redevelop the site. The first phase of the project will include a 45,000 sq. ft. health clinic that will replace the county's existing clinic on Grand Avenue and Spruce Avenue, construction scheduled to begin in 18 months.

Mayor Matsumoto encouraged the community to participate and join the city in their efforts to build a community where everyone is proud to call it their home.

PUBLIC COMMENTS

Matt Sandford addressed the Council to discuss Ponderosa Elementary School kindergarten playground and the need for its replacement. He noted that the playground built was for children between 2-5 years of age and is inadequate for students. He emphasized the need for a proper playground to help children with their activities. He indicated that the project received approximately \$20-30k funding a few years ago that was not used correctly. He requested Council's support to address the replacement of the playground equipment, emphasizing the children's need for physical activities.

Vice Mayor Garbarino stated that he visited Sunshine Garden Elementary School and stated that the equipment is age inappropriate and requires attention. He requested that the Mayor provide the information to the school district subcommittee.

Cynthia Marcopulus addressed Council and stated that in March 2016 city staff performed an analysis of remodeling the Municipal Services Building (MSB) and found that the facilities were aged and no longer adequate for community needs, noting insufficient parking for visitors when the building was fully booked. The MSB has 112 parking spaces and the Orange Library has 88 parking spaces without including street parking, she visited both sites and noticed both lots were full throughout the morning and mid-day. She expressed her concern with the removal of 20 additional parking spaces from the Community Civic Campus design; street parking will become a problem for residents and visitors of the area. She noted that according to a January 11, 2016 staff report, the MSB, Orange Library, Fire and Police Department could have been renovated/retrofitted for \$94.1 million dollars. Ms. Marcopulus stated that the Community Civic Campus is currently a \$210 million dollar project with loss of additional amenities and promised design; she encouraged council to revisit the design. She noted the need to make a practical and functional site utilizing all the available space building a four-story building with street level parking, housing the Parks and Recreation on the second floor, the Library on the third floor and the Council Chambers and offices on the fourth floor.

Mathew Janiga addressed Council and indicated that Buri-Buri elementary will be expanding their after school care services and inquired about the process for consideration of additional school sites. He requested that Council identify staff with whom community members can continue discussions of future expansions and stated his willingness to facilitate future conversations between the District and the City.

COUNCIL COMMENTS/REQUESTS

Councilmember Nicolas stated that she attended the “Women Who Lead in Life Sciences” conference and reported her experience attending the event and the programs accomplishments. She attended the St. Patrick’s Dinner Fundraising and thanked Elaine Garbarino for her efforts in organizing the event.

Vice Mayor Garbarino discussed Local Control and indicated that community members have Local Control, not elected officials. He indicated that local leaders are advocating for community members to retain local control so that the community will continue to have a voice. He stated that the current proposed legislation proposes to reduce or minimize local control, no local input. The CASA Compact, approved by ABAG and MTC, limits local control. The Governor has threatened to withhold Transportation Funding for cities that do not comply or meet the state’s housing standards. He invited community members to reach out to their elected officials.

Mayor Matsumoto discussed the community event “Every 15 Minutes” a program designed for high school juniors and seniors that talks about drunk driving and its consequences. She thanked Elaine Garbarino for her committed support to our city. In addition, she thanked the Parks and Recreation staff for a successful Senior Health care event and Director of Public Works/City Engineer Eunejune Kim his participation in the Kishiwada Marathon and for representing the City.

CONSENT CALENDAR

The City Clerk duly read the Consent Calendar, after which Council voted and engaged in discussion of specific items as follows:

Item No. 5: Councilmember Nicolas inquired about the \$20,000 cost for a Harley Davidson. Chief Azzopardi indicated that it is a purchase for the Police Department. She inquired about the payment to the City of Burlingame for a bid assessment pass through. City Manager Futrell stated that the payment issued to the City of Burlingame for the Business Improvement District associated with all hotels; a charge assessed to every hotel room in SSF and Burlingame. The City of Burlingame administers the Business Improvement District the fees collected by the City. Councilmember Nicolas inquired about the 5% retention fee charged to the City by First Foundation Bank. City Manager Futrell stated that staff would review and provide a response to Council in a Thursday memo.

Councilmember Addiego requested that City Manager provide a Thursday memo to Council regarding the Business Improvement District.

Item No. 5: Mayor Matsumoto inquired about the payment amount of \$1700 to the San Mateo County Harbor District test and repair for the SSF Marina Fuel tank. Assistant City Manager Lee stated that the City and the Harbor District entered into an implementation agreement in 2011, part of the agreement states that the City will reimburse up to \$90,000 for essential repairs. The City reviewed the invoice and approved payment under the City Manager's budget.

Item No. 7: Mayor Matsumoto pulled the item and City Attorney Rosenberg stated that state law requires Council oral summary of proposed actions for salary, salary schedule, and fringe benefits for executive level employees. The proposed employment agreement with City Clerk Acosta has an initial annual salary of \$139,680 consistent with the Executive Management Compensation plan; the agreement provides a 3% salary adjustment effective July 1, 2019, July 1, 2020, and July 1, 2021 and the same benefits as the Executive Management group. Mayor Matsumoto congratulated Clerk Acosta for her professional accomplishments.

Item No. 8: Councilmember Nicolas requested clarification about FY 18-19 expenses total of \$188.59. Assistant City Manager Fernandez stated that the amount was included for clarification because the previous engagement letter specified that the agreement be for \$60,000 plus expenses, flat rate of \$7500 per month with a maximum allowable charge of \$74,000.

Item No. 9: Mayor Matsumoto inquired if internet service will improve in the Westborough area with the installation of Fiber Optic Cable. CSG Consultant Michael Goins indicated that MCI Metro Access project is to enhance MCI's existing fiber network in the bay area. This project will only place backbone fiber and distribution fiber cable with no new cell sites; used in the future to augment cell sites. The project will direct fiber cable to business customers, not residential customers. It will enhance future use.

Item No. 10 and 11: Councilmember Nicolas requested clarification on the two (2) one-year extensions. Public Works Director/City Engineer Kim stated that the original agreement specified

three- year term with a one-year extension based upon performance of contractor and indicated that they have performed well and staff desires to renew services based on price and performance. Staff will open the project for bids at the conclusion of the two (2) one-year extensions, if approved.

Councilmember Addiego inquired about negotiating a multi-year contract vs two (2) one-year renewals. Public Works Director Kim indicated that the public process requires the City to request bids with a new proposal with different terms. Councilmember Addiego inquired about performing the work in house. Sr. Environmental Compliance Supervisor, Andrew Wemmer stated that the approximate cost would be five times the proposed contract with a need to increase space at the facility to accommodate required equipment and additional staff certifications. He will forward Council a copy of the outcome of staff findings from 2016 for their review.

4. Motion to approve the Minutes for the meeting of January 5, 2019.
5. Motion confirming payment registers for March 13, 2019. (Christina Crosby, Interim Director of Finance)
6. Report regarding Resolution No. 26-2019 authorizing the acceptance of \$5,000 in sponsorships for the Senior Health and Fitness Fair on Friday, March 8, 2019 at the Municipal Services Building. (Sharon Ranals, Director of Parks and Recreation)
7. Report regarding Resolution No. 27-2019 approving the employment agreement between the City of South San Francisco and Rosa Govea Acosta for service as City Clerk and amending the City of South San Francisco Salary Plan. (*Jason Rosenberg, City Attorney*)
8. Report regarding Resolution No. 28-2019 approving a second amendment to the letter of engagement with Squire Patton Boggs to provide national advocacy and policy advisory services for an additional \$90,000 and authorizing the City Manager to execute an amendment to the current letter of engagement. (Christina Fernandez, City Manager's Office)
9. Report regarding Resolution No. 29-2019 approving a Master Encroachment Agreement with MCI Metro Access Transmission Services Corporation, doing business as Verizon Access Transmission Services, for the Installation of Network Facilities within the Public Rights-of-Way, and authorizing the City Manager to execute the agreement. (Eunejune Kim, Director of Public Works/City Engineer)
10. Staff report regarding Resolution No. 30-2019 approving two (2) one-year extensions of a consultant services agreement approved by City Council on June 22, 2016, with Dysert Environmental, Inc. for environmental sampling services in an amount not to exceed \$90,000 annually for Fiscal Years 2019-2020 and 2020-2021 and authorizing the City Manager to execute the agreement (Andrew Wemmer, Environmental Compliance Supervisor)
11. Staff report regarding Resolution No. 31-2019 approving two (2) one-year extensions of an environmental testing services agreement approved by City Council on June 22, 2016, for environmental laboratory testing services with Alpha Analytical Laboratories, Inc. in an amount not to exceed \$220,000 annually for Fiscal Years 2019-2020 and 2020-2021 and authorizing the City Manager to execute the agreement (Andrew Wemmer, Environmental Compliance Supervisor)

12. Report regarding Resolution No. 32-2019 authorizing the acceptance of \$38,904 in donations from the 26th Annual Trivia Challenge and approving Budget Amendment 19.045 increasing the Library Department's Fiscal Year 2018-2019 Operating Budget by \$11,000 to expand the Library's Project Read program. (Valerie Sommer, Library Director)
13. Report regarding Resolution No. 33-2019 approving the acceptance of additional grant funds from the San Mateo County Aging and Adult Services Division in the amount of \$12,000 and amending the Parks and Recreation Department Fiscal Year 2018-19 Operating Budget pursuant to budget amendment #19.046. (Sharon Ranals, Parks and Recreation Director)
14. Report regarding adoption of Ordinance No. 1571-2019 approving the third amendment to the Development Agreement for 201-219 Grand Avenue and 418 Linden Avenue properties with ROEM Development Corporation (Julie Barnard, Acting ECD Deputy Director).

Motion– Vice Mayor Garbarino/Second–Councilmember Nicolas: to approve Consent Calendar Items Nos. 4-14. Unanimously approved by roll call vote.

PUBLIC HEARING

15. Report regarding Public Hearing on the City's Housing, Community, and Economic Development Needs for the 2019-2020 One Year Action Plan and provide direction to the CDBG Subcommittee. (Kris Romasanta, Community Development Coordinator)

At 8:31 p.m. Councilmember Nagales recused himself from the discussion of this item.

Community Development Coordinator Romasanta presented the report and indicated that the City is in the second year of a two-year grant cycle and in order to receive CDBG funds, the City is required to hold two public hearings, and provide direction to the Community Development Block Grant Standing Committee regarding funding priorities.

Public Hearing Opened: 8:32 p.m.

Public Hearing Closed: 8:33 p.m.

Anje Rodriguez of Samaritan House's Safe Harbor Shelter addressed Council. She shared a story regarding Sal, a resident, who had worked his way out of being homeless thanks to programming and shelter he received at Safe Harbor.

Remberto Calero of Star Vista spoke about the success of residents housed at the triplex in South San Francisco at the intersection of Orange and Grand Avenue. He shared a success story of a client who has gained the independent skills necessary to obtain employment and pursue her education.

Laura Fanucchi of HIP Housing addressed Council and spoke about three affordable housing programs. The Home Sharing program designed to match persons who have rooms for rent with people looking for housing. The Self Sufficiency program designed to support families with children with housing costs while enrolled in school. The Affordable Housing unit on Commercial Avenue provides housing for 35 residents in South San Francisco. She thanked Council for their support.

Alexandra Manieri of the Center for Independence of Individuals with Disabilities addressed Council. She advised of the Housing Accessibility Modification (HAM) Program assists with accommodations to homes and residences to assist with independent living including installation of internal and external residential ramps. She thanked Council for their support. In response to an inquiry from Councilmember Nicolas she indicated that three additional projects are in the process for approval and continued public outreach.

Jennifer Rowell of CORA addressed Council and provided an overview of the program's mission indicating that its priority is to provide support for those impacted to help break the cycle of abuse in San Mateo County. She shared a story of a client that was able to receive gain independence through the services and support received.

Kirsten Irgens-Moller with Ombudsman Services addressed Council and stated that the organization supports seniors living in long-term care and confronts issues facing the ageing population. She shared a story client who was able to obtain services and regain financial stability.

Jacky Ramirez of Project Sentinel addressed Council and stated the organization's mission to assist tenants fight against overly restrictive occupancy policies.

Attorney David Carducci of the Legal Aid Society of San Mateo County addressed Council. He spoke of the agency's mission to help combat homelessness by preventing displacements. He shared a story of a tenant facing eviction for having a companion dog and stated the agency would continue to advocate for residents with similar issues. In response to an inquiry from Councilmember Addiego he indicated that seminars are held every Tuesday afternoon from 1:00 - 4:00 p.m. at the Daly City Community Services Center for North County residents and stated that the organization is open to hosting seminars in South San Francisco.

Amanda LeBlanc Freeman of Rape Trauma Services addressed Council and indicated that center has seen a 35% increase in services within the last year. She stated that the housing crisis has contributed to an increase in sexual violence against children. The center is collaborating with South San Francisco Police Department to train school personnel to recognize sexual assault and human trafficking including school based free therapeutically services for children and adults in English and Spanish. Support from CDBG funding would assist with the organization's mission to assist children and families confronted with this issue. In response to an inquiry from Mayor Matsumoto she indicated that center has 14 languages and seeks volunteers who speak Tagalog.

Hon. Diane Papan of John's Closet stated that the program provides clothing to low income school aged children, which boosts their self-esteem and goes a long way towards removing some of the social barriers to learning. She thanked Council for their continued support.

Melissa Lukin, Executive Director of Rebuilding Together addressed Council and stated that the program is entering their 30th year of providing Low Income Home Repairs, which permitted residents to remain in their homes. She stated that they received 20 applications from South San Francisco with a total of 62 applications for the last three years. She invited Council and the community to participate in the National Rebuilding Day.

At 9:10 p.m. Councilmember Nagales returned to the meeting.

16. Report recommending approval of a Zoning Map Amendment, Planned Development, Tentative Parcel Map, Affordable Housing Agreement and Design Review to construct 22 single-family attached townhouse units at the corner of Westborough Blvd and Oakmont Drive. (Billy Gross, Senior Planner)

Public hearing opened: 9:11 p.m.

Senior Planner Billy Gross presented the report recommending that the City Council conduct a public hearing, follow the recommendation of the Planning Commission, and take the following actions: 1.) Adopt a resolution making findings and adopting Initial Study/Mitigated Negative Declaration (ND18-0001); 2.) Introduce an Ordinance amending the Zoning Map (RZ18-0005) to rezone one vacant parcel as a Planned Development; and, 3.) Adopt a resolution making findings and approving a Planned Development (PUD15-0001), Tentative Parcel Map (PM15-0001), Affordable Housing Agreement (AHA18-0004) and Design Review (DR15-0041), subject to the draft Conditions of Approval. He presented a PowerPoint including slides depicting the project site at the corner of Westborough Boulevard and Oakmont Drive. He advised that the Housing Subcommittee met and reviewed the item.

David Agee with Warmington Residential addressed the Council and stated his satisfaction with the proposed project indicating that they have addressed the neighboring Homeowner's Association concerns through the city's condition of approval. They have worked with staff to create a BMR agreement indicating that it meets the needs of staff and the city, within guidelines of the current policy, achieving the best and highest use of the property.

Public hearing closed: 9:20 p.m.

Mayor Matsumoto inquired about the city's liability for allowing development of homes near the fault line in the event of a catastrophic event. City Attorney Rosenberg stated that the City would have statutory immunity for discretionary acts and the project would comply with the Alquist-Priolo Earthquake Fault Zoning Act, which requires designing outside of setback zone. He stated that all Planning Applications require the developer to indemnify the City and sign a Hold Harmless Agreement.

Councilmember Addiego stated his satisfaction with the proposed project and indicated the project will be a positive addition to the neighborhood. Vice Mayor Garbarino inquired about the ingress/egress of traffic on Shannon Park Court and stated his support with the color choices. Senior Planner Gross indicated that the 14 interior units would egress to Oakmont Drive.

Councilmember Nagales inquired about affordable unit location and construction schedule. Mr. Agee stated affordable units would be built near Oakmont Drive in order to make it a viable project. He stated that they are working on a construction schedule that will comply with the city standards.

- 16a. Resolution No. 34-2019 adopting the Initial Study and Mitigated Negative Declaration for the Oakmont Meadows Planned Development Project at the southwest corner of Westborough Blvd and Oakmont Drive

Motion— Councilmember Nagales/Second—Councilmember Addiego: to approve Resolution No. 34-2019 adopting the Initial Study and Mitigated Negative Declaration for the Oakmont Meadows Planned Development Project at the southwest corner of Westborough Boulevard and Oakmont Drive. Unanimously approved by roll call vote.

- 16b. Ordinance amending the South San Francisco Zoning Map (RZ18-0005) to rezone one vacant parcel (APN 091-151-040) from Low Density Residential (RL-8) to a Planned Development District (PD-1) to allow the construction of 22 single family attached townhouse units at the corner of Westborough Boulevard and Oakmont Drive

Motion– Councilmember Addiego/Second–Councilmember Nagales: to waive reading and introduce an ordinance amending the South San Francisco Zoning Map (RZ18-0005) to rezone one vacant parcel (APN 091-151-040) from Low Density Residential (RL-8) to a Planned Development District (PD-1) to allow the construction of 22 single family attached townhouse units at the corner of Westborough Blvd. and Oakmont Dr. Unanimously approved by roll call vote.

- 16c. Resolution No. 35-2019 approving a Planned Development PD15-0001, Tentative Parcel Map PM15-0001, Affordable Housing Agreement AHA18-0004, and Design Review DR15-0041, to allow the construction of 22 single family attached townhouse units at the corner of Westborough Blvd and Oakmont Dr. in a new Planned Development District.

Motion– Councilmember Nicolas/Second–Vice Mayor Garbarino: to approve Resolution No. 35-2019 approving a Planned Development PD15-0001, Tentative Parcel Map PM15-0001, Affordable Housing Agreement AHA18-0004, and Design Review DR15-0041, to allow the construction of 22 single family attached townhouse units at the corner of Westborough Blvd and Oakmont Dr. in a new Planned Development District. Unanimously approved by roll call vote.

LEGISLATIVE BUSINESS

17. A report regarding ordinance amending Title 2 of the South San Francisco Municipal Code to ensure consistency of terms and term limits, and increase the potential number of members serving on the Cultural Arts Commission. (Jason Rosenberg, City Attorney)

City Attorney Rosenberg presented the report recommending Council adopt an ordinance to ensure consistency of terms and term limits, and increase the potential number of members serving on the Cultural Arts Commission.

Mayor Matsumoto noted a correction to the report and stated that the Council would like to increase the number of members on the Cultural Arts Commission from nine (9) to eleven (11). Council expressed their support.

City Attorney Rosenberg noted Council’s direction to revise “*Section 2.80.010 Cultural Arts Commissions be established consisting of up to eleven (11) members who are electors of the City and the City Council shall appoint the commissioners.*”

- 17a. Ordinance amending Title 2 of the South San Francisco Municipal Code to ensure consistency of terms and term limits and increase the potential number of members serving on the Cultural Arts Commission.

Motion– Mayor Matsumoto/Second–Councilmember Nicolas: to waive reading and introduce an ordinance amending Title 2 of the South San Francisco Municipal Code to ensure consistency of

terms and term limits and increase the potential number of members serving on the Cultural Arts Commission, subject to the revision of eleven (11) members.

ADMINISTRATIVE BUSINESS

18. Report regarding Resolution No. 36-2019 approving a consulting services agreement (“Agreement”) with Kelso Communication, Inc. of Morgan Hill, California in an amount not to exceed \$476,100 in telecommunication equipment and subsequent support and software maintenance, and authorizing the City Manager to execute the Agreement. (Tony Barrera, Information Technology Director)

Information Technology Director Barrera presented the report and recommended that Council approve a consulting services agreement with Kelso Communication, Inc. of Morgan Hill, California in an amount not to exceed \$476,100 in telecommunication equipment and subsequent support and software maintenance, and authorizing the City Manager to execute the Agreement.

In response to Council’s inquiries Director Barrera indicated that his decision to award a consulting services agreement to Kelso Communications was based on the City’s best needs ensuring no disruption of services citywide.

Motion by Vice Mayor Garbarino/Second-Councilmember Addiego: to approve Resolution No. 36 2019. Unanimously approved by roll call vote.

19. Report regarding Resolution No. 37-2019 approving the Purchase and Sale Agreement between the City of South San Francisco and 938 Linden, LP, for the sale of 938 Linden Avenue, in the amount of \$1,050,000. (Michael Lappen, Economic Development Coordinator)

Economic Development Coordinator Lappen presented the report and recommended that Council approve the Purchase and Sale Agreement (“PSA”) with 938 Linden, LP, regarding the sale of the City-owned parcel at 938 Linden Avenue and authorize the City Manager to execute the Agreement, subject to approval of the sales price by the San Mateo County Countywide Oversight Board. He stated that in October 2017, the City of South San Francisco solicited offers to interested parties to purchase a City-owned property at 938 Linden Avenue. The property is former Redevelopment Agency property and is located in the uptown historic area on Linden Avenue, a mixed-use area of South San Francisco in the low-lying Paradise Valley, south of San Bruno State Park.

The former Redevelopment Agency purchased the Property in 2010. The intended use for the building was to relocate St. Vincent de Paul’s Food Program from Grand Avenue to this site. The Agency believed this was a more suitable location for St. Vincent de Paul’s to provide food services to the area’s homeless population as it would afford them more space, including a seating area as well as space for additional homeless services. However, the Redevelopment Agency was dissolved before St. Vincent’s was able to secure sufficient funding to remodel the building and relocate its services to the site.

Pursuant to dissolution law, the Successor Agency to the Redevelopment Agency of the City of South San Francisco (“Successor Agency”) is responsible for the disposition of the former Redevelopment Agency properties in accordance with the procedures and requirements of Dissolution Law and the Long Range Property Management Plan (“LRPMP”).

In response to Vice Mayor Garbarino inquiry Mr. Lappen stated that the City paid \$1,100,000 in 2010 for this property.

Motion by Vice Mayor Garbarino/Second-Councilmember Nicolas: to approve Resolution No. 37-2019. Unanimously approved by roll call vote.

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

Councilmember Nicolas requested an update on the Welcome Home Packet, extended outreach via worship centers, HOA and service organizations, in addition she requested information regarding the City’s Airbnb policies. City Manager Futrell indicated he would inquire with Communications Director Arroyo on the status of completion and indicated that staff received direction from Council to develop ordinances for Council’s review. The City does not have specific ordinances addressing short-term rentals.

Mayor Matsumoto requested that the meeting be adjourned in honor of Leslie Arroyo’s aunt, Susan Stang.

Vice Mayor Garbarino requested that the meeting be adjourned in honor of Linda Parenti’s brother, Walter Capella.

ADJOURNMENT

Being no further business, Mayor Matsumoto adjourned the meeting at 10:04 p.m. in memory of Susan Stang and Walter Capella.

Submitted by:



Rosa Govea Acosta, CMC, CPMC
City Clerk
City of South San Francisco

Approved by:

Karyl Matsumoto
Mayor
City of South San Francisco