

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

CITY OF SAN MATEO

Regular Meeting Minutes

City Council

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

September 6, 2022
City Hall Council Chambers 7:00 PM
Regular Meeting

CALL TO ORDER at 7:25 pm

Pledge of Allegiance

Roll Call

Present: Deputy Mayor Papan, Council Members: Lee, Goethals and Rodriguez

Absent: Mayor Bonilla due to representing the city at the League of California Cities Conference

CEREMONIAL

1. Suicide Prevention Month
2. Home Maintenance Awards – San Mateo United Homeowners Association
3. Wildfire Presentation – San Mateo Consolidated Fire Department

CONSENT CALENDAR

The following items, 4 through 15 were, considered to be routine by the City Council. After the titles of the items were read by the Deputy City Clerk, the public was invited to comment and there were no speakers. Motion passed 4-0.

Moved: Rodriguez, Seconded: Goethals

Ayes: Papan, Lee, Goethals and Rodriguez

Noes: None

4. City Council Meeting Minutes – Approval

Approve the minutes of the City Council Special and Regular meetings of August 15, 2022.

5. Hillsdale Caltrain Station Bicycle Access Gap Closure Project – Agreement

Approve an agreement with Bellecci & Associates, Inc. for the Hillsdale Caltrain Station Bicycle Access Gap Closure Project in the amount of \$153,000; approve a contingency in the amount of \$10,000; and authorize the Public Works Director to execute the agreement and amendments within the contingency in substantially the form presented.

6. Permanent Local Housing Allocation Housing Assistance Program – Agreement and Appropriation

Adopt a Resolution to award an agreement to HIP Housing to provide operational subsidies for resident services in the amount of \$105,000; to authorize the City Manager to execute the agreement in substantially the form presented; and to appropriate \$531,409 of new grant funds to fund the second year of all Permanent Local Housing Allocation activities.

Enactment: Resolution No. 90 (2022)

7. Mobile Parking Revenue Collection – Amendment

Approve Amendment No. 1 to the agreement with PayByPhone Technologies Inc. to assign the agreement to PayByPhone US Inc. and authorize the Public Works Director to approve future amendments within the scope of the agreement and its existing dollar amount of \$219,000.

8. Citywide Street Slurry Seal Package 2-A Project – Agreements

Approve an agreement with American Asphalt Repair & Resurfacing Co., Inc. for street repair work for the Citywide Street Slurry Seal Package 2-A Project in the amount of \$2,874,374 and establish a contingency reserve of \$431,000; approve an agreement with Ghirardelli Associates, Inc. for construction inspection support in the amount of \$278,199.80 and establish a contingency reserve of \$29,000; and authorize the Public Works Director to execute the agreements in substantially the form presented and issue change orders within the amount of the contingency reserves.

9. Dale Avenue Pump Station Upgrade – Contingency Amendment

Approve an increase to the contingency reserve associated with the Anvil Builders, Inc. construction contract for the Dale Avenue Pump Station Upgrade project in the amount of \$3,500,000 for a total of \$5,500,000; and authorize the Public Works Director to issue change orders within the contingency amount.

10. Temporary Standby Generator for Dale Avenue Pump Station Upgrade – Agreement

Adopt a Resolution approving an alternative purchasing procedure to enter into an agreement with Herc Rentals, Inc. for a temporary standby generator required to support the Dale Avenue Pump Station Upgrade project in an amount not-to-exceed \$222,090.41 for an estimated period of ten months; establish a contingency reserve of \$110,046; and authorize the Public Works Director to execute the agreement in substantially the form presented and issue change orders within the contingency amount.

Enactment: Resolution No. 91 (2022)

11. Disposable Food Service Ware Amendments – Ordinance Adoption

Adopt an Ordinance to amend San Mateo Municipal Code Chapter 5.89 “Disposable Food Service Ware Ordinance” to recodify a hardship exemption and eliminate duplicative language to correct a clerical error.

12. Unpaid Code Enforcement Abatement Costs and Citations – 2022 Proposed Property Tax Liens

Adopt a Resolution to approve the list of properties proposed for tax liens for unpaid Code Enforcement abatement costs and citations, and direct staff to forward the list to the San Mateo County Controller’s Office to be included in the current year tax roll.

Enactment: Resolution No. 92 (2022)

13. Community Relations Commission Appointment Subcommittee – Appointment Recommendation

Appoint Noopur Vyas Anand to the Community Relations Commission vacancy for a full first term through June 10, 2026, and place Allison Fitzgerald on the eligibility list for one year, should another vacancy occur.

14. Wastewater Treatment Plant Immediate Action Projects, Package II – Amendment

Approve Amendment No. 6 to the agreement with Stantec Consulting Services, Inc., to provide professional design and engineering services during construction for Immediate Action Projects Package II in the amount of \$30,000, to revise the total agreement amount not to exceed \$1,592,403.46; extend the term through December 31, 2022; and authorize the Public Works Director to execute the amendment in substantially the form presented.

15. Temporary Accounting Services Agreement – Amendment

Approve Amendment No. 1 to an agreement between the City and Maze & Associates for temporary accounting services in the amount of \$81,761 for a new agreement total of \$225,876.

PUBLIC COMMENT

Sonja Tappan recommended extending the dog off leash hours from 6 – 10 am. Anjuli Mishra, spoke on climate change. Robert Whitehair stated he would like to see the full model reach codes at the September 19th study session. Carey Gorgolinski noted this is the upcoming 31st leadership class for the San Mateo Area Chamber of Commerce in the County. Taso Zografos noted he is concerned with comments at the study session meeting held prior to this meeting.

PUBLIC HEARING

16. 31-57 South B Street – Consider a Zoning Reclassification Request

Principal Planner Julia Klein provided a presentation on the project and request for zoning reclassification from C1-2/R5 to Central Business District (CBD). She reviewed the Planning Commission action. The applicant, Harvest Properties, presented an overview of the proposed project. Council asked questions of staff and the applicant.

Public comment – Richard Reisman, Marcus & Millichap, stated the site is not appropriate for 10 residential units and supported rezoning to CBD. Tyson Mao, Wursthall restaurant across from the project, supported the rezoning to CBD and would provide a robust office culture near transit. Cameron Palmer noted it is a key corner in downtown and one of the first sites you experience coming from the downtown Caltrain station and that rezoning seems in alignment with downtown specific plan.

Council discussion ensued and comments included support for changing the zoning, it would fit in with the surrounding area and is well justified as with CBD zoning the community receives more and cost and quality of housing in this limited site, other public amenities to consider including a public restroom, perhaps some of the funding should go to the affordable housing fund to be used elsewhere in the city, the need to look at downtown holistically and this zoning change would give enhancement to the downtown's daytime users.

Motion to introduce an Ordinance to approve a Zoning Reclassification for the property at 31-57 South B Street from "Neighborhood Commercial/Residential Overlay - Mixed Use" to "Central Business District" and determine the project qualifies for a Categorical Exemption from further environmental review under the California Environmental Quality Act. Motion passed 4-0.

Moved: Goethals, Seconded: Lee

Ayes: Papan, Lee, Goethals and Rodriguez

Noes: None

REPORTS AND ANNOUNCEMENTS

Council Member Lee requested if Council is in agreement to bring a resolution in support of Proposition 1 to the next meeting. Council concurred. Council Member Rodriguez asked if Council would be interested in donating something for the school foundation and if review could occur at the next meeting. Council concurred.

ADJOURNMENT –The meeting adjourned at 10:13 p.m.

APPROVED BY:

SUBMITTED BY:

Rick Bonilla, Mayor

Patrice Olds, City Clerk