



# SPECIAL MEETING MINUTES

REDEVELOPMENT AGENCY  
OF THE  
CITY OF SOUTH SAN FRANCISCO  
P.O. Box 711 (City Hall, 400 Grand Avenue)  
South San Francisco, California 94083

Meeting to be held at:  
MUNICIPAL SERVICES BUILDING  
COMMUNITY ROOM  
33 ARROYO DRIVE

WEDNESDAY, MARCH 23, 2011

- |                   |          |   |
|-------------------|----------|---|
| 1. Call to Order. | Time:    | 6:34 p.m.   |
| 2. Roll Call.     | Present: | Boardmembers Addiego,<br>Gonzalez and Matsumoto, Vice<br>Chairman Garbarino and<br>Chairman Mullin. |
|                   | Absent:  | None.   |
| 3. Agenda Review. |          |   |

Executive Director Nagel explained that Closed Session items 7 and 8 would be heard; Items 5 and 6 would then be heard simultaneous with counterpart items on the City Council Agenda the same evening as reflected by the various time references specified below.

4. Public Comments – *comments are limited to items on the Special Meeting Agenda.*

None.

## PUBLIC HEARING.

5. S/SKS Investments/applicant  
Oyster Pt Ventures, LLC/owner  
379 OYSTER POINT BLVD  
P09-0085: GPA11-0001, SP11-0001, DR09-0049, ZA11-0001, RZ11-0001,  
PP11-0001, DA11-0001, DDA11-0001 & EIR09-0001.

Adoption of Ordnances re: Oyster Point Redevelopment Project, including a General Plan Amendment, Redevelopment Plan Amendment, Zoning Text Amendment (Specific Plan), Rezone (Zoning Map Amendment), Specific Plan

Appendix, Precise Plan, Transportation Demand Management Plan, Design Review, Development Agreement, Disposition and Development Agreement, and Environmental Impact Report to allow the demolition of various existing improvements and the construction of a new office and research and development campus at a 1.25 FAR, road alignment, utilities, park, open space, marina improvements (i.e. parking areas), Bay Trail improvements and public restrooms on approximately 82 acres of property located at the eastern end of Oyster Point Boulevard and adjacent to the Oyster Point Marina, in accordance with SSFMC Title 19, and Chapters 20.040, 20.110, 20.230, 20.300, 20.310, 20.360, 20.400, 20.450, 20.460, 20.480, 20.530, 20.540, and 20.550.

Resolution No. 17-2011 making findings and certifying that the Redevelopment Agency has reviewed and considered the environmental impact report including a statement of overriding considerations and mitigation monitoring and reporting program for the Oyster Point Specific Plan and Phase I Project and related approvals.

Resolution No. 18-2011 approving the acquisition of certain real property located at Oyster Point Marina area; approving the disposition of such property pursuant to a Disposition and Development Agreement to Oyster Point Ventures, LLC; approving the Health and Safety Code Section 33433 report in connection with such disposition; adopting findings in connection with the foregoing transaction.

Public Hearing Opened: 10:38 p.m.

Senior Planner Beaudin presented the Staff Report presenting the project entitlements, approvals, and Phase I Project details pertaining to the Oyster Point Redevelopment Project, which would include development of a large scale area including a host of new public improvements, parks, and open space redevelopment areas.

Counsel Mattas summarized the Disposition and Development Agreement.

Dan Kingsley of SKS Investments and Todd Sklar of the Shorenstein Company provided a Power Point presentation demonstrating the design features of the project.

Bill Nack of the Building and Construction Trades Council of San Mateo County supported the proposed Development he encouraged Council to move forward and noted the Shorenstein Company's commitment to union workers.

Public Hearing Closed: 10:55 p.m.

Boardmember Matsumoto raised several questions on design. She expressed a preference for a heartier type of bamboo than the type used at Mission Bay. She also expressed a preference for a louvre treatment that relieved the boxiness of some of the buildings. She questioned the stair design at a certain building location.

Staff from SKS/Shorenstein explained the stairway design element.

Boardmembers commented on the significance of the project and expressed excitement about the opportunities it would bring for the City.

Motion— Vice Chairman Garbarino/Second— Boardmember Gonzalez: to approve Resolution No. 17-2011. Unanimously approved by voice vote.

Motion— Vice Chairman Garbarino/Second— Boardmember Gonzalez: to approve Resolution No. 47-2011. Unanimously approved by voice vote.

### ADMINISTRATIVE BUSINESS

6. Resolution No. 19-2011 approving an agreement amongst the City of South San Francisco, the South San Francisco Redevelopment Agency, the South San Francisco Redevelopment Agency and the San Mateo County Harbor District related to Oyster Point Specific Plan and an amendment to the Joint Powers Agreement.

Counsel Mattas presented the staff report and explained the primary purpose of the proposed action which would memorialize certain terms contained in an MOU between the City, the Redevelopment Agency and the San Mateo County Harbor District. The agreement would also replace and supersede all preliminary points of agreement contained within the MOU.

Motion— Councilman Gonzalez/Second— Vice Mayor Garbarino: to approve Resolution No. 19-2011. Unanimously approved by voice vote.

### CLOSED SESSION

Time entered Closed Session: 6:39 p.m.  
Recess: 7:06 p.m.  
Meeting resumed: 8:56 p.m.  
Time entered Closed Session: 8:56 p.m.  
Open Session resumed: 10:37 p.m.  
Closed Session re-entered: 11:05 p.m.  
Open Session resumed: 11:16 p.m.

7. Conference with Real Property Negotiator  
(Pursuant to Government Code Section 54956.8)  
Properties: APN 015-010-600, 015-190-190, 015-010-260, 015-010-060  
(Commonly known as the King Leases at Oyster Point Marina)  
Agency Negotiator: Marty Van Duyn  
Parties: South San Francisco, S/SKS, San Mateo County Harbor District  
Under Negotiation: Terms for acquisition of property and leases.

Report out of Closed Session by Chairman Mullin: Direction given.

8. Conference Real Property Negotiator

(Pursuant to Government Code Section 54956.8)

Properties: 17.9 acres near the intersection of Oyster Point

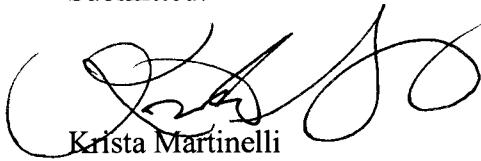
Boulevard, Marina Drive and Gull Road

Agency Negotiator: Marty Van Duyn

Parties Oyster Point Ventures, LLC, City of South San Francisco and South San Francisco Redevelopment Agency.

Report out of Closed Session by Chairman Mullin: Direction given.

Submitted:



Krista Martinelli

Clerk

City of South San Francisco

Approved:



Kevin Mullin

Redevelopment Agency Chairman

City of South San Francisco