

City of South San Francisco

P.O. Box 711
South San Francisco, CA



Regular Meeting Agenda

Wednesday, July 27, 2016

7:00 PM

**Municipal Services Building, Council Chambers
33 Arroyo Drive, South San Francisco, CA**

City Council

PEOPLE OF SOUTH SAN FRANCISCO

You are invited to offer your suggestions. In order that you may know our method of conducting Council business, we proceed as follows:

The regular meetings of the City Council are held on the second and fourth Wednesday of each month at 7:00 p.m. in the Municipal Services Building, Council Chambers, 33 Arroyo Drive, South San Francisco, California.

The City Clerk will read successively the items of business appearing on the Agenda. As she completes reading an item, it will be ready for Council action.

MARK ADDIEGO, Mayor
PRADEEP GUPTA, Vice Mayor
KARYL MATSUMOTO, Councilwoman
RICHARD A. GARBARINO, Councilman
LIZA NORMANDY, Councilwoman
FRANK RISSO, City Treasurer
KRISTA MARTINELLI, City Clerk
MIKE FUTRELL, City Manager
JASON ROSENBERG, City Attorney

PLEASE SILENCE CELL PHONES AND PAGERS

HEARING ASSISTANCE EQUIPMENT AVAILABLE FOR USE BY THE HEARING IMPAIRED AT CITY
COUNCIL MEETINGS

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the City Clerk's Office located at City Hall. If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda. The address of City Hall is 400 Grand Avenue, South San Francisco, California 94080.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA REVIEW

PRESENTATIONS

1. [Certificate of Recognition, The Topper Bar | 75th anniversary. \(Rich Garbarino, Councilmember\)](#)

PUBLIC COMMENTS

For those wishing to address the City Council on any Agenda or non-agendized item, please complete a Speaker Card located at the entrance to the Council Chamber's and submit it to the City Clerk. Please be sure to indicate the Agenda Item # you wish to address or the topic of your public comment. California law prevents the City Council from taking action on any item not on the Agenda (except in emergency circumstances). Your question or problem may be referred to staff for investigation and/or action where appropriate or the matter may be placed on a future Agenda for more comprehensive action or a report. When your name is called, please come to the podium, state your name and address (optional) for the Minutes. COMMENTS ARE LIMITED TO THREE (3) MINUTES PER SPEAKER. Thank you for your cooperation.

COUNCIL COMMENTS/REQUESTS

PUBLIC HEARING

2. [Report on 475 Eccles Ave Office/R&D Project - Use Permit, Alternative Landscape Plan, Design Review, Preliminary Transportation Demand Management \(TDM\) Plan, Development Agreement and Environmental Impact Report to allow the construction of two four-story office/R&D buildings totaling 262,287 square feet, a five-level parking structure and other on- and off-site improvements on a 6.1 acre site in the Business Technology Park \(BTP\) Zone District, in accordance with South San Francisco Municipal Code Title 19, and Chapters 20.040, 20.110, 20.300, 20.310, 20.330, 20.400, 20.450, 20.460, 20.480, and 20.490. \(Billy Gross, Senior Planner\)](#)

- 2a. [Resolution making findings and certifying an Environmental Impact Report including a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the 475 Eccles Avenue Office/Research and Development Campus Project.](#)
- 2b. [Ordinance adopting a Development Agreement for the development of a 6.1 acre Site for the 475 Eccles Avenue project in the Business and Technology Park Zoning District.](#)
- 2c. [Resolution making findings and approving a Use Permit, Alternative Landscape Plan, Design Review, and Transportation Demand Management Plan for the development of a 6.1 acre site for the 475 Eccles Avenue Office/Research and Development Campus project.](#)

ADMINISTRATIVE BUSINESS

3. [Report regarding Measure W update. \(Marian Lee, Assistant City Manager\)](#)
4. [Report regarding a resolution awarding a construction contract to Southwest Construction & Property Management of San Bruno, California for the Fire Station 64 Roof Girder Replacement Project based on the Base Bid and Bid Alternate #2 in an amount not to exceed \\$119,207 and authorizing a total construction budget of \\$160,929. \(Sam Bautista, Principal Engineer\)](#)
- 4a. [Resolution awarding the construction contract to Southwest Construction & Property Management of San Bruno, California for the Fire Station 64 Roof Girder Replacement Project based on the Base Bid and Bid Alternate #2 in an amount not to exceed \\$119,207 and authorizing a total construction budget of \\$160,929.](#)
5. [Study Session regarding Council options under Senate Bill 415, the California Voter Participation Rights Act, affecting local government entities that conduct their regular elections in odd-numbered years, or on any election date other than a “statewide election date.” \(Jason Rosenberg, City Attorney and Krista Martinelli, City Clerk\)](#)
6. [Report regarding resolution approving an amendment to the Consulting Services Agreement with MuniServices, LLC to extend the term of the Agreement to June 30, 2017. \(Richard Lee, Finance Director\)](#)
- 6a. [Resolution approving an amendment to the Consulting Services Agreement with MuniServices, LLC to extend the term of the Agreement to June 30, 2017.](#)

7. [Report recommending City Council to adopt a resolution approving a Purchase Agreement with Dell Inc. for storage area networks, servers and virtualization software for the Police Department and City side network for Fiscal Year 2016-2017 in an amount not to exceed \\$294,288 and authorizing the City Manager to execute the agreement. \(Tony Barrera, IT Manager\)](#)
- 7a. [Resolution approving a Purchase Agreement with Dell, Inc. for storage area networks, servers and virtualization software for the Police Department and City network for FY2016-2017, in an amount not to exceed \\$294,288 and authorizing the City Manager to execute the agreement.](#)

CONSENT CALENDAR

8. [Motion to approve the minutes from the meeting of July 13, 2016.](#)
9. [Motion confirming payment registers for July 27, 2016. \(Richard Lee, Finance\).](#)
10. [Staff Report regarding a resolution authorizing the acceptance of \\$25,000 in grant funding from the Woodlawn Foundation to support the Community Learning Center's after-school homework programs and amending the Library Department's FY2016-2017 Operating Budget. \(Valerie Sommer, Library Director\)](#)
- 10a. [Resolution authorizing the acceptance of \\$25,000 in grant funding from the Woodlawn Foundation to support the Community Learning Center's after-school homework programs and amending the Library Department's FY 2016-2017 Operating Budget.](#)
11. [Report regarding motion to waive reading and adopt an Ordinance to amend Section 2.60.050 \("Meetings"\) of the South San Francisco Municipal Code to change the regular meeting time for the Parks and Recreation Commission from the fourth Thursday in the month to the third Tuesday in the month. \(Sharon Ranals, Director of Parks and Recreation\)](#)
- 11a. [Ordinance amending Section 2.60.050 of the South San Francisco Municipal Code to change the regular meeting time for the Parks and Recreation Commission from the fourth Thursday in the month to the third Tuesday of the month.](#)
12. [A report regarding a resolution approving a sublease agreement with Cool Tea Bar, LLC for the commercial space at 630 El Camino Real and authorizing the City Manager to execute said agreement. \(Ron Gerber, ECD Manager\)](#)

- 12a.** [Resolution approving a sublease agreement with Cool Tea Bar, LLC for the commercial space at 630 El Camino Real and authorizing the City Manager to execute said agreement.](#)

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

ADJOURNMENT



Legislation Text

File #: 16-636

Version: 1

Agenda Date: 7/27/2016

Item #: 3.

Report regarding Measure W update. (*Marian Lee, Assistant City Manager*)

RECOMMENDATION

It is recommended that the City Council review the information in this staff report. This is an information item. There are no actions for consideration at this time.

BACKGROUND/DISCUSSION

At the City Council Study Session held on April 19, 2016, staff provided site plan options for replacing the City's Municipal Services Building (MSB) facilities with a new Community Civic Campus at the following two locations:

- The Public Utilities Commission (PUC) site located at the northeast corner of El Camino Real and Chestnut Avenue; and
- The Pacific Market site located at the northwest corner of El Camino Real and Westborough Boulevard.

Based on in-depth discussion, City Council provided direction to further develop and discuss with the community site plan options prepared for the PUC site. The PUC site showed more advantages for the City as it is situated on publically-owned property. On June 14, 2016, a Town Hall meeting was held to share with the community progress on Measure W and to engage in discussions about the proposed Community Civic Campus. The following information provides key findings from the Town Hall meeting and general updates related to Measure W.

Town Hall Meeting Summary

Approximately 350 community members attended the Measure W Town Hall Meeting. It was good to see that many of the participants were new faces to staff. The meeting was conducted in an open house format with four booths dedicated to: police and fire services; five-year street paving plan; Community Civic Campus site plan options; and programming for the joint library and recreation facility.

Information collected at the Town Hall meeting will be available on the City's website by July 27. The Town hall presentation boards are currently available on the city's website at <http://www.ssf.net/2317/Measure-W>.

Public feedback was particularly solicited on: site plan options which reflected various surface/structure parking configurations and open space availability; and programming of the joint library and recreation facility. Regarding the site plan options, there was more enthusiasm for the options with structured parking because they maximize open space. They were more costly but the community felt that it was important to maximize indoor and outdoor space for the multiple programming needs of the City. Regarding programming activities, input reflected desire for a diverse range of activities and amenities for all age groups. Outdoor activities/amenities included fitness, community events, trail network, casual seating, play yard, active/passive recreation, outdoor gathering, interactive features, public art, and maintained/naturalized landscaping. Indoor activities included fitness/health/wellness, large events/gatherings, performance, life-long learning, community connections, technology/innovation, collection/quiet reading, recreation, creative arts and collaboration/group study.

Community input confirms that we are headed in the right direction with Measure W. The interest areas are consistent with previous input gathered during the preparation of the Library and Park and Recreation departments' long-term plans

as well as outreach associated with the Measure W ballot. Almost all of the desired programs can be accommodated at the Community Civic Campus. Space planning to determine exactly what programs and how much will need to be prepared and is one of the key next steps for this effort. It is important to know that two recreational facilities important to the City, swimming pool and soccer field, will need to be advanced at other City locations. Staff concurs that these facilities need to be improved or newly built and is continuing to work with City Council and City partners to address these needs.

Discussions at the police and fire services booth and the five-year street paving plan was focused more on information sharing. It provided a venue to inform community members about the proposed five-year street paving plan to repair and maintain our street network in a state-of-good-repair as well as the police and fire functions in the City. The information was generally well received. The community expressed appreciation for the City's services in these areas and also provided staff with concerns that need staff's more immediate attention, such as sidewalk areas that are buckling from tree roots to traffic safety issues at particular intersections. The collective concerns were noted and have been forwarded to the appropriate departments for follow-up.

Schedule Overview

At this time, construction is anticipated to begin in 2017/2018 with completion in 2019/2020. These milestone dates are approximate and will be updated once the project delivery method is selected by the City. For the remainder of the 2016 year, staff will focus on space planning of the indoor and outdoor activities identified above, environmentally evaluating the project, forming the Citizens' Oversight Committee, and selecting the Program Management Team.

Citizen's Oversight Committee

The Measure W Citizen's Oversight Committee is scheduled to be established in September 2016. The role of the Committee is to oversee correct spending of Measure W moneys collected and spent. To date, the Committee by-laws have been adopted by City Council. In August, applications will be made available with selection by City Council scheduled for September. Information regarding the Committee will be distributed through the City Clerk's office as well as the City Manager's Office. Interested candidates can submit their contact information to the City Clerk's office at this time.

Program Management Services

Based on City Council direction, staff is currently seeking consultant services for Program Management. These services will assist the City in overseeing the Community Civic Campus project and manage the designers and builders. A Request for Qualifications was released in June and five qualifications were received. In August, a pre-proposal conference will be conducted, qualified teams short-listed to participate in the Request for Proposal process, with final selection anticipated in November.

Next year, during the first six months of 2017, staff will focus on completing the environmental process, amending the Specific Plan and procuring the design/builders. The remainder of 2017 will focus on finalizing design and preparing for ground breaking.

FUNDING

There is no funding impact. This is an information item.

CONCLUSION

The next update for City Council will be in approximately three months. Upcoming City Council Measure W related

action items will be selection of the Citizens' Oversight Committee members in September and selection of the Program Management Team in November.