

COUNCIL MEMBERS
Joe Goethals, Mayor
Eric Rodriguez, Deputy Mayor
Rick Bonilla
Diane Papan
Amourance Lee

CITY OF SAN MATEO

Special Meeting Minutes

City Council

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

Monday, June 29, 2020
Remote 5:45 PM
Special Meeting

This meeting is being held under the provisions of State of California Governor Gavin Newsom's Executive Order N-29-20; in which Brown Act regulations are relaxed to allow members to remote in due to the Coronavirus Covid-19 health emergency.

CALL TO ORDER

Roll Call

Remote: Mayor Goethals, Deputy Mayor Rodriguez, Council Members: Bonilla, Papan and Lee

CLOSED SESSION

Following the opportunity for public comment; there were no speakers the Council convened into closed session to consider:

1. Conference with Legal Counsel-Existing Litigation.
(Paragraph (1) of Subdivision (d) of Government Code Section 54956.9)
Workers' Compensation Claim: James Vann
Workers' Compensation Claim: Samir Haddad
Workers' Compensation Claim: Brian Hedley

CONSENT CALENDAR

The following items, 2 through 3 were considered to be routine by the City Council. After the titles of the items were read by the City Clerk, the public was invited to comment and there were no speakers. Motion passed 5-0.

Moved: Papan, Seconded: Bonilla
Ayes: Goethals, Rodriguez, Bonilla, Papan and Lee
Noes: None

2. San Mateo Consolidated Fire Department Finance and Human Resources Services – Agreement
Approve an Agreement between the City of San Mateo and the San Mateo Consolidated Fire Department (SMC Fire) to provide finance and human resources services to SMC Fire for fiscal year 2020-21 in an amount of \$717,600 and authorize the Mayor to execute the agreement in substantially the form presented.
3. City Hall Restrooms Remodel – Contract
Award a contract to Pride Industries One, Inc. for construction to remodel four restrooms at City Hall in the amount of \$244,803.54; establish a contingency reserve in the amount of \$25,000; and authorize the Public Works Director to execute the contract in substantially the form presented and issue change orders within the contingency amount.

OLD BUSINESS

4. Temporary Street Closures on B Street - Approval (Revised)

Assistant City Manager Kathy Kleinbaum provided a presentation on the progress of the temporary parklets to allow for outdoor dining. She outlined the plan to close certain areas of B street to allow more outdoor dining. Council asked questions of staff. Public Comment - Lisa Diaz Nash thanked city council. Continued interaction with the non-restaurants.

Adopt a Resolution to allow for a temporary closure of B Street between 2nd and 3rd Avenue and for a lane closure on B Street between Baldwin and 1st Avenue to accommodate outdoor dining during the COVID-19 public health emergency. Motion passed 5-0.

Moved: Papan, Seconded: Goethals

Ayes: Goethals, Rodriguez, Bonilla, Papan and Lee

Noes: None

Enactment: Resolution No. 68 (2020)

5. Purchase City Attorney's Home – Acceptance of Offer

City Manager Drew Corbett provided a presentation on the progress of the sale of the City Attorney's home partially owned by the City of San Mateo in which Council agreed to the sale at 95% of the appraised value. He noted that the City Attorney desires to accept a counteroffer on the home offered at 92% of the value. The City Attorney would make up the difference for the City. Council asked questions of staff. Public Comment – there were no speakers.

Accepted an offer to purchase the City Attorney's home at 92% of the established value of \$1.8 million. Motion passed 5-0.

Moved: Bonilla, Seconded: Papan

Ayes: Goethals, Rodriguez, Bonilla, Papan and Lee

Noes: None

6. 2015 Climate Action Plan – Annual Progress Report

Sustainability Analyst Andrea Chow provided a presentation on the implementation to date of the approved measures in the 2015 Climate Action Plan. She outlined the 2020-21 priorities: Online learning opportunities; Expanding electric vehicle infrastructure in public garages; Building electrification rebates and resources; Commercial property benchmarking ordinance; Expanding composting opportunities; Disposable Food Service Ware Ordinance; and Building electrification reach codes. Council asked questions of staff.

Public Comment – Lisa Diaz Nash commend staff and encouraged working with sustainable San Mateo County. Adam Loraine commented on the need for stronger reach codes. Robert Whitehair commented on the importance of benchmarking goals for commercial buildings. Drew commented on metrics for solar installed versus what is produced from panels.

The Council provided complements to staff for responding with agility during the COVID-19 crisis; received clarification on focus areas; and asked for more information and updates.

7. Emergency Ordinance – Extending a Moratorium on Small Business Evictions Related to Covid-19

City Attorney Shawn Mason provided a presentation on the history and implementation of the moratorium on small business evictions due to COVID-19. He noted that Council needed to decide to extend the moratorium or not. Council asked questions of staff.

Public Comment – James Drogo, Cheap Petes, stated his concern with landlords not negotiating in good faith. Bruce Beiser thanked the city for taking early and decisive action and noted landlords aren't offered similar protections under this ordinance. Council asked additional questions of staff.

Adopt an Emergency Ordinance to amend the Emergency Moratorium on Small Business Evictions Caused by COVID-19 to extend the term of the moratorium to July 29, 2020. Motion passed 5-0.

Moved: Goethals, Seconded: Bonilla

Ayes: Goethals, Rodriguez, Bonilla, Papan and Lee

Noes: None

Enactment: Ordinance 2020-8

8. COVID-19 Update (#12)

City Manager Drew Corbett provided an update on operational impacts and other City efforts related to COVID-19. Council asked questions of staff.

Public Comment – Dave Clark requested more granular report of COVID-19 cases per zip code. Drew commented on the need for outside street dining in other areas than downtown. Adam Loraine stated concerns with safety on some of the slow streets and encouraged working with neighborhood associations.

Council asked additional questions of staff and requested more communication around rental program assistance; and promotion of the childcare allocation; follow up on safe street allocations and safety; and requested contacting the County to solicit more in depth reporting on the COVID-19 cases.

By consensus, Council confirmed rules and regulations issued by the City Manager acting as the Director of Emergency Services in response to declared emergency including closing segments of B Street prior to the June 29th resolution effective date and continuation of virtual Council meetings at least through August.

9. November 2020 Election – City Council Ballot Measure Arguments

City Attorney Shawn Mason provided a presentation on the need to receive direction on whether to prepare and submit arguments for the voter information guide on the ballot measures to be submitted to voters at the November election and if arguments will be submitted, decide how the arguments will be prepared.

Council asked questions of staff. Public Comment – Lisa Diaz Nash stated the Council should not develop ballot arguments on the initiative or alternative measure.

Council discussion ensued with consensus for a Council subcommittee to write the argument in favor for the Transit Occupancy Tax measure. With regard to the initiative measure, it was clarified that the proponents have the right to submit the argument in favor. With regard to the alternative measure, Council could decide to write the argument in favor. Discussion ensued on writing an argument against the initiative measure put on by San Mateans for a Responsive Government (SMRG). Goethals and Lee noted that the Council had come out unanimously against the SMRG measure so it could continue that effort by writing an argument against. Bonilla noted concern with perception of Council unduly influencing an election and that Council should not do either measure. With regard to writing an argument in favor for the alternative measure, Rodriguez noted it was placed on the ballot exactly as written by the proponents and it was not a City Council measure so no argument should be written in support to

ensure fairness and Council should encourage the proponents of the alternative measure to write the argument in support.

Additional discussion ensued on whether to write any arguments, in support or opposition, for the SMRG measure or alternative measure and instead encourage the proponents of the alternative measure to write an argument in favor and recommend that the Elections Official give weight to arguments submitted by the proponents as being the most fair. No consensus was reached on this item.

Motion to form a subcommittee comprised of the Mayor and Deputy Mayor to draft the argument in favor of the Transit Occupancy Tax ballot measure. Motion passed 5-0.

Moved: Goethals, Seconded: Bonilla
Ayes: Goethals, Rodriguez, Bonilla, Papan and Lee
Noes: None

NEW BUSINESS

10. Planning Pre-Application Process – Modifications to Approved Applications

Interim Planning Manager Aaron Akin provided a presentation on the need to modify and simplify the pre-application process for efficiency. Council asked questions of staff. Public Comment – There were no speakers.

Adopt a Resolution to exempt requests for modifications to previously approved Planning Applications from the City's "Pre-Application" procedures. Motion passed 5-0.

Moved: Papan, Seconded: Bonilla
Ayes: Goethals, Rodriguez, Bonilla, Papan and Lee
Noes: None

Enactment: Resolution No. 69 (2020)

11. Concar Passage Mixed Use Project – Community Benefits

Community Development Director Kohar Kojayan and EPS Consultant Benjamin Sigman provided a presentation on the recommended community benefits for the Concar Passage project, located in the vicinity of Concar Drive, South Grant Street, and South Delaware Street. The applicant, Brian Myers, California Coastal Properties answered questions and expressed appreciation for the third-party analysis and noted they are at the top of their budget. Staff provided three options for consideration – Developer contributes: 1) +/- \$2.7 million towards Corridor improvements and provides 38 moderate-income units; 2) +/- \$5.28 million towards Corridor improvements and provides 19 moderate-income units; and 3) \$7.86 million towards Corridor improvements (no moderate-income units).

Council asked questions of staff.

Public Comment – Rich Neve stated appreciation for Public Works keeping them informed on the project and noted Passages will be responsible for a big traffic increase and is in support of Option 3; Adam Nugent stated the community benefits that will be most impactful are traffic improvements. Barbara Niss concurred with Rich Neve and asked questions regarding General Plan impact. Robert Newsom noted traffic is already impacted from Station Park Green. Lisa Diaz Nash stated she is in support of Option 3. Robin Gate stated support for option 3 and encouraged more traffic mitigation. Adam Loraine commented on the need for bike lanes on 19th.

Council asked additional questions of staff and discussion ensued. All Council concurred that San Mateo is very committed to building affordable housing and yet there are other commitments to residents that must be met; and traffic is an A-level priority. Council recognized the \$95 million in public benefits already included in the project and was supportive of staff recommended Option 3.

Council provided an update on their activities and Council Member Lee expressed interest in bringing a Black Lives Matter resolution to the next meeting. Council concurred.

ADJOURNMENT

The meeting adjourned at 9:28 p.m.

APPROVED BY:

SUBMITTED BY:

Joe Goethals, Mayor

Patrice M. Olds, City Clerk