

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
MAY 23, 2016

The meeting was called to order by Mayor Torres at 7:05 P.M.

ROLL CALL: Councilmembers Present:

Sal Torres, Mayor
David J. Canepa, Vice Mayor
Raymond A. Buenaventura
Judith A. Christensen
Michael P. Guingona

Staff Present:

Patricia E. Martel, City Manager
Julie T. Underwood, Assistant City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

APPROVAL OF MINUTES:

Regular Meetings of May 9, 2016

It was moved by Councilmember Buenaventura, seconded by Councilmember Guingona and carried to approve the minutes of May 9, 2016.

APPROVAL OF AGENDA:

It was moved by Vice Mayor Canepa, seconded by Councilmember Christensen and carried to approve the Agenda.

CONSENT AGENDA:

A resident requested to pull item #1 from the Consent Agenda for further discussion.

Resolutions:

Calling for Daly City Municipal Election on November 8, 2016, Consolidation with San Mateo County in the Statewide General Election and Request for Specified Election Services in Accordance with the Election Code of the State of California

Joel Nino, resident, reminded the public about the dates for mail-in ballots for the upcoming election.

It was moved by Councilmember Christensen, seconded by Vice Mayor Canepa and carried to approve the following resolution:

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Resolution 16-72, Requesting the County Clerk of San Mateo County to Render Specified Election Services in Accordance with the Election Code of the State of California (Consolidation of General Municipal Election with the Statewide General Election of November 8, 2016)

Authorizing Use of Federal Asset Forfeiture Funds (DEA) for the Installation of an Internet Safe Exchange Zone

Resolution 16-73, Authorizing Use of Federal Asset Forfeiture (DEA) Funds for Installation of an Internet Safe Exchange Zone

Approving a Purchase Agreement with Lucity, Inc. for Asset and Infrastructure Management Software

Resolution 16-74, Approving and Authorizing Agreement with Lucity, Inc. for Asset and Infrastructure Management Software

Adopting a Resolution of Intent to Adopt the City's Annual Appropriation Limitation (Gann Limit)

Resolution 16-75, Adopt Appropriations Limitation for the Fiscal Year 2016-2017 on June 27, 2016

Proposing New Classification of Lead Traffic Signal-Street Light Technician Job Specification and Assignment to Range 59 of AFSCME Salary Schedule (Civil Service)

Resolution 16-76, Establishment of Lead Traffic Signal Street Light Technician

Proposed Revisions to the Traffic Signal-Street Light Technician (Civil Service)

Resolution 16-77, Adopting Revised Job Specifications for the Positions of Traffic Signal Street Light Technician

Noticing Completion of the Norwood Park Rehabilitation Project

Resolution 16-78, Accepting Completion of Certain Project in the Department of Public Works (Norwood Park Rehabilitation)

Accepting and Appropriating \$16,340.50 from IMG Worldwide, Inc. (Swinging Skirts LPGA Classic) for Unanticipated Costs within the Department of Library and Recreation Services

Resolution 16-79, Accepting and Appropriating Funds from IMG Worldwide, Inc. (Swinging Skirts LPGA Classic) for Unanticipated Costs Within the Department of Library and Recreation Services

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Approving the Acceptance of Certain Real Property from the Successor Agency to the Daly City Redevelopment Agency and Authorizing Execution of Compensation Agreements with Affected Taxing Entities

Resolution 16-80, Approving the Acceptance of Certain Real Property from the Successor Agency to the Daly City Redevelopment Agency and Authorizing Execution of Compensation Agreements with Affected Taxing Entities

Authorizing Appropriation of Funds to the Successor Agency to the Daly City Redevelopment Agency for Legal Expenses and Authorizing the Execution of a Funding Agreement

Resolution 16-81, Authorizing the Provision of Funds to the Successor Agency to the Daly City Redevelopment Agency for Legal Expenses and Authorizing Execution of a Funding Agreement

Setting Time and Place of Public Hearing - Notice of Intent to Lien Real Property (Set Hearing 6/27/16)

Resolution 16-82, Setting Time and Place of Public Hearing Re: Notice of Intent to Lien Real Property (Hearing Date: June 27, 2016)

END OF CONSENT AGENDA

It was moved by Councilmember Christensen, seconded by Vice Mayor Canepa and carried to approve and adopt the Consent Agenda as amended.

PUBLIC HEARINGS:

Public Hearing on the City's Proposed Urban Water Management Plan – 2015

Director of Water and Wastewater Resources Patrick Sweetland gave an overview of the Urban Water Management Planning Act (UWMP), which documents the availability of water, how water is used, and reclamation and conservation activities. Mr. Sweetland reported that although the residents have done a great job with the mandatory water cutbacks, the Governor has set forth an order continuing the drought requirements until January of 2017. According to Mr. Sweetland, it appears that Daly City has sufficient water supplies over the next 20 years.

During his presentation, Mr. Sweetland outlined the following issues: demands for potable and raw water, historic gross per capita water demands and population, the City's conservation rates, changes in legislation, and public outreach. The next steps are to finalize the UWMP in June and submit it before July 1st.

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Discussion ensued with Mr. Sweetland answering Council's questions regarding conservation efforts and conservation requirements for Daly City residents.

Mayor Torres opened the public hearing.

Bob Quinn, FRAC, reported how the Franciscan Management has wasted water at the Franciscan Mobile Home Park. Consequently, this has resulted in a higher utility bill for the low-income people at the Franciscan.

It was moved by Vice Mayor Canepa, seconded by Councilmember Christensen and carried to close the public hearing.

It was moved by Councilmember Christensen, seconded by Councilmember Buenaventura and carried by unanimous roll call vote to adopt the following resolution:

Resolution 16-83, Adopting the Urban Water Management Plan 2015 for the City of Daly City and Authorizing Submittal Thereof to the California Department of Water Resources

Public Hearing for Appeal of the Findings and Order of the Administrative Hearing Board for 125 Shakespeare Street (APN 003-031-010) Roy & Monalin O. Arneson, Property Owners

Code Enforcement Officer Kathy Campbell reported on the Code Enforcement action related to construction activities without benefit of a building permit at 125 Shakespeare Street. There has been a determination of violation, and an order to abate by the Administrative Hearing Board. Ms. Campbell gave a brief background of the residence, including code violations reported in 2007, and prior building permits. The owners were afforded every opportunity to correct the cited violations, but failed to bring the property into compliance.

The Hearing Board ordered the property owners to obtain a building permit to have the work officially finalized by the building inspector and assessed administrative fees totaling \$4,085. This amount reflects the cost recovery of staff's time.

Mayor Torres opened the public hearing.

Roy Arneson, property owner, requested to appeal the entire cost of the fees, or, to have the fees reduced.

Discussion ensued with Mr. Arneson answering the Mayor's question about the timeline to remove the unused lumber, which poses a fire hazard. Ms. Campbell clarified that the fees are not a penalty, but rather the City's cost for bringing this matter to the Administrative Hearing Board.

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It was moved by Vice Mayor Canepa, seconded by Councilmember Christensen and carried to close the public hearing.

It was moved by Councilmember Christensen, seconded by Councilmember Guingona and carried by the following vote to adopt the following resolution:

Ayes: Christensen, Guingona, Torres
Noes: Buenaventura, Canepa

Resolution 16-84, Affirming and Adopting the Findings of the Administrative Appeal Board (125 Shakespeare Street)

COMMUNICATIONS:

Proposed Agreement with the County of San Mateo to Assume Responsibility for Providing Police 9-1-1 Dispatch Services for the City of Daly City through a Five-Year Contract

City Manager Patricia Martel gave a presentation on the proposed agreement from San Mateo County to assume Police 9-1-1 Dispatch Services for the City with a 5-year contract. Staff is recommending approval of the attached Draft Agreement, which was discussed at length at an earlier Study Session amongst the Council and staff.

Ms. Martel provided some background on how the City has looked at the potential for consolidating police dispatch with other agencies to achieve a greater economy of scale in the past. Consolidation would provide the City with the benefits of having a high quality dispatch service, state-of-the-art technology upgrades, and adequate staffing. In the past, the City considered consolidating dispatch services with the cities of South San Francisco and Pacifica, but these alternatives were not able to meet all the criteria required for consolidation. This current proposed agreement with the County is different, in that it looks for the best solutions for our dispatch needs and ensures the safety of our public and police officers, which is a top priority when looking at consolidation.

Ms. Martel reported that consolidated public safety dispatch, both fire and police, has increasingly become a best practice among cities and counties across the nation. The public safety communications services offered by the County have a proven track record of success throughout the Peninsula for fire, emergency medical service, and law enforcement dispatch. According to Ms. Martel, Daly City cannot currently afford to have the adequate staffing level to provide the level of service we would receive at San Mateo County, nor do we have the resources to upgrade to a state-of-the-art communication center provided at the County.

Police Captain John Gamez addressed the public safety questions as well as the safety of police officers on duty, should the City approve the proposed agreement. Captain Gamez gave a brief presentation on how the dispatch system works locally compared to how it works at the County level. He walked the Council through how a 9-1-1 call is processed at both jurisdictions.

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Captain Gamez addressed the issues of surrounding familiarity, areas of strength and weakness, the nuances in terminology, the database systems used, and what happens during a large-scale event. According to Captain Gamez, there would be no negative impacts on police response time should dispatch move to the County, and transition would be a seamless process.

Police Chief Manuel Martinez spoke to the issues of public safety and officer safety. He currently sits on the Chief's Association for the Gang Task Force, and having dispatch at the County has never come up as a public safety issue. Chief Martinez assured Council that if he believed the transfer would pose any safety issues, he would have informed the City Manager. Chief Martinez stated he has to do what is best for the community and believes the transfer is a business model the City has to move toward.

Ms. Martel highlighted personnel benefits, including a 20% increase in compensation, should personnel pursue the opportunity to work at the County. Ms. Martel added that the County has the capacity for dealing with critical incidents in Daly City by sending dispatchers locally for those types of incidents. If the City does not move towards consolidation, the City will potentially have to make more substantial cutbacks through staff reductions in the Police Department.

Mayor Torres called on speakers for this item. The following individuals expressed opposition to the proposed agreement to transfer the Daly City dispatchers to the County. They urged the Council to keep dispatch services in-house due to a variety of reasons including: the conflicting budget analyses provided by the staff and Daryl Jones; the surplus of \$3.4 million in the City's budget; the lack of a communications expert's analysis; the unpredictable nature of police calls; the lack of a guarantee for all Daly City dispatchers to be hired by the County; the 2-hour commute to Redwood City for some employees; the loss of employee seniority by transferring to the County; the transfer not being morally right; and the lack of a cost-savings to the City provided by the transfer.

Peter Finn, Teamsters 856
Trish Suzuki, Teamsters 856
Jennifer Osner
Jessica Headman, DCPD Dispatch
Glenn Sylvester

Keith Headman
Pamela DiGiovanni
Sonny Quiniquini, FRAC
Thelma Coffey, DCPD Dispatch
Joanne Rooney, DCPD Dispatch

Roni Miller, resident, questioned who among the Council has actually gone to the County to observe their dispatch services and facility.

Dana Smith, resident, believed the proposal is not looking to eliminate unions, and that the City would have more coverage through the County's dispatch system. Ms. Smith expressed concern with dispatchers working longer than the standard 12-hour shifts.

Deputy County Manager Michael Callagy addressed the Mayor's questions regarding the agreement including the equipment replacement fund, the verbiage on the agreement, and the termination notice timeline.

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It was moved by Councilmember Christensen, seconded by Councilmember Guingona and carried by the following roll call vote to adopt the following resolution:

Ayes: Christensen, Guingona, Torres

Noes: Buenaventura, Canepa

Resolution 16-85, Approving Draft Agreement with the County of San Mateo to Assume Responsibility for Providing Police 9-1-1 Dispatch Services for the City of Daly City through a Five-Year Contract

Use Permit UPR-10-15-11774 and Design Review DR-10-15-11775 – Hilldale School Expansion at 25, 79, and 83 Florence Street

Mayor Torres left the chambers at 9:05 P.M. and returned at 9:27 P.M.

Planning Manager Michael VanLonkhuysen presented John Sittner's request for a use permit to expand the Hilldale School, which would include construction of a seven-space parking lot and an outdoor recreation shelter. He described the existing site location, the proposed site components, the parking analysis, and the use permit considerations for a sprung structure.

John Sittner, applicant and property owner, explained the traffic and drop-off situation on Florence Street. Mr. Sittner requested two things from Council - a longer loan term and the condition to make the site accessible incrementally. Mr. Sittner suggested an expansion replacement plan rather than having a timeline for the accessibility plan.

Camille Ramani, Pointe Pacific resident, expressed concern with the traffic situation with having additional cars. Ms. Ramani reported that the Pointe Pacific gate is continually blocked during pick-up hours which blocks residents trying to get in and out of the housing complex.

Mr. VanLonkhuysen assured Council that the residents' concerns would be addressed. Mr. Sittner addressed traffic issues and explained that the parking lot construction would be done in the summer when school is out of session.

It was moved by Councilmember Christensen, seconded by Vice Mayor Canepa and carried to amend the conditions of approval to include a 20-year permit, phased-in accessibility, and traffic controls during construction.

It was moved by Councilmember Christensen, seconded by Vice Mayor Canepa and carried by unanimous roll call vote to adopt the following resolution with amended conditions.

Resolution 16-86, Adopting Findings of Fact and Imposing Conditions of Approval on Use Permit UPR-10-15-11774 and Design Review DR-10-15-11775 for Hilldale School Expansion (25, 79 and 83 Florence Street)

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Amendment to Use Permit UPR-7-13-7618 and Design Review DR-9-13-7619 — Site Plan Revision for Service Station Under Construction at 505 Skyline Drive

Mr. VanLonkhuysen presented tonight's request from Severum, LLC for a reduction in the number of parking spaces at the service station currently under construction. He presented the amended site plan, the parking regulations related to service stations, and the spaces proposed for removal. Staff recommended approval.

Discussion ensued with Mr. VanLonkhuysen answering Council's questions about the location of the spaces which are being proposed for removal.

Vaughn Jones, SPRA, expressed support of this project on behalf of Pacific Palisades residents.

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

Resolution 16-87, Amending Use Permit UPR-7-13-7618 and Design Review DR-9-13-7619 – Site Plan Revision for Service Station Under Construction (505 Skyline Drive)

Use Permit UPR-2-16-11921 and Design Review DR-2-16-11922 – Mixed-Use Building at 7310 Mission Street

Mr. VanLonkhuysen gave a brief report on the applicant's request for approval to construct a three-story mixed-use building on a property which is presently being used as a car dealership. The project consists of a basement parking garage, a dentist's office, two 2-bedroom apartments, and a 1-bedroom penthouse apartment. Staff recommended approval of the use permit and design review permit.

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

Resolution 16-88, Adopting Findings of Fact and Imposing Conditions of Approval on Use Permit UPR-2-16-11921 and Design Review DR-9-13-7619 for Mixed Use Building at 7310 Mission Street

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Sonny Quiniquini, FRAC, thanked the Mayor and the Council for inviting the Franciscan residents to discuss their issues during the earlier Study Session. He expressed concern with the regulatory housing agreement which may not be in compliance, and how the low-income housing program will be implemented.

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Bill Stipinovich, FRAC, expressed concern with how the regulatory agreement could affect the Franciscan Mobile Home Park residents. He also questioned working with RSG, which has a tarnished reputation.

Candi Campbell, represented by Cyn Thompson, questioned whether the Franciscan Mobile Home Park is in compliance with low-income housing. LINC Housing asserts that the Franciscan Park is in compliance for low income housing, but the Residential Group claims they are not.

Cyn Thompson, Franciscan resident, reported that FRAC filed a lawsuit in 2012 regarding the misconduct over low-income housing. Ms. Thompson suggested hiring an independent bond council to seek their opinion on this transfer. She also expressed concern over the 17 new large houses sitting on low-income sites at the Franciscan, which are not being assigned to low-income families.

Marian Mann, resident, expressed disappointment in the Council for voting to increase executive salaries while the City suffers through a financial crisis. Ms. Mann also expressed concern that there are currently only eight employees working in the City's Parks division.

APPOINTMENTS:

There were no appointments.

REPORTS:

Council Committee

Council Committee Meeting, May 9 - 22, 2016

Use Permit UPR-7-13-7618 and Design Review DR-9-13-7619 (Torres, Guingona)

City Council

Councilmember Buenaventura reported that the San Francisco Airport Roundtable has set up an airplane noise monitor at the Crown Colony apartment complex. After the homeowners association reviews the project, it should be up and running.

Councilmember Buenaventura also reported on a committee he attended with Chief Martinez to discuss possibly implementing a gun buyback program for the City. Chief Martinez supported the project and believes the program would provide a safe location for people to dispose of their guns. Mayor Torres suggested placing it on an upcoming study session meeting. Ms. Martel brought up different ideas on how the City could fund the program.

Mayor Torres reported on the Loop Shell Station outside the Crown Colony, a station which was approved by Council six months prior. Within this short period of time, the facility's

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carwash has become quite rundown. He suggested inviting the owner to a future Council meeting to discuss this matter and perhaps answer some questions.

Staff

There were no reports.

ADJOURNMENT:

It was moved by Mayor Torres, seconded by Councilmember Christensen and carried to adjourn the meeting at 10:03 PM in the memory of Michael John Halverson, James Howell, and Yuet Ngor Lee Chan.

K. Annette Hipona
City Clerk

Approved as submitted, this 27th
day of June, 2016.

Sal Torres
Mayor