

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
JULY 24, 2023

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The meeting was called to order by Mayor Buenaventura at 7:00 P.M.

ROLL CALL: Councilmembers Present:
Raymond A. Buenaventura, Mayor
Juslyn C. Manalo, Vice Mayor
Roderick Daus-Magbual
Pamela DiGiovanni
Glenn R. Sylvester

Staff Present:
Thomas Piccolotti, City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

APPROVAL OF MINUTES:

Regular Meeting of July 10, 2023

It was moved by Vice Mayor Manalo, seconded by Councilmember Daus-Magbual and carried to approve the minutes of July 10, 2023.

APPROVAL OF AGENDA:

It was moved by Vice Mayor Manalo, seconded by Councilmember DiGiovanni and carried to approve the agenda.

City Attorney Rose Zimmerman requested to continue item #8 on the agenda to the regular City Council meeting of September 25, 2023.

It was moved by Vice Mayor Manalo, seconded by Councilmember Sylvester and carried by voice vote to continue the following project (item #8) to the meeting of September 25:

Mixed-Use Condominium Building at 2321 Geneva Avenue – Major Subdivision SUB-05-21-015047, Use Permit UPR-05-21-015048, Design Review DR-05-21-015049, and Lot Merger LOT-05-21-015050

CONSENT AGENDA:

It was moved by Vice Mayor Manalo, seconded by Councilmember Daus-Magbual and carried to approve the consent agenda with the exception of item #3 which was pulled for further discussion.

***Note on Public Comments:** For this meeting, members of the Council and the public had the option of attending in person or submitting public comments via email to the City Clerk's Office prior to the public meeting. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting were instructed to call the office of the City Clerk at 991-8078 prior to the meeting.*

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Resolutions:

Approve Time Extension for Use Permit UPR-5-18-13467 — New Vehicle Storage at Serramonte Shopping Center Parking Garage

Resolution 23-122, Approving Extension of Use Permit UPR-5-18-13467 for New Vehicle Storage at Serramonte Shopping Center Parking Garage

Authorize the City Manager to Execute a Professional Services Agreement with HGA for Design Services for the Civic Center North Human Resources Tenant Improvements Project

Director of Public Works Richard Chiu provided the staff report for the proposed project which includes replacement of the HVAC rooftop units and improvement of the underutilized portion of the building to relocate the City's Human Resources Department (HR). The proposed agreement with HGA provides for a not-to-exceed amount of \$248,153.85 for tenant improvements. Chiu addressed questions on the following issues: reasons for moving HR to Civic Center North, whether Daly City Partnership (DCP) has been notified about the project, whether community services will be affected by the project, whether there will be tenant improvements and enough space for DCP, which funds will be utilized for the project, the cost for tenant improvements, how long HR has been at its present location, types of services provided by the design consultant, the size of the underutilized space, Civic Ctr. North ownership, and whether DCP pays rent for the space it occupies at Civic Ctr. North.

It was moved by Councilmember Daus-Magbual, seconded by Vice Mayor Manalo, and carried by the following roll call vote to adopt the resolution:

Ayes:	Daus-Magbual, Manalo, Sylvester, Buenaventura
Abstains:	DiGiovanni
Noes:	None

Resolution 23-123, Authorizing Execution of Professional Services Agreement with HGA for Design Services for the Civic Center North Human Resources Tenant Improvements Project

Check Registers

Check Registers for the Month of June 2023

END OF CONSENT AGENDA

PUBLIC HEARINGS:

Rezone of 1618 Sullivan Avenue to CC Commercial Cannabis Combining District – Zone Change ZC-03-23-016151 (1618 Sullivan Avenue)

Planning Manager Michael Van Lonkhuysen presented a proposal to rezone the subject parcel to be included in the Commercial Cannabis (-CC) Combining District and to create an additional eligibility zone in which the 1618 Sullivan Avenue property will be the only property situated within the newly created eligibility zone. Applicant Culture Cannabis Club has expressed interest in utilizing a 2,100-square-foot space within the building for retail sale of cannabis.

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Devon Julian, CEO, Culture Cannabis Club (applicant), provided the company's profile, the process in selecting the site, local labor and labor force policies, community engagement, store locations and design, safety and security measures for employees and customers, and cannabis odor mitigation.

Mayor Buenaventura opened the public hearing.

Mike Getlin, Nectar Markets, voiced opposition to the proposed -CC rezoning of the subject property as it would set a dangerous precedent for other operators and could force their company, a cannabis retailer, to reconsider developing on Junipero Serra Boulevard due to long-term economic impacts of having another cannabis store only 1,500 feet away. Getlin was in favor of a lottery process.

Nancy Chow, resident, expressed concerns with the proposed site being near a CVS store, with cannabis being used in front of the building, with potential crime, and impacts on property value. Chow recommended making the business pay a community impact fee and requested additional information.

Bob Garrison, representing Val's, expressed concern with another cannabis shop being allowed to operate within 1,500 feet of their development on the Junipero Serra site. Garrison was concerned with other locations being rezoned -CC in future developments and supported the current overlay district.

Staff addressed questions and concerns relating to: the operating cannabis shop in Skyline Plaza, the proximity of the subject site from Peninsula del Rey, the Eastmoor project and the church on Washington, which eligibility zones are currently available, the population of Zone 1, concentration proximity, the lottery process for the eligibility zones, whether a social equity piece can be added to the Ordinance, and whether zones 3 and 4 and the overlay district can be re-visited. The applicant addressed questions on whether they have looked at the other available -CC zones, their current lease situation with the property owner, the viability of cannabis retailers operating closely to each other, and their partnership status with the owner. The Council provided deliberation on the issues that were raised.

It was moved by Vice Mayor Manalo, seconded by Councilmember Daus-Magbual and carried to close the public hearing.

It was moved by Councilmember Daus-Magbual, seconded by Vice Mayor Manalo and carried for the City Attorney to read by title only.

Councilmember Daus-Magbual introduced the following ordinance:

Ordinance 1468, Amending the Daly City Zoning Map Rezoning Existing Parcel Located at 1618 Sullivan Avenue from C-R/O Commercial Retail and Office to C-R/O-CC Commercial Retail and Office, Commercial Cannabis

It was moved by Councilmember Daus-Magbual, seconded by Mayor Buenaventura and carried by the following roll call vote to adopt the resolution:

Ayes: Daus-Magbual, Manalo, Buenaventura

Noes: DiGiovanni, Sylvester

Resolution 23-124, Adopting Findings of Fact Related to Zone Change ZC-03-23-016151 to Rezone 1618 Sullivan Avenue Within the Commercial Cannabis Combining District and Affirming Categorical Exemption Under CEQA

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COMMUNICATIONS:

Continued Public Hearing on Airspace Subdivision for Medical Offices at 341 Gellert Boulevard – Parcel Map PM-03-23-016140

Planning Manager Van Lonkhuysen reviewed the proposal for a three-unit airspace subdivision of existing medical offices at the subject site and presented the Conditions of Approval. Van Lonkhuysen addressed questions on whether neighboring properties will financially assist with the improvements, whether anything is preventing the neighboring properties from applying for an airspace subdivision, and City fees related to applying for an airspace subdivision.

It was moved by Vice Mayor Manalo, seconded by Councilmember DiGiovanni and carried by unanimous roll call vote to adopt the following resolution:

Resolution 23-125, Affirming Categorical Exemption (CEQA), Adopting Findings of Fact and Imposing Conditions of Approval on Parcel Map PM-03-23-016140 Airspace Subdivision for Medical Offices at 341 Gellert Boulevard

Recommended Commercial Mixed Use (C-MU) Zoning District Standards – Presentation by Consultant Preparing Standards (Placeworks)

Planning Manager Van Lonhuysen introduced the City consultant, Placeworks, that will be working closely with staff to rezone Mission Street and Geneva Avenue and to develop regulations in order to effectively create more housing opportunities in the City. Placeworks provided a project overview including a summary of the stakeholder meeting, opportunity sites along the Mission Street and Geneva Avenue corridors, development standard recommendations, and next steps. The Council provided feedback and direction to the consultant for additional information relating to: an urban design plan for neighborhood districts, available funding for owners/developers, density bonus laws which can be utilized in developments, parking ratios for developments, and community involvement.

APPOINTMENTS:

It was moved by Vice Mayor Manalo, seconded by Councilmember Daus-Magbual and carried to appoint Malu Rivera-Peoples to the Small Business Commission.

It was moved by Mayor Buenaventura, seconded by Vice Mayor Manalo and carried to appoint Joseph Bautista to the Small Business Commission.

REPORTS:

Council Committee

City/County Association of Governments (C/CAG) (Manalo)
San Mateo County Mosquito Vector Control District (Sylvester)

City Council

Vice Mayor Manalo thanked Mayor Buenaventura for his leadership in bringing back the sister-city relationship between Daly City and Quezon City, and acknowledged the efforts of City Commissioners Satorre, Ibarrientos, Paniza, and Catuar, City Manager Piccolotti, Assistant to the City

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Manager Ramos, and all the City departments. Vice Mayor Manalo acknowledged the senior art exhibit which took place at City Hall, and recognized the work of Arts & Culture Commissioners Espinda, Paniza, Daus-Magbual, Rodriguez, and Villasper. Vice Mayor Manalo, along with Mayor Buenaventura, attended the grand opening of Krispy Krunchy Chicken which is aligned with Ling Nam Star Bread Restaurant. Vice Mayor Manalo joined Camp Unity for their luau finale at T.R. Pollicita School to honor the Polynesian youth and culture and to showcase leadership opportunities. Vice Mayor Manalo commended the Daly City Partnership for its work on Family Resource Day; John's Closet, City departments, and over 200 families participated in the event. Vice Mayor Manalo recognized APIs Mobilize, an organization for youth leadership and empowerment, and acknowledged Jefferson High School student Brianna Khuu, who was awarded an APIs Mobilize scholarship. Vice Mayor Manalo attended the 30th anniversary cultural events of the Yerba Buena Festival & Parade and the Filipino Arts & Cinema International (FACINE), and acknowledged the importance of both organizations to the Filipino American community and culture. FACINE has partnered with the City in the past to host a film in Daly City. Vice Mayor Manalo announced the deadline for pre-applications for the Midway Village Apartments to be no later than 5 PM on August 14th, at www.midpen-housing.org/midwayvillage1, and noted the importance of affordable housing opportunities in the City.

Councilmember DiGiovanni acknowledged the grand opening of Mr. Lim's restaurants Ling Nam Star Bread and Krispy Krunchy Chicken at King Plaza Center; also in attendance were the Police Department and City Manager Piccolotti. Councilmember DiGiovanni acknowledged Family Resource Day sponsored by the Daly City Partnership and acknowledged the Police Department's participation. Councilmember DiGiovanni encouraged people looking for work to apply in Daly City and noted how the Town of Colma filled retail spaces and created revenue by utilizing the Retail Coach. Councilmember DiGiovanni thanked City Manager Piccolotti for providing a copy of the draft Housing Element plan.

Council Sylvester acknowledged and thanked City Manager Piccolotti for providing the information he requested at previous Council meetings, including addressing the parking issue at Marchbank Park and providing a copy of the submitted draft of the Housing Element plan.

Staff

City Manager Piccolotti acknowledged his staff and all the department heads that participated and were engaged in welcoming sister city Quezon City by having presentations on and tours of the City. Mayor Buenaventura also extended his gratitude to all the department heads and Assistant to the City Manager Ramos for their work with the Quezon City delegation.

ADJOURNMENT:

Mayor Buenaventura adjourned the meeting at 10:04 PM in memory of Rudy Mazzetti, Wilhemina Jocelyn Dimalanta Juan-Manalo, Vivian Flowers, Tony Bennett, and Lilia Rosa Machado.

Approved as submitted, this 14th

day of August, 2023.

Raymond A. Buenaventura
Mayor

City Clerk