



**San Carlos City Council/Successor Agency to the
Redevelopment Agency/Housing Authority Regular Meeting
Council Chambers, City Hall
600 Elm Street, San Carlos, CA 94070
August 28, 2023 7:00 PM**

MINUTES

ROLL CALL

City Council Present: Adam Rak, Mayor
Ronald Collins, Councilmember
John Dugan, Vice Mayor
Sara McDowell, Councilmember
Pranita Venkatesh, Councilmember

Staff Present: Nil Blackburn, Assistant City Manager
Lisa Costa Sanders, Principal Planner Consultant
Steven Machida, Public Works Director
Jeff Maltbie, City Manager
Andrea Mardesich, Assistant Community Development Director
Caitlyn Matoso, Recreation Supervisor
Rebecca Mendenhall, Administrative Services Director
Crystal Mui, City Clerk
Lisa Porras, Planning Manager
Angie Rodriguez, HR Manager
Gregory Rubens, City Attorney
Al Savay, Community Development Director

1. CALL TO ORDER

Mayor Rak called the meeting to order at 7:00 PM.

2. ASSEMBLY BILL 2449 TELECONFERENCE REQUESTS

All Councilmembers are participating in this meeting in person.

3. PLEDGE OF ALLEGIANCE

Mayor Rak led the Pledge of Allegiance.

4. CHANGES TO THE ORDER OF THE AGENDA

None.

5. REPORT FROM CLOSED SESSION

City Attorney Greg Rubens reported that the City Council's 6:00 PM Special Meeting this evening was not completed. Following the adjournment of this Regular Meeting, the City Council will reconvene in the Collaboration Room to continue the Closed Session.

6b. Present a Proclamation Recognizing the Medical Equipment Loan Program.

Mayor Rak moved item 6b up on the agenda to be heard prior to item 6a.

Mayor Rak presented a proclamation to Rotary President Elect Daniel Taylor recognizing the Medical Equipment Loan Program.

Mr. Taylor spoke on the program and thanked Council for the recognition.

Public Comment

- Charles Stone spoke in appreciation of the Medical Equipment Loan Program.

Vice Mayor Dugan thanked the Rotary Club for this program.

6. PRESENTATIONS

a. Present a City Coin to Community Volunteer Cameron Miller.

Mayor Rak highlighted Cameron Miller's accomplishments in the community and presented him with a City Coin as a token of appreciation.

Mr. Miller named a few volunteers he's worked with over the years and thanked his wife for her support and providing him the opportunity to serve.

Councilmember McDowell thanked Mr. Miller for his community service.

Public Comment

- Charles Stone thanked Mr. Miller for his years of service on the youth softball organization.

b. Present a Proclamation Recognizing the Medical Equipment Loan Program.

Mayor Rak moved item 6b up on the agenda to be heard prior to item 6a.

7. COUNCIL COMMUNICATIONS AND ANNOUNCEMENTS

Mayor Rak announced that the City will be hosting a Civics Academy this fall and is now accepting applications. He also reported that he commenced the Parks and Recreation Foundation's Run Footloose Run fundraising event, and the City received a \$150,000 grant from Assemblymember Papan's Office for the Safe Routes to School Program.

8. PUBLIC COMMENT

Giovanni inquired about the Environmental Impact Report for the Quarry Road project.

Mayor Rak requested that staff follow-up with Giovanni.

9. CONSENT CALENDAR

City Clerk Crystal Mui reported that while the agenda title for item 9k - Sewer Rehabilitation Project, requests Council to appropriate funds for the project, that action is no longer needed. The staff report and Resolution in the packet displays the correct actions for Council consideration this evening.

MOTION:	Approve the City Council Consent Calendar items 'a' through 'k'; and item 'l' adopting Ordinance 1598 approving the 642 Quarry Road Project Planned Development Plan and Related Zoning Map Amendment to Rezone the Project Site from Light Industrial (IL) to Planned Development (PD) at 642 Quarry Road (APN 046--041--380); and
	item 'm' adopting Ordinance 1599 approving a Development Agreement with 642 Quarry Owner, LLC for the 642 Quarry Road Project.
MOVER:	John Dugan
SECONDER:	Ronald Collins
AYES:	Collins, McDowell, Venkatesh, Dugan, Rak
NAYS:	None.
RESULT:	Motion Passed 5 - 0

- a. Motion to Waive Reading of All Ordinances.
- b. Approve the June 26, 2023 City Council Special Meeting Minutes.
- c. Approve the June 26, 2023 City Council Regular Meeting Minutes.
- d. Accept Fiscal Year 2022-23 Fourth Quarter Investment Report Ending June 30, 2023.
- e. Authorize the City Manager to Sign the Letter Prepared by Staff in Response to the 2022-2023 San Mateo County Civil Grand Jury Report "Accessory Dwelling Units: Affordable Housing's Panacea or Prevarication."
- f. Adopt a Resolution Accepting the 2023 Citywide Sewer System Root Foaming Project C1752 and Authorizing the Public Works Director to Issue and Record a Notice of Completion. **Resolution 2023-101**
- g. Deny Claim of Johanna Siegrist.
- h. Adopt a Resolution Approving the Use of the Library Excess Funds in Fiscal Year 2023-24 in Accordance with the Library Joint Powers Authority Agreement; Creating a New Capital Project AC Rooftop Unit Project; and Appropriating \$965,000 from the Library Tenant Fund 0095 (Fund 95) in FY 2023-24 to the New AC Rooftop Unit Project (\$800,000), Library Maintenance and Repair Project (C1734) (\$130,000) and Library Maintenance Funds (\$35,000). **Resolution 2023-102**
- i. Deny Claim of Nina and Ray Gabb.
- j. Adopt a Resolution Appropriating \$74,560 from the Wastewater Fund (Fund 06) in Fiscal Year 2023-24; Authorizing the City Manager to Execute a Professional Services Agreement with Black & Veatch for the Sanitary Sewer Model Update and Management Plan C2302 in the Amount of \$299,411; and Authorizing an Expenditure of Contingency up to the Remaining Project Budget. **Resolution 2023-103**
- k. Adopt a Resolution Appropriating ~~\$780,016 from the Wastewater Fund (Fund 06) to C9617 in Fiscal Year 2023-24~~; Awarding the 2023 Sewer Rehabilitation Project C9617; Authorizing the City Manager to Execute a Public Projects Agreement with JMB Construction, Inc. of South San Francisco, CA in the Amount of \$5,965,671; and Authorizing the Expenditure of Contingency up to the Project Budget. **Resolution 2023-104**

- l. Adopt **Ordinance 1598** Approving the 642 Quarry Road Project Planned Development Plan and Related Zoning Map Amendment to Rezone the Project Site from Light Industrial (IL) to Planned Development (PD) at 642 Quarry Road (APN 046-041-380).
- m. Adopt **Ordinance 1599** Approving a Development Agreement with 642 Quarry Owner, LLC for the 642 Quarry Road Project.

10. NEW BUSINESS

- a. Consideration of Adopting a Resolution Adopting a Memorandum of Understanding Between the City of San Carlos and the American Local 856, Freight Checkers, Clerical Employees and Helpers Union, International Brotherhood of Teamsters ("Teamsters") Unit for the Period of September 1, 2023 through August 31, 2026.

Administrative Services Director Rebecca Mendenhall presented the item and highlighted the proposed terms for the Teamsters Memorandum of Understanding.

MOTION:	Adopt Resolution 2023-105 Adopting a Memorandum of Understanding ("MOU") Between the City of San Carlos and the American Local 856, Freight Checkers, Clerical Employees and Helpers Union, International Brotherhood of Teamsters ("Teamsters") Unit for the Period of September 1, 2023 through August 31, 2026.
MOVER:	Sara McDowell
SECONDER:	John Dugan
AYES:	Dugan, Collins, McDowell, Venkatesh, Rak
NAYS:	None.
RESULT:	Motion Passed 5 - 0

- b. Consideration of Adopting a Resolution Authorizing an Additional Appropriation of \$445,000 in Fiscal Year 2023-24 from the General Capital Fund 0025 (Fund 25) Unassigned Fund Balance to Project C2105 – Downtown Planning Initiative; Authorizing the City Manager to Execute Professional Services Agreements with WRT, LLC in the Amount of \$768,781 and with W-Trans in the Amount of \$118,690; and Authorizing an Expenditure of Contingency up to the Revised Project Budget.

Community Development Director Al Savay commenced the item. He outlined the consultant selection process and recommended tasks to add to the project's scope of work. He then turned the presentation over to WRT Consultant James Stickley to introduce his team and speak on projects they've recently completed. Mr. Stickley, Mr. Savay and City Attorney Greg Rubens responded to Council questions.

Public Comment

- Solomon Liu noted his appreciation that the 700 block of Laurel Street closure is non-negotiable and inquired on the vendors' experience with planning and transportation.

At Mayor Rak's request, Mr. Stickley and Traffic Consultant Mark Spencer responded.

Council directed staff to:

- ensure the February 2025 deadline is met
- continue to be creative with the downtown to make it an experience
- incorporate culture and children's work in the downtown

MOTION:	Adopt Resolution 2023-106 authorizing an Additional Appropriation of \$445,000 in Fiscal Year 2023-24 from the General Capital Fund 0025 Unassigned Fund Balance to Project C2105 – Downtown Planning Initiative; Authorizing the City Manager to Execute Professional Services Agreements with WRT, LLC in the Amount of \$768,781 and with W-Trans in the Amount of \$118,690; and Authorizing an Expenditure of a Contingency up to the Revised Project Budget.
MOVER:	Pranita Venkatesh
SECONDER:	Ronald Collins
AYES:	Venkatesh, Dugan, Collins, McDowell, Rak
NAYS:	None.
RESULT:	Motion Passed 5 - 0

- c. Consideration of Adopting a Resolution Providing Authority to the City Manager to Administer a Program Allowing for the Temporary Closure of the 700 Block of Laurel Street for Special Events and Other Time-Limited Purposes, Extending the Temporary Downtown Parklet Program, and Providing for Expiration of Both Programs on September 15, 2024.

City Attorney Greg Rubens provided background on the temporary closure of the 700 block of Laurel Street, outlined staff's recommendation and, along with City Manager Jeff Maltbie, responded to Council questions.

Concerns were expressed regarding providing authority to the City Manager to administer the program to temporarily close the 700 block of Laurel street.

Public Comment

None.

MOTION:	Adopt Resolution 2023-107 allowing for the temporary closure of the 700 Block of Laurel Street for special events and other time limited purposes, extending the Temporary Downtown Parklet Program, and providing for expiration of both programs on September 15, 2024.
MOVER:	Sara McDowell
SECONDER:	Pranita Venkatesh
AYES:	McDowell, Venkatesh, Dugan, Collins, Rak
NAYS:	None.
RESULT:	Motion Passed 5 - 0

- d. Consideration of Adopting a Resolution of Intent for the Closure of the 700 Block of Laurel Street Between Cherry and Olive Streets to Vehicular Traffic Under the Pedestrian Mall Law of 1960.

Public Works Director Steven Machida presented on a pedestrian mall at the 700 block of Laurel Street and, along with City Attorney Greg Rubens and City Manager Jeff Maltbie, responded to Council questions.

Council directed staff to:

- make received protests available for public inspection online, and consider posting public comments as well
- update and manage signage in the downtown to avoid congestion and confusion

Public Comment

- Debbie Baldocchi, resident, requested Council to reserve the authority to make important decisions instead of delegating to staff.
- Sonia Elkes, resident, requested bike parking on the north end of the 700 block in front of Holly Hill.

MOTION:	Adopt Resolution 2023-108 , a Resolution of Intent Initiating a Process for the Closure of the 700 Block of Laurel Street Between Cherry and Olive Streets to Vehicular Traffic Under the Pedestrian Mall Law of 1960.
MOVER:	Ronald Collins
SECONDER:	John Dugan
AYES:	Collins, McDowell, Venkatesh, Dugan, Rak
NAYS:	None.
RESULT:	Motion Passed 5 - 0

City Council recessed at 8:42 PM and reconvened at 8:48 PM.

11. PUBLIC HEARING

- a. Consideration of Below Actions (shown as i, ii and iii) for the Life Science/Research & Development Project at 841 Old Country Road (APNs 046-133-160, 046-134-050, 046-134-060, 046-135-010, 046-135-020, 046-135-030, 046-135-040, 046-182-100, 046-182-110, 046-182-150).

Principal Planned Lisa Costa Sanders provided background on the project site, spoke on the proposed project and turned the presentation over to Fiscal Consultant Jim Simon to provide an overview of the community benefits.

Applicant Jeff Sobrato spoke on the Sobrato Organization and their outreach to the community, and then turned the presentation over to their Architect Marc Pfenninger to provide additional details on the proposed project.

Each Councilmember disclosed that they individually met with the applicant for informational purposes only and noted that it would not impact their vote this evening.

Mr. Simon, Ms. Costa Sanders and City Manager Jeff Maltbie responded to Council questions.

Public Comment

- Jeff Maley, resident and member of the Greater East San Carlos (GESC) Board, inquired about the excavation process of hazardous dirt and made suggestions for the developers to consider regarding recycled water and a pedestrian crossing at Old County Road.
- Solomon Liu, resident, expressed concerns regarding pedestrian safety and traffic in the area and advocated for more connection to the east side.
- Debbie Baldocchi, resident, referenced comments made in her letter that she submitted to Council this evening and requested that the project's mitigated negative declaration be denied and that the developer not be given priority for water over residents.
- Dimitri Vandellos, resident, requested staff to provide earlier notification of plan developments to the GESC so that they have additional time to make substantive

changes. He posed questions and expressed concerns on the community benefits and the setback at Old County Road.

- Jennifer Rosse, resident and member of the GESC Board, expressed concern with the routing of the dirt removal and requested that the bike lanes connect.
- Giovanni, resident, noted the amount of traffic after 5:00 PM on Old County Road and expressed concerns that the City Councilmembers met individually with the developers.

At Mayor Rak's request, Ms. Costa Sanders and the City's Traffic Engineer Consultant, Mark Spencer, addressed the questions and concerns from public comment.

Mr. Sobrato, Mr. Pfenninger, Ms. Costa Sanders and Mr. Rubens responded to Council's additional questions.

Council expressed concern with this project's lack of community benefits and voiced interest in continuing the item so the developers may reconsider additional benefits.

MOTION:	Approved to continue this item to a date uncertain.
MOVER:	Sara McDowell
SECONDER:	Pranita Venkatesh
AYES:	Venkatesh, Dugan, McDowell, Rak
NAYS:	Collins
RESULT:	Motion Passed 4 – 1

- i. Adopt a Resolution Adopting the Mitigated Negative Declaration and the Associated Mitigation Monitoring and Reporting Program.
- ii. Introduce an Ordinance Approving the 841 Old County Road Project Planned Development Plan and Related Zoning Map Amendment to Rezone the Project Site from Heavy Industrial (IH) to Planned Development (PD) at 841 Old County Road (APN 046-133-160, 046-134-050, 046-134-060, 046-135-010, 046-135-020, 046-135-030, 046-135-040, 046-182-100, 046-182-110, 046-182-150).
- iii. Introduce an Ordinance Approving a Development Agreement with the Sobrato Family Foundation.

12. AGENDA SETTING

- a. Consideration of Agendizing an Item to Discuss Best Practices and New Standards to Fully Memorialize and Communicate Public Access Rights to Private Property with Deeded Public Easements.

Vice Mayor Dugan requested the opportunity to discuss best practices for handling the public amenities provided by developments, including communicating availability to the public, proper signage and parking spaces; and requested that all public access be deeded.

Council expressed support to agendize this item for a future meeting.

- b. Consideration of Agendizing an Item to Discuss the Preparation of a Historical Resource Inventory of the City.

Mayor Rak requested an assessment of commercial and residential properties that may have historical significance.

Council voiced interest in agendizing the item for future discussion and having staff present options and costs to preserve properties of historical significance.

13. ADJOURNMENT

Mayor Rak adjourned the meeting at 10:28 PM and reconvened in the Collaboration Room to continue their Special Meeting's Closed Session items.

Crystal Mui,
City Clerk