

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
JANUARY 13, 2020

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

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

Staff Present:
Shawwna Maltbie, City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

APPROVAL OF MINUTES:

Special Meeting of December 9, 2019 and Regular Meeting of December 9, 2019

It was moved by Vice Mayor Manalo, seconded by Councilmember DiGiovanni and carried to approve the minutes of the special and regular meetings of December 9, 2019.

APPROVAL OF AGENDA:

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

CONSENT AGENDA:

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

Resolutions:

Use of Federal Asset Forfeiture Funds (DEA) to Purchase a Command Post Utility Unit for Supervisor Vehicle

Resolution 20-1, Authorizing Use of Federal Asset Forfeiture (DEA) Funds to Purchase Command Post Utility Unit for Supervisor Vehicle

Notice of Completion for 2019-20 Crocker/Hillside, Junipero Serra Boulevard, and San Pedro Road Slurry Seal Project

Resolution 20-2, Accepting Completion of Certain Project in the Department of Public Works (2019-20 Crocker/Hillside, Junipero Serra Boulevard, and San Pedro Road Slurry Seal)

Approving Second Extension of Exclusive Negotiating Agreement between the City of Daly City and Duggan's Mortuary for Property at Westlake Avenue and Junipero Serra Boulevard, Daly City California

Resolution 20-3, Approving Second Extension of Exclusive Negotiating Agreement Between the City of Daly City and Duggan's Mortuary for Property Located at Westlake Avenue and Junipero Serra Boulevard, Daly City California

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
JANUARY 13, 2020

Page 2

Approving Second Extension of Exclusive Negotiating Agreement between the City of Daly City and Thunder Village for Property at Westlake Avenue and Junipero Serra Boulevard, Daly City California

Resolution 20-4, Approving Second Extension of Exclusive Negotiating Agreement Between the City of Daly City and Thunder Village Properties, LLC For Property Located at Westlake Avenue and Junipero Serra Boulevard, Daly City California

Setting Time and Place of Public Hearing – Proposed Ordinance Amending Chapter 2.02 – Re: Office of the City Manager

Resolution 20-5, Setting Time and Place of Hearing Re: Proposed Ordinance Amending Chapter 2.02 Of Title 2 of the Daly City Municipal Code Re: Office of the City Manager

Setting Time and Place of Public Hearing – Participating in the Statewide Community Infrastructure Program with the California Statewide Communities Development Authority

Resolution 20-6, Setting Time and Place of Public Hearing to Consider the City's Participating in the Statewide Community Infrastructure Program with the California Statewide Communities Development Authority

Check Registers:

Check Registers for the Month of November 2019

Check Registers for the Month of December 2019

END OF CONSENT AGENDA

PUBLIC HEARINGS:

Introduction of Ordinance to Establish a Small Business Commission

Economic Development Specialist Brandon Phipps discussed the reasoning behind the recommendation to establish a Small Business Commission and details on the proposed ordinance that would form said commission.

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

Marian Mann, resident, thanked the Vice Mayor for considering the needs of small businesses in the City. Ms. Mann mentioned there are many vacancies on Mission Street and believed that such a commission would help promote small businesses by having them support each other.

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

It was moved by Mayor Sylvester, seconded by Councilmember DiGiovanni and carried for City Attorney to Read by Title Only. Vice Mayor Manalo introduced the following ordinance:

Ordinance 1435, Adding Chapter 2.58 of Title 2 of the Daly City Municipal Code Re: Small Business Commission

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
JANUARY 13, 2020

Page 3

General Plan Amendment GPA-9-18-13666, Zone Change ZC-9-18-13662, Design Review DR-9-18-13665, Mitigated Negative Declaration CEQA-9-18-13664 – Jefferson Union High School District Faculty and Staff Housing Project at 699 Serramonte Boulevard

Associate Planner Carmelisa Morales gave a project overview and presented the applicant's proposal to construct faculty and staff housing comprising of 122 units, an automated car lift system, and open space areas at 699 Serramonte Boulevard.

Jefferson Union High School District (JUHSD) Trustees Kalimah Salahudin and Andrew Lie outlined the benefits of the project including the goal of retaining highly qualified teachers by providing affordable housing for teachers and staff. They also addressed Council's questions regarding traffic and construction concerns and the adjacent community garden.

Mayor Sylvester opened the public hearing.

The following speakers supported the construction of the housing project and gave various reasons: the need for affordable housing for faculty and staff; the impact to lower the high turnover rate of faculty; the strong demand for the housing project; the voter approval for said housing; and the income disparity between JUHSD and other school districts.

Patty Lenahan, JUHSD
Jennifer Pefeleti
Monica Casey, JUHSD

Lee Medvedoff, JUHSD
Hayley Holloman, JUHSD
Alex Melendrez, teacher/HLC

Michael Rodriguez, JUHSD
Marlene Gutierrez, JUHSD

The following individuals voiced concern regarding the ecological impacts the construction could have to the surrounding area including impacts on the community garden and native plants and animals. Speakers also mentioned potential cultural impacts, the lack of notification to the tribes, and requested for a plan of action from the school.

Debbie Santiago, American Indians/Miwok
Richard Beltran, Ramaytush Ohlone

Edgar Santiago
Erick Campbell

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

It was moved by Mayor Sylvester, seconded by Councilmember Buenaventura and carried for City Attorney to Read by Title Only. Councilmember Daus-Magbual introduced the following ordinance:

Ordinance 1436, Amending the Daly City Zoning Map by Amending Ordinance No. 1048 to Planned Development Zone (PD -31A) And Establishing Planned Development Standards

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

Resolution 20-7, Adopting A Mitigated Negative Declaration (CEQA-9-18-13664), Adopting Findings of Fact for General Plan Amendment (GPA-9-18-13666, Zone Change ZC-9-18-13662 and Design Review DR-9-18-13665) for Jefferson Union High School District Faculty and Staff Housing Project

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
JANUARY 13, 2020

Page 4

COMMUNICATIONS:

Introduction of an Ordinance Adding Chapter 5.92 to the Daly City Municipal Code and Adoption of the Short-Term Rental Fees

Associate Planner Carmelisa Morales presented the revised ordinance adopting regulations and associated fees for Short-Term Rentals (STR). Ms. Morales also reported on the public comments received expressing both benefits and concerns regarding STRs.

The following individuals who operate STRs commented on the benefits of STRs including added tax revenue to the City, STRs serving as hotels for tourists, and STRs giving owners more control over their properties. Some expressed concern with the proposed ordinance which they regarded as restrictive and arbitrary and requested for its postponement until revisions are made.

Stella Stark	Joe Litehiser	Linda Litehiser
Arthur Shekhtman	Benjamin Butler	Rochelle Fortier Nwadibia
John Pfister	Wrich Printz	Coral Om

The following speakers supported the proposed ordinance but requested additional restrictions on STRs. They expressed concern with the negative impacts that STRs have on Daly City's housing stock, neighborhood integrity, quality of life, and safety.

Sharon Howell	Tim Cannon	Christopher Swanson
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Mayor Sylvester called for a 5-minute recess of the meeting at 9:25 P.M. and reconvened at 9:30 P.M.

Council gave direction to staff on the information it required to make a decision on this matter and direction on revisions to the ordinance. City Attorney Rose Zimmerman suggested either tabling the item or continuing it to a date certain in order to address Council's questions and direction to staff.

It was moved by Councilmember Buenaventura, seconded by Mayor Sylvester and carried by voice vote to table the item for further research and revisions.

Use Permit UPR-6-19-14071 and Design Review DR-11-19-14321 – Hilldale School Expansion at 25 and 79 Florence Street

Planning Manager Michael Van Lonkhuysen presented the applicant's proposal to modify an existing application to increase the enrollment of Hilldale School and allow for additional parking on site.

Leigh Shinn, resident, was concerned that the expansion would exacerbate traffic and safety issues due to a lack of a parking structure and particularly during student drop-off and pick-up times.

Buuchau Dukhovny, resident, believed the expansion would alleviate traffic issues since it will be adding a turnaround drop-off area for students.

Mr. Sittner, Hilldale School representative, addressed Council's questions regarding traffic and safety concerns and how the addition of a turnaround drop-off area would lessen these issues.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
JANUARY 13, 2020

Page 5

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

Resolution 20-8, Adopting Findings of Fact and Imposing Conditions of Approval on Use Permit (UPR-6-19-14071) And Design Review (DR-11-19-14321), for Hilldale School Expansion

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Christine Fuller, resident, gave her condolences to the Mayor for the passing of his mother. Ms. Fuller complained about illegal dumping and commended Mr. Chiu and the Public Works staff for their efforts. She requested flyers listing City programs and services to distribute to indigent individuals.

Marian Mann, resident, reported the cancellation of this year's holiday decoration contest, and announced that she would manage the 20th holiday decoration contest next year.

ADJOURNMENT:

At 10:55 PM, Mayor Sylvester adjourned the meeting in memory of Anthony Auimatagi, Luis V. Chavez, Clorinda M. Chavez, Mahorian Laud, Edna Macalinao, Linda S. Mangisel, and Raeann Yinger.

Approved as submitted, this 27th
day of January, 2020.

City Clerk

Mayor