



**“The City With a Heart”**

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

## **MINUTES SAN BRUNO CITY COUNCIL**

**August 26, 2014**

**7:00 p.m.**

**1. CALL TO ORDER: THIS IS TO CERTIFY THAT** the San Bruno City Council met on August 26, 2014 at the San Bruno Senior Center, at 1555 Crystal Springs Rd., San Bruno, CA. The meeting was called to order at 7:06 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 Attorney Zafferano** led the pledge of allegiance.

**3. ANNOUNCEMENTS:**

**Mayor Ruane** said the City will hold a Four-year Remembrance Event on Tuesday, September 9, 2014 at 6:00 p.m. on the Corner of Claremont Dr. and Glenview Dr. Information is available on the City Website [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov).

**Mayor Ruane** announced Shelter Creek is having a “Give Blood and Test Drive” Event on Saturday, September 6 from 11:00 a.m. to 3:00 p.m. at the Shelter Creek Condominiums, Lot A and also get tested to be a bone marrow donor. Refreshments will be served to donors from 11:00 a.m. and a barbeque lunch from 12:00 noon to 2:00 p.m. More information can be obtained at (650) 873-4400.

**4. PRESENTATIONS:**

a. **Mayor Ruane** said we will Receive a Presentation from the 2014 San Bruno Sister City Student Exchange Delegation to Narita, Japan. **Miriam Schalit** led off the introduction to the group’s visit to Narita, Japan. The principal, Ethan Cheever spoke and chaperones and students shared some of their experiences.

b. **Mayor Ruane** presented a Childhood Cancer Awareness Month Proclamation for the month of September to the parents of Julianna Pena, Patricia Watson and Jesus Pena. **Councilmember Ibarra** gave background on Julianna Pena. Patricia Watson and Jesus Pena thanked Council and stressed the importance of awareness. He said their fundraising has been successful and they hope to have it grow.

**5. REVIEW OF AGENDA:** No changes.

**6. APPROVAL OF MINUTES:** Regular Council Meeting of July 22, 2014, approved as submitted.

**7. CONSENT CALENDAR:**

a. **Approve:** Accounts Payable of July 21 and 28, August 4, 11 and 18, 2014.

b. **Approve:** Payroll of July 13, July 27 and August 10, 2014.

c. **Accept:** Reconciliation of General Ledger to Bank Reports and the Investment Reports Dated June 30 and July 31, 2014.

d. **Declare:** Member Vacancy from the Parks and Recreation Commission and Direct the City Clerk to Initiate the Appointment Process of a New Member.

e. **Adopt:** Resolution Authorizing the City Manager to Execute a Contract in the Amount of \$35,029 with the San Mateo County Area Agency on Aging and Authorize Signing of a Contract Amendment up to \$140,114 for the City of San Bruno's Senior Center 2014-2015 Nutrition and Transportation Programs.

f. **Adopt:** Resolution Accepting the Civic Center Painting Project as Complete and Authorizing Release of the Construction Contract Retention in the Amount of \$4,233.

g. **Adopt:** Resolution Amending the Salary Plan for Unclassified, Part-time, Temporary, and Seasonal Employee Classifications.

**M/S Medina/Ibarra** approved the Consent Calendar and passed with all ayes.

## 8. PUBLIC HEARINGS:

Hold Public Hearing, Waive First Reading and Introduce Three Ordinances to Implement Housing Element Programs by Amending Title 12 (Land Use) of the San Bruno Municipal Code as Follows: (1) Add Chapter 12.240 to Establish a Reasonable Accommodation Process for Persons with Disabilities; (2) Add Chapter 12.250 to Establish a Density Bonus Program; and (3) Amend Section 12.80.445 to Add Transitional Housing and Supportive Housing as Permitted Uses within the Definition of "Special Residential Care Facility."

**Community Development Director Woltering** highlighted the subject matter. **Housing and Development Manager Sullivan** gave an in depth overview of the staff report in a power point presentation and asked for questions.

**Councilmember Salazar** asked for a summary of the changes to the ordinance received on the dias this evening, vs. what was in the original packet? **Woltering** said there was a single change. In some areas in the density bonus draft ordinance, staff had indicated only concessions or only incentives, the two should be named together. Standard throughout it should be concessions and incentives.

**Vice Mayor Medina** suggested when we get something as late as this was delivered, could something be done to highlight and make the change stand out?

**Mayor Ruane** opened the public hearing. No one wished to speak.

**M/S Medina/Ibarra** to close the public hearing and passed with all ayes.

**Councilmember Ibarra** asked if the density bonus is offered to new developments. **Woltering** concurred. **Councilmember Ibarra** what is the incentive to a multi-residential owner? **Sullivan** said there were funds through a bond measure of which a certain amount was dedicated to housing and the funds are being fully depleted. There is a new source coming through the State that is being considered.

**Councilmember Salazar** asked if the builder would have the option of suggesting concessions. A developer could ask for exceptions from whatever guidelines we have. He asked what is being changed. **Woltering** said there is a higher burden on staff. He said it sounded like where people would ask for a variance to a development standard today outside this density ordinance being discussed. It is a different process for findings for a variation from a development standard. He said the concessions and incentives are linked for providing affordable housing units.

**Councilmember Salazar** said he read they are not required to provide any financial proof of what they are claiming as required to make the project profitable for them. Do we take their word? **Woltering** said the ordinance was set up to direct the applicants to concessions and incentives that would seem more in keeping with the policies and development objectives of San Bruno.

**Councilmember O'Connell** stated if Council did not approve this or some derivation of it, what the State dictated is the default position of whatever we do. She said what is presented to us is more related to our community and our community concerns and from what Council said during the study sessions. **Woltering** said that was very accurate.

**M/S O'Connell/Ibarra** waived the first reading and passed with all ayes.

**Councilmember O'Connell** introduced the ordinance Adding Chapter 12.240 to Establish a Reasonable Accommodation Process for Persons with Disabilities and passed with a unanimous vote.

**Councilmember O'Connell** introduced the ordinance Adding Chapter 12.250 to Establish a Density Bonus Program and passed with a unanimous vote.

**Councilmember O'Connell** introduced the ordinance amending Section 12.80.445 to Add Transitional Housing and Supportive Housing as Permitted Uses within the Definition of Special Residential Care Facility and passed with a unanimous vote.

#### **9. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:**

**Allison Jenkin, Skycrest Dr., Skycrest HOA Treasurer** expressed her concern with the garbage rates that have transpired over less than a two-year period. **Mayor Ruane** advised her to give her name to the City Clerk and someone would get back to her.

#### **10. CONDUCT OF BUSINESS:**

Receive Oral Report from Culture and Arts Commission Regarding Placement of the Centennial Mural at Posy Park.

**Assistant Community Services Director Alita** gave a powerpoint presentation of the proposed mural placement at Posy Park. He said they expect the project to be 50% complete by mid-October and then after staff checks in with the artist, the completion is anticipated to be done by mid-December.

**Mayor Ruane** asked if the wall was curved and **Alita** said they are looking at a couple of different options, one of them is to work with some backer board or very light metallic backing board. The other option would be to use spacers behind the panels.

**Councilmember Ibarra** asked if the entire panel is mosaic tile. **Alita** said yes.

**Vice Mayor Medina** asked what steps are being taken to protect the art. **Alita** said they will be anti-graffiti coated. He said the strength of the tile is pretty resistant to tampering. There are also provisions in the contract for the artist to return.

**Councilmember Salazar** asked about lighting. **Alita** said right now it would just be the lighting that is in the plaza.

#### **11. REPORT OF COMMISSIONS, BOARDS, & COMMITTEES:**

Receive Annual Report from Culture and Arts Commission.

**Tami Parker, Chair Culture and Arts Commission** presented their year-end review of what the Commission has done during the last year and their plans for the year coming up. **Mayor Ruane** thanked them for all they do.

**12. COMMENTS FROM COUNCIL MEMBERS:**

**Councilmember O'Connell** thanked those that helped with the second tree planting this last Saturday for the centennial tree project sponsored by the City and the Beautification Task Force.

**Councilmember Ibarra** talked about San Bruno Park and how full it is during the summer. He said it is a testament to what we provide to our community.

**13. CLOSED SESSION:**

**Mayor Ruane** said they would be going into closed session with no reportable action.

- a. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8  
Property: 324 Florida Ave., San Bruno  
Agency Negotiator: City Manager  
Negotiating Parties: City of San Bruno, Clayton Family  
Under Negotiation: Price and Terms of Payment
- b. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8  
Property: Parcel Nos. 020-013-250 and 020-013-260  
Agency Negotiator: City Manager  
Negotiating Parties: City of San Bruno and OTO Development, LLC  
Under Negotiation: Price and Terms of Payment

**14. ADJOURNMENT:**

**Mayor Ruane** closed the meeting at 8:37 p.m. The next regular City Council Meeting will be held on September 9, 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  
September 9, 2014

  
Carol Bonner, City Clerk

  
Jim Ruane, Mayor