

CITY OF SAN MATEO

Regular Meeting Minutes

City Council

Monday, May 17, 2021
Remote 7:00 PM
Regular Meeting

CALL TO ORDER - 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.

Pledge of Allegiance

Roll Call

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

CEREMONIAL

1. Takahashi Market – 115 Years in Our Community!

CONSENT CALENDAR

The following items, 2 through 10 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: Goethals, Seconded: Papan

Ayes: Rodriguez, Bonilla, Lee, Papan and Goethals

Noes: None

2. City Council Meeting Minutes – Approval
Approve the minutes of the City Council Special and Regular meeting of May 3, 2021.
3. Emergency Ordinance – Suspension of Minimum Parking Requirements and Enforcement of Zoning Regulations for Outdoor Business Operations
Adopt an emergency ordinance extension to temporarily suspend minimum parking requirements on private parking lots; enforcement of zoning regulations for outdoor business operations for commercial uses in private shopping centers; and to continue allowing schools, childcare facilities and other educational uses to operate outdoors during the COVID-19 public health emergency.

Enactment: Emergency Ordinance No. 2021-14
4. Ordinance Introduction – Electronic Campaign Statement Filing Requirement Amendment
Introduce an uncodified ordinance to update the existing ordinance requiring electronic filing of campaign statements.
5. 25th Avenue Grade Separation California High Speed Rail Funding Agreement – Amendment
Approve Amendment No. 2 to the funding agreement with California High Speed Rail Authority and Peninsula Corridor Joint Powers Board to extend the expiration date of the funding agreement for the 25th Avenue Grade

Separation project; and authorize the City Manager to execute the amendment in substantially the form presented.

6. Local Roadway Safety Plan – Agreement and Appropriation

Adopt a Resolution to approve a grant funding agreement with the California Department of Transportation for the Local Roadway Safety Plan Project, to authorize a budget appropriation in the amount of \$72,000 for the Local Roadway Safety Plan Project, and to authorize the Public Works Director to execute the Program Supplement Agreement in substantially the form presented.

Enactment: Resolution No. 41 (2021)

7. Marina Lagoon Vegetation and Water Quality Management Professional Services Agreement – Amendment

Approve Amendment No. 3 to the agreement with Waterworks Industries, Inc. to provide additional services for Marina Lagoon Vegetation and Water Quality Management in an amount not to exceed \$181,480 for a new total of \$858,980; establish a new contingency of \$86,000; and authorize the Public Works Director to execute the agreement in substantially the form presented and issue change orders within the contingency amount.

8. Marina Lagoon Operations and Maintenance Permit Assistance – Amendment

Approve Amendment No. 1 to the agreement with WRA, Inc. for professional services for Marina Lagoon Operations and Maintenance Permit Assistance in an amount not to exceed \$117,000 for a new agreement total of \$166,000; establish a contingency of \$16,700; and authorize the Public Works Director to execute the agreement in substantially the form presented and issue change orders within the contingency amount.

9. Laurie Meadows Pedestrian and Bicycle Safety Improvement Project – Agreement

Award an agreement to McKim Corporation for the Laurie Meadows Pedestrian and Bicycle Safety Improvement Project in the amount of \$360,647.75; establish a contingency reserve of \$36,000; and authorize the Public Works Director to execute the agreement in substantially the form presented and issue contract change orders as allowed by the contract documents and within the amount of the contingency reserve.

10. US-101/Peninsula Avenue Interchange Project Memorandum of Understanding – Agreement

Adopt a Resolution to approve the Memorandum of Understanding (MOU) with the San Mateo County Transportation Authority for the Project Approval Environmental Document phase of the US-101/Peninsula Avenue Interchange Project and to authorize the City Manager to execute the MOU in substantially the form presented.

Enactment: Resolution No. 42 (2021)

PUBLIC COMMENT

Rich Hedges commented on the Metropolitan Transportation Commission; Drew spoke of concern with the retaining wall on the 25th Avenue grade separation.

PUBLIC HEARING

11. 480 East 4th Avenue and 400 East 4th Avenue – Site Plan and Architectural Review Modification

Associate Planner Phillip Brennan and Mollie Naber Associate Director Mid-Pen Housing presented information on the requested change. Council asked questions of staff.

Public Comment - Laurie Watanuki, proposed a name change to 5th Avenue Garage, to avoid Kiku Central Garage;

Rich Hedges commented on process improvements for minor changes; Kalisha Webster, Housing Choices partner on the project, noted these are minor changes; Benjamin McMullan, Center for Independence, strongly supports the project; Diane Pettit stated the need for updated utilities for this project; and Ronnie McGill stated concern with speeding on the street.

Council asked additional questions of staff.

Motion to Adopt a Resolution to approve a Site Plan and Architectural Review Modification for Kiku Crossing, a multi-family residential building located at 480 E. 4th Avenue and to the parking garage located at 400 E. 5th Avenue. Motion carried 5-0.

Moved: Bonilla, Seconded: Papan

Ayes: Rodriguez, Bonilla, Lee, Papan and Goethals

Noes: None

Enactment: Resolution No. 43 (2021)

OLD BUSINESS

12. Consideration of Long-Term Downtown Street Closures

Assistant City Manager Kathy Kleinbaum presented information on survey outreach and next steps needed if Council would like to proceed with street closure in certain areas of the downtown to provide for outdoor dining after the end of the pandemic. Specifically, direction was sought on 1) what segments of B street should be closed; 2) should it be season versus year-round closures; 3) should use of platforms or enclosures be allowed; and 4) permit requirements for street use. Council asked questions of staff.

Public Comment - Adam Nugent stated it is great opportunity to gain park public plaza streets; Mark Grieco stated his support of closing B Street; Michael Weinbauer concurred with the closures; Adam Loraine stated he is in support of closing B Street; Miao stated support and find more ways to help other businesses; Amy T stated support; Ken Chin noted long term closure was supported in the Pedestrian Master Plan; and Noelle Langmack her support of permanently closing B Street.

Council asked additional questions of staff. Council provided direction to close B street from First Avenue through Third Avenue; year round closure is supported; safety concerns were cited with the structures and platforms and Council would like a more open feel outside and directed investigation of the street slope to make it more safe to not have built platforms; permitting should be a requirement; and businesses on closed streets should not be allowed to have parklets on intersecting streets. Council noted this is in alignment with the community survey results, and recommended reframing it as not keeping the streets closed to cars but rather we are open to pedestrians to support the highest and best use.

13. General Plan and Housing Element – Update

Community Development Director Christina Horrisberger provided an informational update on the General Plan and Housing Element update efforts and sought direction on next steps for door-to-door outreach. Council asked questions of staff.

Public Comment - Raayan Mohtashemi – spoke on targeted outreach as making sense; James Ruigomez. San Mateo Building and Construction Trade Unions, spoke in support of a community workforce agreement; Adam Nugent stated the need for more renters in the mix for public engagement; Lisa Nash stated the need for more clearly defined objectives, more opportunities for general public to interact with staff, and increased transparency; Stephen Floor stated the need for demographics to ensure we are reaching everyone; Noelle Langmack noted the vast majority of participants were white homeowners; Angela Solis, Housing Leadership Council, noted the need to

work with community groups to address needs of underrepresented; Sarah Fields stated the total of the outreach efforts are very good but there are significant gaps; Kalisha Webster noted housing choices need more targeted outreach to underrepresented communities; Robert Whitehair noted the need for further improvements to the process; G. Plato cited traffic congestion as an issue; Karen Herrell is sympathetic to the need for everyone to be represented; Kelly Moran agreed with comments from Adam Loraine and Lisa Diaz Nash; Ben T stated a need to review how outreach to past participants was done; Laurianna Ceja Diaz stated a need to provide the Community Development Department with the support they require; Seema Patel the need for demographics representing input; Mark Grieco noted the need to avoid analysis paralysis; David Bohannon stated he is keenly following the GP and had question about how the General Plan embraces future RHNA cycles; Michael Weinbauer noted this effort is a Gordian Knot and noted the complexity of the Survey; and Jordan Grimes stated the need to go door-to-door in North Central, Shoreview, and specifically the apartments.

Council asked additional questions of staff and discussion ensued on next steps including: 1) A City-wide informational canvassing effort; 2) Canvassing for input; or 3) a targeted approach in communities whose views may not be being taken into consideration. Council was in favor of a targeted outreach effort and encouraged staff to think through the best way to accomplish that especially in regard to reaching residents in which English is not the first language, renters, lower income and younger residents.

10:47 pm Council recessed and reconvened at 10:55.

14. Fallen Heroes Memorial – Criteria Approval and Appropriation

City Clerk Patrice Olds and Fallen Heroes Memorial Committee Chair Maureen Freschet presented information on the need for Council adopted criteria to provide guidance for who will be recognized on the Memorial and requested that Council consider a seed donation to kick-off the fundraising campaign to build the Memorial, estimated to be \$300,000. Council had no questions. Public Comment – there were no speakers.

Motion to Adopt a Resolution after consideration to appropriate \$50,000 as a donation for the Fallen Heroes Memorial construction fundraising effort; and approve the Fallen Heroes Memorial Recognition Policy. Motion passed 5-0.

Moved: Papan, Seconded: Bonilla

Ayes: Rodriguez, Bonilla, Lee, Papan and Goethals

Noes: None

Enactment: Resolution No. 44 (2021)

15. Ordinance Introduction – “Short-Term Rentals” Amendment – CONTINUED TO A FUTURE MEETING

This item was not heard due to the lateness of the hour. No action was taken to introduce an Ordinance to amend Municipal Code Chapter 5.66 “Short Term Rentals” (STR) to clarify that only properties where the host is not present have an annual limit on the number of days they can be rented, that STR properties do not need to be the owner’s primary residence, and that accessory dwelling units cannot be used for short-term rentals.

16. COVID-19 Update – CONTINUED TO A FUTURE MEETING

This item was not heard due to the lateness of the hour. No action was taken or receive an update on operational impacts and other City efforts related to COVID-19 and confirm rules and regulations issued by the City Manager acting as the Director of Emergency Services in response to declared emergency.

NEW BUSINESS

17. 2021 Wastewater Revenue Notes to Finance Clean Water Program Costs and 2021 Wastewater Revenue Bonds to Refund Sewer Revenue Bonds 2011 Series A – Approval

Adopt a Resolution to approve the documents and actions relating to the sale of 2021 Wastewater Revenue Notes, Series B by the San Mateo-Foster City Public Financing Authority in the maximum amount of \$295,480,000 to finance Clean Water Program capital costs related to wastewater treatment plant and sewer collection improvement projects and the sale of 2021 Wastewater Revenue Bonds, Refunding Series A in the maximum amount of \$25,000,000 to refund the City of San Mateo Sewer Revenue Bonds, 2011 Series A.

Moved: Bonilla, Seconded: Papan

Ayes: Rodriguez, Bonilla, Lee, Papan and Goethals

Noes: None

Enactment: Resolution No. 45 (2021)

18. “Property Maintenance” Code Amendment – Ordinance Introduction – CONTINUED TO A FUTURE MEETING

This item was not heard due to the lateness of the hour. No action was taken to introduce an Ordinance to amend San Mateo Municipal Code Section 7.14 “Property Maintenance” to adopt the 2021 International Property Maintenance Code and comply with the California Health and Safety Code.

REPORTS AND ANNOUNCEMENTS

City Manager, City Attorney and Council Members report on their various assignments and liaison roles and Council requests for scheduling future items.

ADJOURNMENT – the meeting adjourned at 11:19 p.m.

APPROVED BY:

Eric Rodriguez, Mayor

SUBMITTED BY:

Patrice M. Olds, City Clerk