

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
MAY 22, 2017

The meeting was called to order by Mayor Sylvester at 7:03 P.M.

ROLL CALL: Councilmembers Present:

Glenn R. Sylvester, Mayor
Juslyn C. Manalo, Vice Mayor
Raymond A. Buenaventura
Judith A. Christensen

Staff Present:

Joseph Curran, Acting City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

Absent:

Michael P. Guingona, Councilmember
Patricia E. Martel, City Manager

PRESENTATIONS:

Mayor Sylvester presented the following commendation and proclamation:

**Commending Amberwood Apartments L.P. for their Energy Efficiency Improvements
(received by: Charles S. Syers, DDS, MA)**

**Proclaiming May 14-20, 2017 as National Police Week (received by: Chief Manuel
Martinez, Jr. and Officer Lee Aquila)**

Vice Mayor Manalo presented the following proclamation:

**Proclaiming May 2017 as Older Americans Month (received by: senior citizens in
attendance)**

Councilmember Buenaventura presented the following proclamation:

**Proclaiming May 21-27, 2017 as National Public Works Week (received by: John Fuller,
Director of Public Works)**

**Presentation on Daly City Dunes on San Bruno Mountain (Ariel Cherbowsky Corkidi,
Programs Director, San Bruno Mountain Watch)**

Mr. Cherbowsky Corkidi gave an overview of San Bruno Mountain Watch's various activities including restoration of the mountain, protecting endangered species, maintaining the local nursery, and hosting field trips. His presentation focused on one area of the mountain - the Daly City dunes, which is an ancient and unique area that contains rare plants and animals.

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Stewardship of the dunes enables the educational and restoration aspect of the organization's vision to involve students and the community in their environment. Programs like Dune Defenders promote the removal of ice plants to uncover the dunes and promote better biodiversity.

Mr. Cherbowsky Corkidi requested Council to consider designating unprotected land parcels on the dunes owned by Daly City as a public park. The designation of these parcels, which contain rare plants and a cultural site for native people, would connect those lands to the rest of the mountain park. Mr. Cherbowsky Corkidi invited the public to participate in the organization's Saturday events on the dunes which include educational hikes and restoration activities.

Update Concerning the Pilipino Bayanihan Resource Center (PBRC) (Perla Ibarrientos)

Ms. Ibarrientos, PBRC Chairperson, gave an update of how the facility at 2121 Junipero Serra is being utilized not only by PBRC but other organizations and groups in the community. In addition to PBRC's activities, the facility is also used to host the following: the Health Insurance Counseling & Advocacy Program for Medicare issues; the Filipino Mental Health Initiative; free legal clinics held by the FilAm Bar Association; Girl Scout troop activities; the Alliance for Community Empowerment activities; martial arts training; collaborations between Kaiser Permanente Nurses Association and PCRC; and Thomassians USA meetings. In terms of non-organization use, Ms. Ibarrientos reported that the facility also hosts funeral receptions, advocacy group meetings, immigration forum, housing focus groups, outreach activities, and tai chi groups. Ms. Ibarrientos thanked the Council and the City Manager for making such a place possible for all these activities, and stated that it is a place that is open to anyone in need of help.

APPROVAL OF MINUTES:

Regular Meeting of May 8, 2017

It was moved by Vice Mayor Manalo, seconded by Councilmember Christensen, and carried to approve the minutes of May 8, 2017.

APPROVAL OF AGENDA:

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

CONSENT AGENDA

It was requested by Council that item #3 and item #4 be removed from the Consent Agenda for further discussion. It was moved by Vice Mayor Manalo, seconded by Councilmember Christensen and carried to approve the agenda, as amended.

Communications:

General Plan Annual Progress Report (2016)

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Resolutions:

Accepting San Mateo County Narcotics Task Force DARE Funds for the Purchase of Promotional Items for Children

Resolution 17-71, Accepting San Mateo County Narcotics Task Force DARE Funds for Purchase of Promotional Items for Children

Authorizing the City Manager to Execute a License Agreement with Musicart Studio, Inc. for the Use of Certain Portions of the Doelger Art Center (200 Northgate Avenue)

Director of Library and Recreation Services Joseph Curran gave a brief overview of the license agreement, which provides MusicArt Studio, Inc. access to one classroom at the Doelger Arts Center. Mr. Curran addressed Council's question and clarified that authorizing the agreement would not cause any interruptions to any of the services for seniors.

Marian Mann, resident, thanked staff and Council for the clarification since several seniors had voiced concern regarding this matter.

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

Resolution 17-72, Approving Execution of License Agreement with MusicArt Studio Inc. (Doelger Arts Center 200 Northgate Avenue, Daly City, California)

Approving an Increase in the Price of Food and Beverage Items in the Garden Deli at the Doelger Senior Center

Mr. Curran provided some background on the Westlake Park Garden Deli which is managed and operated by volunteers and City employees. According to Mr. Curran, prices at the Deli are very moderate and have not increased in the last 6 years. Therefore, he recommended that the Council increase the price of sandwiches and coffee in the Garden Deli by \$.50 beginning July 1st in effort to keep the deli financially sustainable. Mr. Curran addressed Council's question regarding excess food not sold by the Deli.

Marian Mann, resident, thanked staff for the clarification and agreed that \$.50 is a modest increase.

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

Resolution 17-73, Authorizing an Increase in the Price of Food and Beverage Items in the Garden Deli at the Doelger Senior Center

Authorizing Use of Federal Asset Forfeiture Funds to Upgrade and Rehabilitate the Police Shooting Range Facility

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Resolution 17-74, Authorizing Use of Federal Asset Forfeiture (DEA) Funds to Upgrade and Rehabilitate the Police Shooting Range Facility

Authorizing the Formation of the Daly City Youth Advisory Committee

Resolution 17-75, Establishing the Daly City Youth Advisory Committee

Appropriation of Grant Funding from CalRecycle

Resolution 17-76, Accepting and Appropriating Grant Funding from CalRecycle

Approving Intent to Adopt the City's Annual Appropriation Limitation (Gann Limit)

Resolution 17-77, To Adopt its Appropriations Limitation for the Fiscal Year 2017-2018 on June 26, 2017

Accepting Daly City Police Athletic League Donation for Kops & Kids

Resolution 17-78, Accepting a Donation from the Daly City Police Athletic League

Setting Time and Place for a Public Hearing to Consider One-Year HUD Action Plan for Fiscal Year 2017-18 (Set Hearing: 6/26/17)

Resolution 17-79, Setting Time and Place of Public Hearing on Daly City's One-Year Action Plan for Fiscal Year 2017-2018 Under the Community Development Block Grant and HOME Programs

PUBLIC HEARINGS:

Point Martin II Residential Subdivision - General Plan Amendment GPA-9-16-12295, Planned Development PD-10-15-11781, Major Subdivision SUB-9-16-12296, and Environmental Review CEQA-10-15-11782

Planning Manager Michael Van Lonkhuysen gave an overview of the project including the existing site location, the General Plan amendment, the rezoning request, the 117-lot subdivision, the 9.7 acres of open space, the lot configurations, site context, subdivision maps, conceptual architecture and landscape plan, and an overview of the 443 total parking spaces. He outlined the Planned Development process and stated the applicant is currently at the Precise Plan stage and covered the remaining steps. Mr. Van Lonkhuysen presented the Planning Division's Conditions of Approval for the project which included design elements. He also covered the percentage of affordable housing within the proposed development as well as the approved Affordable Housing Plan as an alternative.

Director of Economic and Community Development Tatum Mothershead addressed Council's questions and gave an estimation of the average median income for this project for a family of four. She also clarified that the payment of the estimated housing impact fee would be based on the square footage of the units, and the \$1.8 million fee is merely an estimate.

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Mr. Van Lonkhuysen covered other aspects of the development including the environmental assessment initial study, the traffic analysis evaluating the project's impacts during peak hours, and the excluded areas from rezoning.

Mayor Sylvester opened the public hearing.

Bill Kennedy, San Jose resident, expressed support for residential development on the site, but voiced several problems with this particular project - its shifting of risks and losses from the private sector to the public, and its privatization of profit. He questioned what benefits the City would gain from this development.

Del Schembari, San Bruno Mountain Watch, questioned whether his submitted comments would be addressed by Council before their vote. He felt the development too big for the subject site, but did support the clustering layout and suggested expanding the willow water basin.

Harriet and Byrne Newhart, residents, supported the project's approval. Mrs. Newhart spoke of her father's wish to see this land developed, while Mr. Newhart commended the developer's experience and great care for the environment.

Dzoan Le, resident, supported approval of the project and stated it would be very beneficial in bringing more property tax dollars into the City.

Xenia Gutowski, resident, voiced concern with the development's impact on Saddleback residents' views, water, and traffic congestion. She suggested the placement of more speed bumps, yield signs and traffic lights in the area. She questioned the acreage of the excluded areas from development.

Sonny Quinquini, resident, was concerned about compliance issues related to the affordable housing requirements. He questioned whether there would be monitoring and corrective measures for non-compliance. Mr. Quinquini stated the Council must be involved in making certain the project delivers the affordable housing element.

The applicant, Dave Beaumont of CKS Environmental representing Point Martin LLC reported the project has been a 12-year long process. He addressed various issues and speaker's comments including the matters of: socializing losses; the maintenance of streets, lights and water by the developer; partnering with San Bruno Mountain Watch for nurseries; engaging the neighboring home associations; complying with affordable housing requirements via deed restrictions; traffic concerns; and the "excluded areas" of the development. Mr. Beaumont also addressed Council's questions regarding the location and who would be responsible for maintaining the 9.7 acre of open space. He also explained when and how the City would be able to collect housing impact fees during the building permit application process.

Ms. Mothershead addressed Council's questions regarding the status of the 203-unit senior housing development at Brunswick Street. She reported the City has not come to an affordable housing agreement with the developer, and the developer has indicated it may not have the financing to finish the project.

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Ms. Mothershead explained the housing impact fee of \$1.8 million from the Point Martin project would be put in the Housing Trust Fund, and that the Daly City Housing Finance Agency would determine qualifying projects to be financed by said fund. She also stated that a commitment letter for impact fees from a private developer would be risky because if the developer never chose to develop, the City would not receive that fee.

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

Mayor Sylvester motioned for the City Attorney to read the ordinance by title only. Councilmember Buenaventura introduced the following ordinance:

Ordinance 1414, Amending the Daly City Zoning Map - Zoning 18 Acres Site to Planned Development Zone (PD-70) and Establishing Planned Development Standards

Mr. Van Lonkhuysen made a correction to Condition of Approval #5, by deleting the second and third sentences, as they did not apply to the project.

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

Resolution 17-80, Adopting a Mitigated Negative Declaration (CEQA-10-15-11782), Adopting Findings of Fact for General Plan Amendment (GPA-9-16-12295), Planned Development (PD-10-15-11781), and Major Subdivision (SUB-9-16-12296) for Point Martin II Residential Subdivision

Mayor Sylvester thanked Mr. Beaumont and requested a letter of appreciation be sent to all 29 owners.

AWARD OF BIDS/CONTRACTS:

Pre-Appropriate Funds and Award of Construction Contract for the FY 2017-18 Bayshore Slurry Seal and Parking Lot Improvements Project

Engineer I Ryan Brunmeier presented staff's recommendation to accept all bids, pre-appropriate funds and award a construction contract to Graham Contractors Inc. in the amount of \$1,099,428.02 for the subject project. He mentioned that Graham Contractors also successfully completed Daly City's Westlake Slurry Seal in 2016. According to Mr. Brunmeier, the amount allocated in the fiscal year 2017-18 Capital Improvement Program Account, will fully fund the project.

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

Resolution 17-81, Authorizing Execution of Construction Contract with Graham Contractors Inc. of San Jose, California (2017-18 Bayshore Slurry Seal and Parking Lot Improvements Project)

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PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Roni Miller, American Cancer Society representative and cancer survivor, invited everyone to an upcoming fundraiser event at Celia's Mexican Restaurant on June 7th. If customers present their American Cancer Society flyer to the restaurant, a portion of their tab will be donated to the fundraiser.

Xenia Gutowski, resident, wished to speak on Item #12. Mr. Curran addressed her request for a map showing which streets would be affected by the slurry seal. Ms. Gutowski also mentioned that providing senior housing is necessary, but does not have a significant impact on property tax revenue.

Del Schembari, San Bruno Mountain Watch, thanked Council for having a presentation on the Dunes. He mentioned that 500 people have signed a petition against development in that area. Mr. Schembari also added that the mountains encompass a Native American village site and rare plants.

Pamela DiGiovanni, resident, thanked Council for the Dunes presentation, for recognizing seniors, and for recognizing sacrifices made by the City's police officers.

The following Franciscan Park residents expressed concern over issues with LINC Housing's management of the Franciscan Mobile Home Park. Speakers voiced concern over the unexplained 3% rent increase, lack of monitoring, lack of security, and non-compliance for affordable housing. People asked for a transfer of ownership from LINC management to the Franciscan residents due to LINC's non-compliance to the court order. Speakers asked for Council and staff's assistance and explanations in these matters, and requested these issues be discussed at a Study Session so that residents may give their input.

Dave Barrett
Mike Ziganti
Bill Stipinovich
Sonny Quiniqini

Mary Ann Mann
Cyn Thompson
Bob Quinn

Mike Kelly, Pacific West Communities, Inc., clarified that his organization is in no way involved in the operations or decision-making process of the Franciscan Mobile Home Park. Pacific West Communities, Inc. is the developer proposing the Brunswick project, and Mr. Kelly came as their representative to follow up on written correspondence sent to the City regarding said project.

APPOINTMENTS:

There were no appointments.

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REPORTS:

Council Committee

Vice Mayor Manalo requested to convene the Affordable Housing Committee within the next two weeks prior to the next City Council meeting.

Library Committee (Christensen/Buenaventura)
San Mateo County Mosquito and Vector Control District (Sylvester)
JPA Pre-Hospital Meeting (Sylvester)

City Council

Vice Mayor Manalo attended the 12th annual Daly City Sports Hall of Fame and congratulated the following inductees on their athletic achievements:

Isaac Carson (Track & Field)	Brad Quanstrom (Basketball)
Tom Dooley (Track & Field)	Dave Dunbar (Track & Field)
Keith Jack (Football)	Bryan Thomasson (Basketball)
Mike Scott (PAL Boardmember/Co-founder Daly City Sports Hall of Fame)	
1965 Westmoor High School Boys' Basketball Team.	

Vice Mayor Manalo also attended the following events: Jefferson Elementary School District's Student of the Year Award ceremonies; the Human Investment Project meeting; the North Peninsula Food Pantry's annual luncheon; the Helen Flowerday Luncheon celebrating Daly City's retirees; the Active Adult Seniors event attended by over 300 seniors; and the Bay Area Water Conservation Agency (BAWSCA) meeting.

Mayor Sylvester attended the following events: the District's student awards event; J.C. Penny's grand opening event; the Serramonte Homeowners Association meeting; the Library Board of Trustees meeting; the Peninsula Clean Energy training; the Chamber of Scholarship Awards held by the Daly City/Colma Chamber of Commerce; the Franciscan Mobile Park Homes meeting; the Jefferson Union District Adult Education ceremonies; the Pacific Islander Together event at Jefferson High School; and the Filipino folk dancing event held at Cafe Doelger.

Mayor Sylvester requested the following of the City Manager: a Study Session to be scheduled on the minimum wage increase for Daly City; to schedule the HART presentation for assisting prospective homebuyers; and to reschedule a Study Session for the Franciscan Mobile Home Peninsula Del Rey to find out who is responsible for enforcing below market rate (BMR) and low-income housing.

Staff

Mr. Curran announced that the City would be celebrating Independence Day early on Friday, June 30th at the Doelger Senior Center, and invited the public's participation.

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ADJOURNMENT:

Mayor Sylvester requested a moment of silence and adjourned the meeting at 10:25 PM in memory of Ed Dullea and all U.S. veterans who have served the country.

K. Annette Hipona

City Clerk

Approved as submitted, this 12th

day of June, 2017.

Glenn R. Sylvester
Mayor