

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
JANUARY 27, 2020

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

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

Councilmembers Absent:
 Glenn R. Sylvester, Mayor

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

PRESENTATIONS:

Proclaiming the Month of February Black History Month in Daly City

Presented to Shakeel Ali, President of the Jefferson Elementary School District Board of Education

APPROVAL OF MINUTES:

Regular Meeting of January 13, 2020

It was moved by Councilmember DiGiovanni, seconded by Councilmember Daus-Magbual and carried to approve the minutes of the regular meeting of January 13, 2020.

APPROVAL OF AGENDA:

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

CONSENT AGENDA:

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

Resolutions:

Requesting the Use of State Asset Forfeiture Funds for the Harvard Kennedy School - Senior Executives in State and Local Government Course

Resolution 20-9, Authorizing Use of State Asset Forfeiture Funds for the Harvard Kennedy School – Senior Executives in State and Local Government Course

Acceptance of the Subdivision Improvements for the Edgeworth Avenue Homes Subdivision

Resolution 20-10, Accepting Subdivision Improvements for the Edgeworth Avenue Homes Subdivision and Release of Bonds

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Resolution to Authorize City Manager to Execute Agreement for Website and Agenda Management Systems

Resolution 20-11, Authorizing Execution of Agreement with CivicPlus for Website and Agenda Management Systems

Authorization to Execute a Contract with Eaton Pumps for the Westlake Pump Rehabilitation

Resolution 20-12, Authorizing Contract with Eaton Pumps for The Westlake Well and Motor Replacement

Setting Time and Place of Public Hearing - Proposed Allowance for Automated License Plate Readers in Police Department Fleet

Resolution 20-13, Setting Time and Place of Public Hearing Re: Proposed Allowance of Up to Ten (10) Automated License Plate Reader Systems

Accept and Appropriate \$1,310,000 from the Local Streets and Roads Preservation Program Funds for the Daly City Street Resurfacing and Slurry Seal Project

Resolution 20-14, Accepting and Appropriating One Bay Area Grant 2 Local Streets and Roads Preservation Program Funds for the 2019 Daly City Street Resurfacing and Slurry Seal Project

END OF CONSENT AGENDA

PUBLIC HEARINGS:

Approval of a Resolution Approving Government Code Section 52201 Summary Report in Connection with the Disposition and Development of Property by and Between the City of Daly City and Equity Residential

Director of Economic & Community Development Tatum Mothershead requested approval of the summary report pursuant to Government Code 52201 for the disposition and development of a property located at 6401 Mission Street. A representative from Kosmont Companies, the consultant that prepared said report, highlighted the components needed for the sale and development of the site as well as the merits of developing the site.

It was moved by Councilmember Buenaventura, seconded by Councilmember DiGiovanni and carried to open the public hearing. There were no speakers on this matter.

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

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

Resolution 20-15, Approving Government Code Section 52201 Summary Report in Connection with the Disposition and Development of Property by and Between the City of Daly City and Equity Residential (6401 Mission Street)

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Adoption of Resolution Approving the Disposition and Development Agreement (DDA) Between the City and Equity Residential for the Property Located at 6401 Mission Street

Ms. Mothershead presented the proposed DDA for the property as a multifamily rental housing development consisting of 170 residential units including 17 affordable to low-income apartments. A representative from the development team addressed Council questions regarding the definitions of micro units and how modular units are assembled.

It was moved by Councilmember Daus-Magbual, seconded by Councilmember DiGiovanni and carried to open the public hearing. There were no speakers on this matter.

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

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

Resolution 20-16, Approving the Execution of a Disposition and Development Agreement Between the City of Daly City and EQR-Hillside II LP (6401 Mission Street)

Staff provided the following requested information regarding the 70% of the area median income (AMI) requirement for affordable units. Currently, for a household of one, an income at 70% AMI would be \$79,075/year max; for a two person household, the income would be \$90,375/year; and for a household of four, the income would be at \$112,925. Rents can range anywhere from \$1,000 for micro studios to \$2,219 for a 1-bedroom, with rents fluctuating depending on changes to the AMI.

Adoption of Resolution Authorizing City's Participation in the Statewide Community Infrastructure Program (SCIP) with the California Statewide Communities Development Authority (CSCDA)

Ms. Mothershead recommended the City's participation in SCIP with CSCDA in order to allow property owners to finance public capital improvement and/or development impact fees imposed on new developments. James Hamill, Managing Director with CSCDA, provided a summary of how SCIP is utilized, explained the merits of the program, and gave a list of requirements to become a member.

It was moved by Councilmember Buenaventura, seconded by Councilmember Daus-Magbual and carried to open the public hearing. There were no speakers on this matter.

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

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

Resolution 20-17, Authorizing the City to Join the Statewide Community Infrastructure Program; Authorizing the California Statewide Communities Development Authority to Accept Applications from Property Owners, Conduct Special Assessment Proceedings and Levy Assessments within the Territory of the City of Daly City; Approving Form of Acquisition Agreement for Use When Applicable; and Authorizing Related Actions

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AWARD OF BIDS/CONTRACTS:

Appropriate Funds and Award Construction Contract for the Police Parking Lot Security Fence Project

City Engineer Kevin Fehr reported on the bid process for the subject project and recommended awarding a contract to Golden Bay Construction in the amount of \$544,321 which was determined as the lowest bid.

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

Resolution 20-18, Authorizing Execution of Construction Contract with Golden Bay Construction for the Police Parking Lot Security Fence Project

Award of Construction Contract for Westlake Library HVAC and Roof Replacement Project

Senior Civil Engineer Roland Yip recommended awarding a construction contract to Roofing & Solar Construction, Inc. in the amount of \$952,000 and authorizing the transfer of \$840,000 from the Doelger Senior Center Complex Roof Replacement Project to fully fund the project. Mr. Yip clarified the starting and end dates for the project and addressed how construction will impact the services on site.

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

Resolution 20-19, Authorizing Execution of Construction Contract with Roofing & Solar Construction, Inc. for Westlake Library HVAC and Roof Replacement Project and Transfer of Funds

ORDINANCES:

Second Reading, Ordinance No. 1435, Adding Chapter 2.58 to the Municipal Code, Establishing Small Business Commission

It was moved by Councilmember Buenaventura, seconded by Vice Mayor Manalo and carried by unanimous roll call vote to adopt the following ordinance, with the amendment to change meeting times to begin at 7 P.M.

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

Second Reading, Ordinance No. 1436, Amending the Daly City Zoning Map to establish Planned Development Standards for PD-31A

It was moved by Councilmember Buenaventura, seconded by Vice Mayor Manalo and carried by unanimous roll call vote to adopt 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 (699 Serramonte Boulevard)

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PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Teresa Ferrer, US Census Bureau, commended the City for its participation in the censuses. Ms. Ferrer offered giving future presentations on the census should the City be interested and announced Belmont will be providing census training on Thursday to elected officials.

REPORTS:

Council Committee: January 10 - 27, 2020

Peninsula Clean Energy Board of Directors (Daus-Magbual)
Jefferson Union High School Committee (Sylvester/Manalo)
Affordable Housing Committee (Sylvester/Manalo)

City Council:

The Council gave reports on their activities, meetings and events for the period between January 14 – January 27: International Holocaust Remembrance Day honoring survivors from Auschwitz; Service Day on Martin Luther King Jr. Day with the Daly City Community Center to beautify JFK Elementary School; and the Martin Luther King Jr. March in San Francisco with Mayor Breed. Council acknowledged the efforts of everyone who contributed but specially Councilmember Buenaventura and the Pilipino Bayanihan Resource Center (PBRC) for organizing the collection of donations for victims of the volcano eruption in the Philippines.

ADJOURNMENT:

At 8:38 PM, Vice Mayor Manalo adjourned the meeting in memory of Marco Jastillana, Dominador Abesamis Caballero, June Neuhaus, Police Officer Munir Edais, Officer Monte Sereno, Captain Ian McBeth, Officer Paul Clyde Hudson, Rick DeMorgan, Beatrice Kodama Gunsberg, Kobe Bryant, Gianna Bryant, John Altobelli, Keri Altobelli, Alyssa Altobelli, Christina Mauser, Ara Zobayan, Sarah Chester, Payton Chester, the U.S. firefighters who perished in the Australian fires, and the victims of the US military crash in Afghanistan.

Approved as submitted, this 10th

day of February, 2020.

City Clerk

Mayor