

"The City With a Heart"



Jim Ruane, Mayor
Rico E. Medina, Vice Mayor
Ken Ibarra, Councilmember
Irene O'Connell, Councilmember
Michael Salazar, Councilmember

**MINUTES – SPECIAL MEETING
SAN BRUNO CITY COUNCIL**

October 28, 2014

6:30 p.m.

1. CALL TO ORDER: THIS IS TO CERTIFY THAT the San Bruno City Council met on October 28, 2014 at San Bruno's Senior Center, 1555 Crystal Springs Road, San Bruno, CA. The meeting was called to order at 6:30 p.m.

2. ROLL CALL:

Presiding was Mayor Ruane, Vice Mayor Medina, Councilmembers O'Connell and Ibarra. Councilmember Salazar was excused with notice. Recording by City Clerk Bonner.

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: None.

4. CONDUCT OF BUSINESS:

Council Conducted Interviews to Fill Vacancies Resulting from Resignations on the City of San Bruno's Bicycle & Pedestrian Advisory Committee, Citizens Crime Prevention Committee and Parks and Recreation Commission. Decisions to fill the positions will take place at the next regular City Council meeting.

5. ADJOURNMENT:

Mayor Ruane closed the meeting at 6:50 p.m. The next regular City Council Meeting will be held on October 28, 2014 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Respectfully submitted for approval
at the City Council Meeting of
October 28, 2014



Carol Bonner, City Clerk



Jim Ruane, Mayor



“The City With a Heart”

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MINUTES SAN BRUNO CITY COUNCIL

October 28, 2014

7:00 p.m.

1. CALL TO ORDER: THIS IS TO CERTIFY THAT the San Bruno City Council met on October 28, 2014 at the San Bruno Senior Center, at 1555 Crystal Springs Rd., San Bruno, CA. The meeting was called to order at 7:00 p.m. **Mayor Ruane** thanked the Garden Club for the beautiful flower arrangement.

2. ROLL CALL/PLEDGE OF ALLEGIANCE:

Presiding was Mayor Ruane, Vice Mayor Medina, Councilmembers Ibarra, O’Connell and Salazar. **City Clerk Bonner** led the pledge of allegiance.

3. ANNOUNCEMENTS:

a. **Mayor Ruane** announced there will not be a City Council Meeting on November 11, 2014, a Legal holiday. According to the Municipal Code, any regular City Council meeting that falls on a legal holiday shall be held on the next business day. The regular meeting on November 12, 2014 will be cancelled.

b. **Mayor Ruane** announced the annual Halloween Costume Parade and Contest at the Shops at Tanforan will take place on Friday, October 31 at 3:15. Everyone is invited to join in.

c. **Mayor Ruane** announced Goblin Grotto will take place on Thursday, October 30 at 5:30 and 6:45 p.m. at San Bruno’s Recreation Gym. No ticket sales at the door.

4. PRESENTATIONS:

a. **Mayor Ruane** said we would Receive a Presentation from the Housing Endowment and Regional Trust (HEART) of San Mateo County. **Mark Moulton** gave a brief history of HEART and asked for questions. **Councilmember Ibarra** thanked Mark Moulton and HEART.

b. **Mayor Ruane** said we would receive a Presentation of the Centennial Oral History Project and Historical Timeline Projects. **Kathleen O’Connell** gave an informative presentation. Special thanks goes to Darold Fredericks and Catherine Murphy for their contributions to these projects.

c. **Mayor Ruane** Presented a Proclamation Declaring October, 2014 as National Breast Cancer Awareness Month which was received by **Councilmember O’Connell** who thanked the City.

5. REVIEW OF AGENDA: Mayor Ruane moved 10.a. and 10.b. to be presented before the Public Hearing.

6. APPROVAL OF MINUTES: Special Council Meeting of October 14, 2014 and Regular Council Meeting of October 14, 2014, approved as submitted.

7. CONSENT CALENDAR:

- a. **Approve:** Accounts Payable of October 13 and 20, 2014
- b. **Approve:** Payroll of October 5, 2014
- c. **Accept:** Reconciliation of General Ledger to Bank Reports and the Investment Reports Dated September 30, 2014.
- d. **Receive:** Report on Emergency Preparedness Activities.
- e. **Adopt:** Resolution Authorizing the City Manager and the City Attorney to Execute Escrow Documents to Complete the Purchase of 324 Florida Avenue by the City of San Bruno and Appropriating \$604,000 from the Park In-Lieu Fund and up to \$10,000 from the General Fund.
- f. **Adopt:** Resolution Authorizing the City Manager and the City Attorney to Execute a Purchase and Sale Agreement and Associated Escrow Documents for the Sale of 981 Glenview Drive, 1110 Glenview Drive, and 1641 Claremont Drive by the City of San Bruno to Castle Companies, Inc.

Mayor Ruane said a member of the public asked Items d., e. and f. be pulled.

M/S Medina/Ibarra to approve Items a., b. and c. and passed with all ayes.

Addressing Item d. **Battalion Chief Cresta** gave a report on the emergency preparedness activities that have taken place over the last year and what they will be doing going forward.

Councilmember Salazar asked if there was a plan to include Council in any training. He also asked about doing "lessons learned" from everyone involved in the gas line explosion. **Cresta** said there is no required training; however, ICS 100 and 700 can be provided to Council. He said there are after action reports and part of his job was to review those reports. He said there was a list made of what needed to be improved and that will be included in the upcoming training.

Vice Mayor Medina said there are classes offered in other cities and he has taken a couple. Some are offered on line and some in person.

M/S Ibarra/Medina to approve Item d. and passed with all ayes.

Mayor Ruane read a letter from a citizen who had concerns as to whether the City plans to take personal property if they don't like the way things look.

Addressing Item e., **City Manager Jackson** said the City does not intend to use eminent domain to take any residences. She said it was the interest of the property owner to have the City purchase the property. She said there is not a great deal of open space in this area and it is with that thought the City considered purchasing the property to use for a park.

City Attorney Zafferano said there was a typo on the resolution and the last paragraph should be changed to read \$604,000.

Marty Medina, Garden Ct. commended the City for the purchase.

M/S Ibarra/O'Connell to approve Item e. and passed with three ayes, Ibarra, O'Connell and Ruane and two noes, Medina and Salazar.

Vice Mayor Medina said he felt we need to take care of what we have.

Addressing Item d., **City Manager Jackson** gave background on this item.

Councilmember Salazar said this was a very long delay, two and half years later.

M/S Medina/Ibarra to approve Item f. and passed with all ayes.

10. CONDUCT OF BUSINESS:

a. Adopt Resolution Accepting a Donation of the Centennial Time Capsule from the San Bruno Rotary Club (moved to follow Item 7.)

City Manager Jackson gave an overview of the staff report, and asked for questions.

Councilmember Ibarra thanked the Rotary Club for their generous donation.

Councilmember O’Connell introduced the resolution for adoption and passed with a unanimous vote.

b. Appoint Citizens to Bicycle & Pedestrian Advisory Committee, Citizens Crime Prevention Committee, Community Preparedness Committee, Culture & Arts Commission, Parks and Recreation Commission and Personnel Board (moved to follow Item 7.)

M/S Ibarra/Medina to reappoint the Committee, Commission and Board members and passed with all ayes.

8. PUBLIC HEARING:

Hold Public Hearing and Take the Following Actions to Approve the Plaza Project, a Mixed-Use Project at 406-418 San Mateo Avenue, and Associated Environmental Determinations:

City Attorney Zafferano said some of the decisions on this item require Councilmembers to disclose communications they have had with other people regarding the project. He said this is the time any Councilmember should disclose if they have had any communications regarding the project.

Mayor Ruane said since he was on the subcommittee reviewing the project, he has had discussions with the applicant.

Councilmember Ibarra said he was also on the subcommittee reviewing the project and has had discussions with the applicant.

Councilmember O’Connell said she had two meetings with the applicant to discuss the architectural details. She recused herself from the first four items because she owns property in the area.

Vice Mayor Medina and **Councilmember Salazar** had no discussions with the applicant.

Community Development Director Woltering gave a brief introduction and background on the property.

Associate Planner Neuebaumer gave a powerpoint presentation on the staff report and asked for questions and approval.

Councilmember Ibarra asked this is bring brought to Council rather than just being approved by the Planning Commission.

Neuebaumer said this went through the Architectural Review Process, but the City Council action is required due to the proposed amendments to the general plan, transit plan and zoning code. The entire project has been brought before Council in order to not break it up.

Councilmember Salazar asked why ground floor units were not accounted for in the transit corridor plan. **Woltering** said to update the zoning code which is underway currently.

Councilmember Salazar said the way he read about the parking, we are granting an exemption to the parking rather than amending the codes to accommodate the parking. He asked if we are making an exemption or are we changing the code. **Woltering** said in the case of the parking exception, the zoning code update has not been completed yet. He said the action before Council is to look at the current zoning code and do an exception.

Councilmember Salazar asked why we want to take the position of no residential on the ground floor. **Woltering** said San Mateo Ave. is the City's downtown commercial street.

Councilmember Salazar talked about density and said he did not see anything that specified a maximum density for the area. **Woltering** said the Transit Corridor Plan addresses density, in the area overall, the environmental document approach is up to 1610 residential units would be allowed. It is required the City monitor the number of units added to the area over time, so there is not a specific density level per parcel. **Councilmember Salazar** asked if there was a translation for the number of units that could fit and how many people. **Woltering** said the translation is an average throughout the TCP area of about 22 units per acre with monitoring on a parcel by parcel basis. He said this site is on the denser side in terms of residential units to be seen in the project area.

Vice Mayor Medina asked for clarification that the gym has been relocated. **Woltering** said there was a fitness room on the ground floor but since the Planning Commission meeting it has been relocated to the second floor, in its place would be an opportunity for commercial use.

Vice Mayor Medina asked about aesthetics and lighting. **Woltering** said for ten years the City has dealt with a lot of code enforcement calls. The proposed demolition could begin as soon as next summer and the construction shortly thereafter to be completed sometime early 2017. The aesthetics of the proposed project will be talked about during the second part of this presentation.

Tom Quaglia, Project Manager, Signature Development Group talked about their proposed project.

Mayor Ruane opened the public hearing.

Robert Riechel, 7th Ave. expressed his concerns about parking and walking to transportation.

Jamie Monozon, Crestmoor Dr. was very much in favor of the project.

Marty Medina, Garden Ave. quoted the Mayor and Council to say San Bruno is a City with a Heart. With that in mind, he said in their neighborhood there are parking problems. He quoted the percentages of the surrounding streets. He strongly disagreed with approval of this project. He said there should be a parking permit program.

Russ Stines, Reid Ave. stated the Council are elected to protect the people in San Bruno.

Perry Peterson, Scenic Ave. agreed with the last two previous speakers on how to protect the residents is an important idea. He said this is an amazing project and it is a reversal of the damage when Rhoades Hardware and the other businesses left. He commended the developer and City staff and the many people who supported this.

Mary Lou Johnson, Merced Dr. agreed with some of the concerns expressed this evening and talked about the plus of this project. She said it was important that we make a decision to move forward for our City.

Ben Cohn, Fleetwood Dr. offered his support for this project.

Councilmember Ibarra said for half his life he has wanted to resurrect downtown. He said this is an image change for San Bruno. He said this is what the Transit Corridor Plan is all about.

Councilmember Salazar said he did not believe anyone disagreed with the vision but he was concerned about the erosion of the bar that is being set.

Vice Mayor Medina said he believed there is a process to go through the Traffic, Safety and Parking Committee to address parking permits. **Woltering** concurred. He asked if there was any type of shuttle proposed for staff on sight. **Woltering** said there is a requirement there be a transportation on demand on sight.

Vice Mayor Medina recalled the businesses that used to be on San Mateo Avenue and he said something needed to be done to improve the sight. This project will make a huge difference for San Bruno and its future.

Mayor Ruane worked on the subcommittee and he said nothing is set on stone, it is a live document. The only thing that is set in stone is the structure that has been sitting there for ten years with vagrants in and out, graffiti and fencing around it and not benefiting anyone. He added the grade separation is one end of the street, an anchor and this project will be the other end of the street, another anchor.

1. Adopt Resolution Approving an Amendment to the San Bruno 2009 General Plan to Conditionally Allow Ground Floor Residential Uses on All Streets in the Downtown (C-B-D Character Area), Except San Mateo Avenue.

Councilmember Ibarra introduced the resolution approving an amendment to the San Bruno 2009 General Plan and passed with four votes. **Councilmember O'Connell** recused.

2. Adopt Resolution Approving an Amendment to the San Bruno Transit Corridors Plan to Conditionally Allow Ground Floor Residential Uses on All Streets in the Downtown (C-B-D Character Area), Except San Mateo Avenue.

Councilmember Salazar said because we are conditionally approving this, what approvals will be required for that condition. **Woltering** said in this particular case this is coming before Council for this project; henceforth unless the project comes to Council because it is bundled with entitlement policy decisions, the Planning Commission would take the final action.

Councilmember Ibarra introduced the resolution approving an amendment to the San Bruno Transit Corridors Plan and passed with four votes. **Councilmember O'Connell** recused.

3. Waive First Reading and Introduce an Ordinance Amendment Chapter 12.96.120 of Title 12 (Land Use) of the San Bruno Municipal Code to Conditionally Allow Ground Floor Residential Uses on All Streets in the Downtown (C-B-D Zoning District), Except San Mateo Avenue, and to Ensure Density Requirements and Setback Requirements are Consistent with the San Bruno Transit Corridors Plan.

M/S Ibarra/Medina to waive the first reading and passed with four votes. **Councilmember O'Connell** recused.

Councilmember Ibarra introduced the ordinance for adoption and passed with four votes. **Councilmember O'Connell** recused.

4. Adopt Resolution Approving a Conditional Use Permit to Allow Ground Floor Residential

Uses, and a Parking Exception to Allow the Proposed Development with the Number of Units and Parking Spaces Currently Proposed.

Councilmember Ibarra introduced the resolution approving a conditional use permit and passed with four votes. **Councilmember O’Connell** recused.

Councilmember O’Connell returned to the dias.

5. Adopt Resolution Approving Installation of Two Loading Zone Spaces Adjacent to the Project Site Along San Mateo Avenue.

6. Adopt Resolution Approving an Architectural Review Permit for the Plaza, a Mixed-Use Project at 406-418 San Mateo Avenue.

Neuebaumer gave an overview of the staff report and asked for questions.

Councilmember Ibarra asked where the corner unit’s trash will be thrown. **Neuebaumer** said the corner unit would not have internal access to the hallway connecting it to the commercial trash room; however, they will still be utilizing that commercial trash room located on the northern edge of the property. He said he guessed there would be some sort of opening in the residential lobby which would allow access to that internal hallway. **Councilmember Ibarra** said if we don’t provide something he anticipated seeing garbage. **Neuebaumer** said there is a condition of approval stating that garbage shall not be located in the public right-of-way at any time.

Tom Quaglia, Project Manager, Signature Development Group said they agree with the conditions of approval and they agree with the staff presentation. He said regarding the trash, the unit in question is the smallest in the building and there are two trash areas in the building, the major one being on Taylor Ave and then there is another trash area at the other end of the building, the commercial trash. The occupants of this unit will use the trash area on Taylor. All of the trash for the entire building is stored inside, it is not put curbside. He said they have no problem shortening the time for the loading zones. **Woltering** discussed the loading zones.

Howai Lai, Yhla Architects, talked about the design process, the colors, the detailing, use of awnings and sunscreens and especially, the corner, the gateway to the downtown area.

Robert Riechel, 7th Ave. supported the two loading zones.

Russ Stines, Reid Ave. he said he is in support of the building, he was just concerned about the parking.

Ben Cohn, Fleetwood Dr. said he is 100% with the esthetics. Use of the balconies on the buildings and how management says what can go out there and what can’t.

Jamie Monozon, Crestmoor Dr. supported the last two resolutions. She said if Measure N is passed, there will be an opportunity to have a parking structure.

Quaglia said they will work on their restrictions. **Woltering** says there is a condition of approval of what can and cannot be stored on balconies.

Councilmember Ibarra complimented the architect.

M/S Medina/O’Connell to close the Public Hearing and passed with all ayes.

Council discussed the loading zones and shortening the hours of operation. **Neuebaumer** said the decision made tonight would be what would be done going forward. Council decided there would only be one loading zone and the hours of operation would be 6:00 a.m. to 11:00 a.m., Monday through Saturday.

Vice Mayor Medina introduced the resolution for adoption with the modification that there would only be one loading zone and the hours of operation would be 6:00 a.m. to 11:00 a.m., Monday through Saturday and passed with a unanimous vote.

Councilmember O'Connell introduced the resolution for adoption approving an Architectural Review Permit for the Plaza and passed with a unanimous vote.

9. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

Isin Al-otat, Pine Street thanked the Mayor and Council for all their hard work regarding the pipe line explosion. She said the Transit Corridor Plan is a way for San Bruno to move forward. She said we need to work together as a team.

Perry Peterson, Scenic Ct. talked about Optical Character Reading (OCR). He said an OCR document lets you search for any word. He asked staff to make every pdf posted to the web searchable. **Councilmember Salazar** said the Transit Corridor Plan is searchable.

Robert Riechel, 7th Ave. gave a short update on the Mosquito Abatement

10. CONDUCT OF BUSINESS:

a. Adopt Resolution Accepting a Donation of the Centennial Time Capsule from the San Bruno Rotary Club (moved to follow Item 7.)

b. Appoint Citizens to Bicycle & Pedestrian Advisory Committee, Citizens Crime Prevention Committee, Community Preparedness Committee, Culture & Arts Commission, Parks and Recreation Commission and Personnel Board (moved to follow Item 7.)

c. Adopt Resolution Authorizing the City Manager to Execute a Contract with West Yost Associates for Design of the Jenevein Avenue Sewer and Water Main Replacement Project in an Amount Not to Exceed \$213,675 and Appropriating \$222,500 from the Water Capital Fund and \$215,000 from the Wastewater Capital Fund.

Engineer Tan gave an overview of the staff report and asked for questions.

Councilmember O'Connell introduced the resolution for adoption and passed with a unanimous vote.

d. Adopt Resolution Authorizing the City Manager to Execute a Contract with West Yost Associates for Design of the San Mateo Avenue Sewer and Water Main Replacement Project in an Amount Not to Exceed \$318,475 and Appropriating \$267,500 from the Water Capital Fund and \$400,000 from the Wastewater Capital Fund.

Engineer Tan gave an overview of the staff report and asked for questions.

Councilmember Ibarra said the infrastructure on San Mateo Ave. is under the curb, and will this be addressed during this construction. **Tan** said currently there are no plans.

Councilmember O'Connell introduced the resolution for adoption and passed with a unanimous vote.

e. Adopt Resolution Authorizing the City Manager to:

- Execute a Construction Contract with McGuire and Hester for the Olympic Pump Station and Force Main Replacement Project in the Amount of \$2,294,964 with a Construction Contingency of \$350,000;

- Execute a Contract for Construction Inspection Services with West Yost Associates in an Amount Not To Exceed \$228,902; and
- Appropriate an Additional \$350,000 from the Wastewater Capital Fund.

Associate Engineer Wong gave an overview of the staff report and asked for questions.

Councilmember O'Connell introduced the resolution for adoption and passed with a unanimous vote.

f. Adopt Resolution Authorizing the City Manager to Execute a Maintenance Services Agreement with the City of South San Francisco to Provide Traffic Signal Maintenance and Sewer Line Video Inspections.

Interim Public Services Director Razavi gave an overview of the staff report and asked for questions.

Vice Mayor Medina asked if we would be relying on SSF for videoing our sewer system. **Razavi** said at this time we are evaluating our capabilities. He said an agency is looking at our system to see whether we can provide this, in house. **City Manager Jackson** clarified that the amount is not paid unless the service is used.

Councilmember Salazar asked if we have anything to compare the rates. **Razavi** said the rates have been checked with other agencies five years ago and presently, this is substantially less.

Vice Mayor Medina introduced the resolution for adoption and passed with a unanimous vote.

11. REPORT OF COMMISSIONS, BOARDS, & COMMITTEES:

12. COMMENTS FROM COUNCIL MEMBERS:

Mayor Ruane said they will Receive a Report from the Bay Area Water Supply and Conservation Agency (BAWSCA) on Regional Water Supply Conditions once Councilmember O'Connell gets a little more information.

Mayor Ruane reminded everyone to vote next Tuesday.

13. CLOSED SESSION:

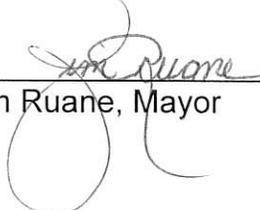
14. ADJOURNMENT:

Mayor Ruane closed the meeting at 10:23 p.m. with a moment of silence in memory of Al Teglia. The next regular City Council Meeting will be held on November 25, 2014 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Respectfully submitted for approval
at the City Council Meeting of
October 14, 2014



Carol Bonner, City Clerk



Jim Ruane, Mayor