



**AGENDA
REGULAR MEETING
CITY COUNCIL OF THE TOWN OF COLMA**

**Wednesday, September 9, 2020
7:00 PM**

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings completely telephonically or by other electronic means. Pursuant to the Shelter-in-Place Orders issued by the San Mateo County Health Officer on March 16, 2020 and March 31, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, the Council Chamber will not be open to the public for this Town of Colma City Council Meeting. The purpose of these orders was to provide the safest environment for Council Members, staff and the public while allowing for public participation.

Members of the public may view the meeting by attending, via telephone or computer, the Zoom Meeting listed below:

**Join Zoom Meeting: <https://us02web.zoom.us/j/81289976261>
Passcode: 074407**

**Meeting ID: 812 8997 6261
Passcode: 074407**

One tap mobile

+16699006833,,81289976261#,,,,,0#,,074407# US (San Jose)

+13462487799,,81289976261#,,,,,0#,,074407# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

**Meeting ID: 812 8997 6261
Passcode: 074407**

Find your local number: <https://us02web.zoom.us/u/kco5bgxkcc>

Members of the public may provide written comments by email to the City Clerk at ccorley@colma.ca.gov before or during the meeting. Emailed comments should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda. The length of the emailed comment should be commensurate with the three minutes customarily allowed for verbal comments, which is approximately 250-300 words.

PLEDGE OF ALLEGIANCE AND ROLL CALL

ADOPTION OF AGENDA

PRESENTATION

- Proclamations in honor of Ovarian and Prostate Cancer Month
- Presentation of Honor Roll Students

PUBLIC COMMENTS

Comments on the Consent Calendar and Non-Agenda Items will be heard at this time. Comments on Agenda Items will be heard when the item is called.

CONSENT CALENDAR

1. Motion to Accept the Minutes from the August 12, 2020 Regular Meeting.
2. Motion to Approve a Report of Checks Paid for August 2020.
3. Motion Designating Mayor John Goodwin as the Voting Delegate for the Annual League of California Cities Conference in October 2020.

PUBLIC HEARING

4. 1500 COLLINS AVE – TESLA CONDITIONAL USE PERMIT & SIGN PERMIT

Consider: Motion to Adopt a Resolution Approving a Conditional Use Permit and Sign Permit for an Automobile Dealership Project at 1500 and 1500A Collins Avenue and Finding Project Exempt from Environmental Review Pursuant to CEQA Guideline 15301.

STUDY SESSION

5. POLICE USE OF FORCE FOLLOWUP

This item is for discussion only; no action will be taken at this meeting.

REPORTS

Mayor/City Council
City Manager

ADJOURNMENT

The City Council Meeting Agenda Packet and supporting documents are available for review on the Town's website www.colma.ca.gov or at Colma Town Hall, 1198 El Camino Real, Colma, CA. Persons interested in obtaining an agenda via e-mail should call Caitlin Corley at 650-997-8300 or email a request to ccorley@colma.ca.gov.

Reasonable Accommodation

Upon request, this publication will be made available in appropriate alternative formats to persons with disabilities, as required by the Americans with Disabilities Act of 1990. Any person with a disability, who requires a modification or accommodation to view the agenda, should direct such a request to Pak Lin, ADA Coordinator, at 650-997-8300 or pak.lin@colma.ca.gov. Please allow two business days for your request to be processed.

**MINUTES
REGULAR MEETING**

City Council of the Town of Colma
Meeting Held Remotely via Zoom.us
Wednesday, August 12, 2020
7:00 PM

CALL TO ORDER

Mayor John Irish Goodwin called the meeting to order at 7:00 p.m.

Council Present – Mayor John Irish Goodwin, Vice Mayor Diana Colvin, Council Members Helen Fisicaro, Raquel Gonzalez and Joanne F. del Rosario were all present.

Staff Present – City Manager Brian Dossey, City Attorney Christopher Diaz, Interim Chief of Police Bob Lotti, Commander Sherwin Lum, Administrative Services Director Pak Lin, Director of Public Works Brad Donohue, City Planner Michael Laughlin, Associate Planner Jonathan Kwan, and City Clerk Caitlin Corley were in attendance.

The Mayor announced, “Welcome to another of our completely remote Council Meeting. A few notes about tonight’s meeting: We are accepting public comments through email— please email ccorley@colma.ca.gov to submit a public comment. You can also use the chat function to chat directly to our city clerk and she will be able to let us know that you would like to make a comment when your item comes up in the agenda. Also, please note that the city clerk has control over everyone’s video and audio, so if you would like to use your video or audio, you will need to chat with her directly to request it. Thank you.”

ADOPTION OF THE AGENDA

Mayor Goodwin asked if there were any changes to the agenda; none were requested. He asked for a motion to adopt the agenda.

Action: Vice Mayor Colvin moved to adopt the agenda; the motion was seconded by Council Member del Rosario and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
J I G , M	✓				
Diana Colvin	✓				
Helen Fisicaro	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
	5	0			

PRESENTATION

- The Mayor presented a proclamation in honor of the 100th Anniversary of Women’s Suffrage. Marie Baldisseri, President of the League of Women Voters of North and Central San Mateo County, was on the call to accept the proclamation and make comments.

PUBLIC COMMENTS

Mayor Goodwin opened the public comment period at 7:12 p.m. and seeing no one come forward to speak, the Mayor closed the public comment period.

CONSENT CALENDAR

1. Motion to Accept the Minutes from the July 22, 2020 Regular Meeting.
2. Motion to Accept the Minutes from the August 5, 2020 Special Meeting.
3. Motion to Approve a Report of Checks Paid for July 2020.
4. Motion to Adopt a Resolution Approving and Authorizing the City Manager to Execute an Encroachment Agreement for 1500 Collins Avenue Pursuant to CEQA Guideline 15305.

Action: Council Member Gonzalez moved to approve the Consent Calendar items #1 through 4; the motion was seconded by Council Member del Rosario and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
J I G , M	✓				
Diana Colvin	✓				
Helen Fiscaro	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
	5	0			

PUBLIC HEARING

5. **775 SERRAMONTE BOULEVARD – NEW CADILLAC DEALERSHIP**

City Planner Michael Laughlin and Associate Planner Jonathan Kwan gave the staff report. Mayor Goodwin opened the public hearing at 7:45 p.m. The project applicant Cam Bottrell, the project contractor T. Wayne Bogart, Cadillac representative Bruce Axelson and resident Thom Taylor made a comment. The City Clerk noted that Council received a written letter of opposition to the project from Mr. Leonard Arnold. The Mayor closed the public comment period at 7:57 p.m. Council discussion followed.

Action: Council Member Fiscaro moved Adopt a Resolution Adopting A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Compliance with the California Environmental Quality Act for an Automobile Dealership Project at 775 Serramonte Boulevard; the motion was seconded by Vice Mayor Colvin and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
J I G , M	✓				
Diana Colvin	✓				
Helen Fiscaro	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
	5	0			

Action: Council Member Gonzalez moved Adopt a Resolution Approving a Temporary Use Permit, Conditional Use Permit, Design Review and Sign Permit for an Automobile Dealership Project at 775 Serramonte Boulevard; the motion was seconded by Council Member del Rosario and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
J I G , M	✓				
Diana Colvin	✓				
Helen Fiscaro	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
	5	0			

NEW BUSINESS

6. TEMPORARY ACCOUNTING (PAYROLL) TECHNICIAN

Administrative Services Director Pak Lin gave the staff report. Mayor Goodwin opened the public comment period at 8:14 p.m. and seeing no one request to speak, he closed the public comment period. Council discussion followed.

Action: Council Member Fiscaro moved Motion to Adopt a Resolution Authorizing the Hiring of a Temporary Accounting Technician from August 30, 2020 Through April 10, 2021 to Augment a Temporary Vacancy in the Finance Department; the motion was seconded by Vice Mayor Colvin and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
J I G , M	✓				
Diana Colvin	✓				
Helen Fiscaro	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
	5	0			

COUNCIL CALENDARING

The next Regular Meeting on Wednesday, August 26, 2020 will be cancelled.

REPORTS

City Manager Brian Dossey gave an update on the following topics:

- Town Staff has been meeting with the business community regarding the County's new ordinance allowing for municipalities to issue citations for failing to wear a face mask. Staff will be focusing on education as much as possible, rather than jumping to citations.
- The Mission Road Bicycle and Pedestrian Improvement project has begun.
- City Manager Brian Dossey led the meeting in singing happy birthday to Mayor Goodwin and Vice Mayor Colvin.

ADJOURNMENT

Mayor Goodwin adjourned the meeting at 8:36 p.m.

Bank : first TRI COUNTIES BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52036	8/3/2020	00093	CITY OF SOUTH SAN FRANCISCO	7/22/2020	JUNE 2020 TRAFFIC SIGNAL I	750.00	750.00
52037	8/3/2020	00099	D.C. LOCK & SECURITY SERV	6/23/2020	9 KEYS, 2 TWISTING KEY RIN	48.34	48.34
52038	8/3/2020	00110	DEPARTMENT OF TRANSPORTS	7/20/2020	SIGNALS & LIGHTTING	2,035.56	2,035.56
52039	8/3/2020	00534	SMC INFORMATION SERVICE	7/17/2020	MICRO CHANNEL & LINES	667.12	667.12
52040	8/3/2020	00623	ARAMARK	6/29/2020	SKETCH COMPANY LOGO, W	108.00	108.00
Sub total for TRI COUNTIES BANK:						3,609.02	

5 checks in this report.

Grand Total All Checks: 3,609.02

Bank : first TRI COUNTIES BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52041	8/4/2020	00051	CALIFORNIA WATER SERVICE6544607057	7/17/2020	6544607057 SW CORNER HIL	733.56	733.56
52042	8/4/2020	00054	C/CAG 17608	7/21/2020	FY20-21 ANNUAL MEMBER AS	10,866.00	10,866.00
52043	8/4/2020	00307	PACIFIC GAS & ELECTRIC 07/16/2020	7/16/2020	PG&E	4,368.15	4,368.15
52044	8/4/2020	00623	ARAMARK July 2020	7/27/2020	UNIFORM SERVICE	432.00	432.00
52045	8/4/2020	01037	COMCAST CABLE 07/27-08/26 XFII	7/17/2020	8155 20 022 0002770 1520 HIL	10.99	10.99
52046	8/4/2020	01370	VERIZON WIRELESS SERVICE19858747336	7/15/2020	CELL PHONE SERVICE	342.09	342.09
52047	8/4/2020	01707	DAILY JOURNAL CORPORATI(B3378257	7/24/2020	ELECTION NOTICE 2020 - CH	342.35	342.35
52048	8/4/2020	02122	S & J SALES 33718	7/20/2020	08.20.20 TO 08.20.21 RENEW/	1,900.00	1,900.00
52049	8/4/2020	02499	GE CAPITAL INFORMATION 103921082	7/17/2020	STERLING PARK COPY MACH	76.06	76.06
52050	8/4/2020	02793	DITO'S MOTORS 22489	7/23/2020	TOWED IN FOR NO START: R	685.91	685.91
			22513	7/28/2020	JOB #1 REPLACE BROKEN W	134.36	
			22504	7/27/2020	CHECK BATTERY: REPLACEL	60.00	
			22505	7/27/2020	CHECK BATTERY: REPLACEL	3.50	883.77
52051	8/4/2020	02926	PRECISION BODY SHOP & DE20854	7/21/2020	2015 FORD EXPLORER UTILI	324.00	324.00
52052	8/4/2020	02935	EMCOR SERVICES-MESA ENE013561958	7/20/2020	PD HVAC ASSESSMENT, INST	481.00	481.00
52053	8/4/2020	02999	RECYCLE AWAY, LLC 00023728	7/27/2020	3 QTY GERMATTACH SANITIZ	3,893.00	3,893.00
52054	8/4/2020	03009	MUTT MITT 355682	7/22/2020	12 MUTT MITT SINGLES/2000	1,289.65	1,289.65
52055	8/4/2020	03273	THE HOME DEPOT PRO 562910240	7/23/2020	XPRESS PAPER TWL SOFT IV	287.38	287.38
52056	8/4/2020	03281	GACHINA LANDSCAPE MANA(F181544	7/21/2020	IRRIGATION LATERAL LINE R	318.12	318.12
8032020	8/3/2020	00282	CALIFORNIA PUBLIC EMPLOY1000000161140(7/14/2020	MEDICAL INSURANCE	5,453.25	5,453.25

Sub total for TRI COUNTIES BANK:

32,001.37

17 checks in this report.

Grand Total All Checks: 32,001.37

Bank : first TRI COUNTIES BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52057	8/10/2020	00057	Jun 2020 Recre	6/4/2020	CLEANING SERVICE	497.58	
			May 2020 Recre	5/7/2020	CLEANING SERVICE	487.06	
			Apr 2020 Recre	4/23/2020	CLEANING SERVICE	243.57	
52058	8/10/2020	00071	Jun 1-30, 2020	7/27/2020	CSG	124,671.85	1,228.21
52059	8/10/2020	00150	7-043-54324	6/19/2020	06/02/2020 SHIPPING TO STA	35.17	124,671.85
52060	8/10/2020	00623	22381840	5/8/2020	REUSABLE FACE MASK (50 P.	146.94	35.17
52061	8/10/2020	03262	139225-15	7/10/2020	BIKE PEDESTRIAN IMPROVE	15,881.20	146.94
Sub total for TRI COUNTIES BANK:						15,881.20	15,881.20
							141,963.37

5 checks in this report.

Grand Total All Checks: 141,963.37

Bank : first TRI COUNTIES BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52062	8/10/2020	00005	ASSOCIATION OF BAY AREA AR023574	7/1/2020	FY 20/21 ABAG MEMBERSHIP	1,144.00	1,144.00
52063	8/10/2020	00051	CALIFORNIA WATER SERVICE07/28/2020	7/28/2020	WATER BILL	4,114.72	
			9679761976	7/29/2020	9679761976 JSB S. OF COLM/	1,866.99	
			9670644444	7/29/2020	9670644444 429 F ST LNSCP,	893.95	
			4470644444	7/29/2020	4470644444 D & CLARK ST.	848.61	
			1860644444	7/29/2020	1860644444 END OF B ST.	625.68	
			1727052702	7/14/2020	1727052702 JSB ACROSS FR	198.70	8,548.65
52064	8/10/2020	00087	CITY OF DALY CITY AR243917	8/3/2020	APR 3 - JUL 2, 2020 COST SH.	159.66	159.66
52065	8/10/2020	00174	HOME DEPOT CREDIT SERV(Jun 30-Jul 21, 20	7/30/2020	PW SUPPLY PURCHASES	389.84	389.84
52066	8/10/2020	00254	METRO MOBILE COMMUNICA200814	8/1/2020	MAINTENANCE CONTRACT	602.00	
			055808	8/5/2020	RELOCATE CONTROL HEAD I	351.85	953.85
52067	8/10/2020	00307	PACIFIC GAS & ELECTRIC 9248309814-8	7/23/2020	9248309814-8 601 F STREET	251.58	
			0567147369-1	7/29/2020	0567147369-1 JSB S/O SERRA	169.20	420.78
52068	8/10/2020	00352	SERRAMONTE FORD, INC. Jul 18-21, 2020	7/31/2020	MOULDING	441.70	441.70
52069	8/10/2020	00411	TURBO DATA SYSTEMS 33019	7/31/2020	CITATION PROCESSING	504.59	504.59
52070	8/10/2020	00432	VISION SERVICE PLAN 809978717	7/19/2020	AUGUST 2020 VISION SERVIC	1,080.66	1,080.66
52071	8/10/2020	00619	LUM, SHERWIN 2020.07.13 Lum	7/30/2020	2020.07.13 BREAKFAST PRIO	86.72	86.72
52072	8/10/2020	00830	STAPLES BUSINESS CREDIT. 1630182750	7/25/2020	OFFICE SUPPLIES	719.98	719.98
52073	8/10/2020	01037	COMCAST CABLE August 2020	7/26/2020	8155 20 022 0094769 TOWN C	15,230.55	
			08/02/20-09/01/2	7/27/2020	8155 20 022 0097069 INTERNI	295.06	
			7/25-8/24 Interne	7/20/2020	8155 20 022 0097051 Internet	290.06	
			07/25-8/24 427 F	7/20/2020	8155 20 022 0097028 427 F ST	290.06	16,105.73
52074	8/10/2020	01340	NAVIA BENEFIT SOLUTIONS 10265963	7/31/2020	SECTION 125 PARTICIPANT &	97.10	97.10
52075	8/10/2020	01565	BAY CONTRACT MAINTENAN(24301	7/31/2020	COVID-19 JULY 2020 PD BASI	11,400.00	11,400.00
52076	8/10/2020	02126	ICLEI-LOCAL GOVERNMENTS 1931	7/25/2020	MEMBERSHIP DUES FOR PUI	600.00	600.00
52077	8/10/2020	02499	GE CAPITAL INFORMATION 103941208	7/24/2020	TH COPY MACHINE A11	512.58	
			103944552	7/27/2020	PD COPY MACHINE RENTAL/	274.44	787.02
52078	8/10/2020	02787	AECO SYSTEMS, INC. 21052	8/4/2020	TOWN HALL SECURITY SYST	360.00	
			21039	8/4/2020	POLICE STATION FIRE ALARM	45.00	405.00
52079	8/10/2020	02793	DITO'S MOTORS 22549	8/5/2020	CHANGE ENGINE OIL AND FII	42.00	
			22550	8/5/2020	CHECK FOR NOISE WHILE DI	30.00	72.00
52080	8/10/2020	02970	PRODUCTIVE PRINTING & GR34744	7/27/2020	150 QTY TRAFFIC COURT CC	114.71	114.71

Bank : first TRI COUNTIES BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
52081	8/10/2020	03015	U.S. BANK CORPORATE PMT	07/22/20	Wollme	7/22/2020	CREDIT CARD PURCHASE	2,456.29
				07/22/20	Jordan	7/22/2020	CREDIT CARD PURCHASE	1,610.84
				07/22/20	Abellan	7/22/2020	CREDIT CARD PURCHASE	1,512.45
				07/22/20	Gotelli	7/22/2020	CREDIT CARD PURCHASE	507.58
				07/22/20	Gogan	7/22/2020	CREDIT CARD PURCHASE	376.53
				07/22/20	Dossey	7/22/2020	CREDIT CARD PURCHASE	281.87
				07/22/20	Corley	7/22/2020	CREDIT CARD PURCHASE	50.00
				07/22/20	Velasq	7/22/2020	CREDIT CARD PURCHASE	46.03
				07/22/20	Lotti	7/22/2020	CREDIT CARD PURCHASE	43.73
52082	8/10/2020	03034	FLEX ADVANTAGE	122806		7/31/2020	FLEX PROCESSING FEES	185.00
52083	8/10/2020	03170	ACTION TOWING AND ROAD	153411		7/28/2020	07.28.20 2004 HONDA ACCOR	300.00
				160605		7/28/2020	07.28.20 2006 HONDA SHADO	300.00
				153251		7/13/2020	07.13.20 2012 MERCEDES-BE	300.00
52084	8/10/2020	03196	ARROW SIGN COMPANY	109530		7/29/2020	MANUFACTURE AND INSTALL	3,402.00
52085	8/10/2020	03279	HONDA OF SERRAMONTE	612492		7/28/2020	HONDA ACCORD REPLACE C	79.31
52086	8/10/2020	03315	BROOKWATER, INC.	19-741		8/3/2020	CONSTRUCTION ADMINISTR.	125.00
52087	8/10/2020	03357	SWEET ART BY JENNIFER	07/29/20	Cupcak	7/29/2020	07/31/20 30 CHOCOLATE & V	100.00
52088	8/10/2020	03367	MANAPLO, MARGARET	2002084.003		7/17/2020	07.17.20 COVID-19 PERMIT CI	640.00
				2002085.003		7/17/2020	07.17.20 PERMIT CHARGE RE	200.00
						Sub total for TRI COUNTIES BANK:		56,548.62

27 checks in this report.

Grand Total All Checks: 56,548.62

Bank : first TRI COUNTIES BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52089	8/14/2020	01340	08142020 B	8/14/2020	DEPENDENT CARE: PAYMEN	557.69	
			08142020 B	8/14/2020	FLEX 125 PLAN: PAYMENT	473.46	1,031.15
52090	8/14/2020	01375	08142020 B	8/14/2020	NATIONWIDE: PAYMENT	3,750.00	
			08142020 M	8/14/2020	NATIONWIDE: PAYMENT	950.00	4,700.00
52091	8/14/2020	02377	08142020 B	8/14/2020	WAGE GARNISHMENT: PAYM	547.84	547.84
94231	8/14/2020	00521	08142020 M	8/14/2020	FEDERAL TAX: PAYMENT	911.05	911.05
94232	8/14/2020	01360	08142020 M	8/14/2020	ICMA CONTRIBUTION: PAYME	464.42	464.42
94233	8/14/2020	00631	08142020 M	8/14/2020	PERS MISC NON-TAX: PAYME	694.18	694.18
94234	8/14/2020	00282	08142020 M	8/14/2020	AUG 2020 ACTIVE PREMIUMS	7,498.96	7,498.96
94235	8/14/2020	00130	08142020 B	8/14/2020	CALIFORNIA STATE TAX: PAY	15,479.61	15,479.61
94236	8/14/2020	00521	08142020 B	8/14/2020	FEDERAL TAX: PAYMENT	67,517.86	67,517.86
94237	8/14/2020	00282	08142020 B	8/14/2020	AUG 2020 ACTIVE PREMIUMS	63,016.76	63,016.76
94238	8/14/2020	00631	08142020 B	8/14/2020	PERS - BUYBACK: PAYMENT	43,720.80	43,720.80
94239	8/14/2020	01360	08142020 B	8/14/2020	ICMA CONTRIBUTION: PAYME	4,952.52	4,952.52
94240	8/14/2020	00068	08142020 B	8/14/2020	COLMA PEACE OFFICERS: P/	613.45	613.45

Sub total for TRI COUNTIES BANK:

211,148.60

13 checks in this report.

Grand Total All Checks: 211,148.60

Bank : first TRI COUNTIES BANK

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
52092	8/17/2020	00130	EMPLOYMENT DEVELOPMENT L0122028512	7/29/2020	UNEMPLOYMENT INSURANC	7,510.00	7,510.00
Sub total for TRI COUNTIES BANK:						7,510.00	7,510.00

1 checks in this report.

Grand Total All Checks: 7,510.00

Bank : first TRI COUNTIES BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52093	8/17/2020	00020	ASSOCIATED SERVICES INC 120080040	8/1/2020	WATERLOGIC RENTAL	40.00	
			120080039	8/1/2020	MTN H/C BWC	9.00	49.00
52094	8/17/2020	00051	CALIFORNIA WATER SERVICE6690644444	7/31/2020	6690644444 1198 EL CAMINO	1,121.86	
			0944444444	7/31/2020	0944444444 1180-1190 EL CAM	51.63	
			3422893362	7/31/2020	3422893362 1520 HILLSIDE BI	51.63	
			5793906861	7/31/2020	5793906861 1199 EL CAMINO	34.42	1,259.54
52095	8/17/2020	00099	D.C. LOCK & SECURITY SERV78804	8/4/2020	2 QTY SCH 6 PIN C DND B3	16.39	16.39
52096	8/17/2020	00181	IEDA 23090	8/1/2020	LABOR RELATIONS CONSULT	1,520.00	1,520.00
52097	8/17/2020	00211	KELLY-MOORE PAINTS 112100001404	7/30/2020	PAINT AND SUPPLIES	311.58	311.58
52098	8/17/2020	00307	PACIFIC GAS & ELECTRIC 3007220528-6	8/6/2020	3007220528-6 1199 EL CAMINO	3,348.13	
			0576889222-5	8/6/2020	0576889222-5 SENIOR HOUSI	266.93	
			0035222590-8	8/6/2020	0035222590-8 SENIOR HOUSI	22.62	3,637.68
52099	8/17/2020	00345	SMC SHERIFF'S OFFICE Aug 18-19, 2020	8/10/2020	AUGUST 18-19, 2020 ESCOB	450.00	450.00
52100	8/17/2020	00388	SONITROL 1353862-IN	8/3/2020	MONTHLY MONITORING	1,109.81	1,109.81
52101	8/17/2020	00412	TELECOMMUNICATIONS ENG46682	8/10/2020	FACILITIES MANAGEMENT AI	1,515.00	1,515.00
52102	8/17/2020	00414	TERMINEX INTERNATIONAL L399044640	7/22/2020	PEST CONTROL	236.00	
			399044641	7/7/2020	601 F St.	75.00	311.00
52103	8/17/2020	00659	ADAMSON POLICE PRODUCT332267	8/4/2020	XM1006 EXACT IMPACT SPOI	581.51	581.51
52104	8/17/2020	01552	FORTE PRESS CORPORATION0155642	8/5/2020	BUSINESS CARDS - OFC. JO	241.41	241.41
52105	8/17/2020	01629	R. J. RICCIARDI INC., CPAS 11837	7/31/2020	AUDIT SERVICES	1,295.00	1,295.00
52106	8/17/2020	02216	RAMOS OIL CO. INC. 707436	7/31/2020	PD GASOLINE PURCHASES 2	1,449.12	
			704536	7/10/2020	PD GASOLINE PURCHASES 1	1,329.37	
			705979	7/20/2020	PD GASOLINE PURCHASES 1	1,324.24	4,102.73
52107	8/17/2020	02499	GE CAPITAL INFORMATION 5060140497	8/1/2020	PD COPY FEES	425.55	425.55
52108	8/17/2020	02583	CRIME SCENE CLEANERS, IN78358	8/11/2020	CLEAN AND DISINFECT, REM	70.00	70.00
52109	8/17/2020	02799	WAVE 103745301-0008	8/1/2020	RIMS INTERNET W/SSF	400.00	400.00
52110	8/17/2020	03061	NORTH BAY PETROLEUM 2163063	7/31/2020	PW GAS PURCHASES	282.43	282.43
52111	8/17/2020	03102	REVEL ENVIRONMENTAL MFC45893	7/31/2020	STORM DRAIN CATCH BASIN	14,280.00	14,280.00
52112	8/17/2020	03279	HONDA OF SERRAMONTE 612492	7/30/2020	HONDA ACCORD REPLACE C	89.94	89.94
52113	8/17/2020	03281	GACHINA LANDSCAPE MANAIF181916	8/1/2020	MAINTENANCE CONTRACT	13,398.93	
			F182144	8/6/2020	WORK ORDER COLMA CREE	9,922.00	23,320.93
52114	8/17/2020	03368	GONZALES, JEA 2002086.003	8/3/2020	08.03.20 COVID-19 PERMIT C	350.00	650.00
52115	8/17/2020	03369	AU ENERGY LLC 2002087.003	8/3/2020	08.03.20 PERMIT CHARGE RE	300.00	162.00
			7012020	7/1/2020	JULY 2020 CAR WASH	162.00	

Sub total for TRI COUNTIES BANK: 56,081.50

23 checks in this report.

Grand Total All Checks: 56,081.50

Bank : first TRI COUNTIES BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52116	8/17/2020	00307	0512181543-4	8/6/2020	PG&E	1,402.19	1,402.19
52117	8/17/2020	03034	September 2020	9/1/2020	HEALTH REIMBURSEMENT A	52,271.87	52,271.87
Sub total for TRI COUNTIES BANK:							53,674.06

2 checks in this report.

Grand Total All Checks: 53,674.06

Bank : first TRI COUNTIES BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52118	8/25/2020	00004	AT&T	8/13/2020	C3-A/B-12-10-TS-01	1,575.44	1,575.44
52119	8/25/2020	00051	CALIFORNIA WATER SERVICE	8/13/2020	1727052702 JSB ACROSS FRI	213.07	213.07
52120	8/25/2020	00081	CYPRESS LAWN CEMETERY	6/18/2020	2690PL REFUND DEPOSIT BA	1,561.25	1,561.25
52121	8/25/2020	00159	GRAPHIC TECHNICS/GRAPHIT	8/11/2020	MISSION ROAD SIGN 8' X 4' F	244.72	244.72
52122	8/25/2020	00334	S.B.R.P.S.T.C.	Sept 21-Oct 2, 2020	SEPT 21-OCT 2, 2020 SUPER	425.00	425.00
52123	8/25/2020	00345	SMC SHERIFF'S OFFICE	Sept 14-17, 2020	SEPT 14-17, 2020 CRISIS INTI	275.00	275.00
52124	8/25/2020	00364	SMC SHERIFF'S OFFICE	PS-INV103422	LAB FEES	5,405.00	5,405.00
52125	8/25/2020	00394	TENNANT	917261166	LITTER VACUUM MATLV4300	592.14	592.14
52126	8/25/2020	00414	TERMINEX INTERNATIONAL	L394456914	PEST CONTROL	216.00	216.00
				394456915	601 F St.	70.00	286.00
52127	8/25/2020	00422	UNDERGROUND SERVICE ALI	176278DIG20	CA STATE FEE FOR REGULAT	488.68	488.68
52128	8/25/2020	00534	SMC INFORMATION SERVICE	1YCL12007	MICRO CHANNEL & LINES	801.25	801.25
				1YCL11905	MICRO CHANNEL & LINES	778.08	778.08
				1YCL12004	MICRO CHANNEL & LINES	667.12	2,246.45
52129	8/25/2020	00539	FIREMASTER DEPT 1019	0000764910	1199 El Camino Annual Mainte	427.00	427.00
52130	8/25/2020	00564	CALIFORNIA WATER SERVICE	CWS WO # 001;	ESTIMATED COST TO TIE-IN	8,859.87	8,859.87
52131	8/25/2020	00623	ARAMARK	July 2020	FIRST AID SUPPLIES	130.40	130.40
52132	8/25/2020	00649	DAVEY TREE EXPERT COMP	A914927226	TREE PRUNING AT PD, CCC,	7,705.00	7,705.00
52133	8/25/2020	00978	CASTRO, RUDOLFO	2002090.003	08.17.20 COVID-19 RENTAL R	350.00	350.00
				2002091.003	08.17.20 DEPOSIT REFUND	300.00	300.00
52134	8/25/2020	01036	MANAGED HEALTH NETWORK	IPRM-055322	EMPLOYEE ASSISTANCE PRG	99.20	99.20
52135	8/25/2020	01037	COMCAST CABLE	08/11-09/10 601	8155 20 022 0096715 601 F ST	110.06	110.06
				08/17-09/16	8155 20 022 0188769 HD TECH	54.63	164.69
52136	8/25/2020	01050	GOMEZ, MARTHA L.	2002092.003	08.17.20 COVID-19 RENTAL R	600.15	600.15
				2002093.003	08.17.20 DEPOSIT REFUND	300.00	300.00
52137	8/25/2020	01183	BEST BEST & KRIEGER LLP	883626	CITY ATTORNEY SERVICES	19,527.00	19,527.00
				883631	CITY ATTORNEY THIRD PART	9,899.55	9,899.55
				883628	EMPLOYEE BENEFITS/TAX	343.20	343.20
				883627	CITY ATTORNEY SPECIAL SE	227.51	227.51
52138	8/25/2020	01399	WESTLAKE ECO SOFT TOUCH	July 2020	PD CAR WASH	23.90	23.90
52139	8/25/2020	01414	VERANO HOMEOWNERS ASSN		VERANO OWNERS ASSOCIAT	335.00	335.00
52140	8/25/2020	01461	DOSSEY, BRIAN	FY20-21 SMCCM	FY 20-21 SMCCMA DUES REIL	300.00	300.00
52141	8/25/2020	01653	KAISER FOUNDATION HEALTH	July 2020	HEALTH & SAFETY SERVICE	230.00	230.00
52142	8/25/2020	01707	DAILY JOURNAL CORPORATIO	B3378254	COLMA ELECTION NOTICE S	505.52	505.52

Bank : first TRI COUNTIES BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52143	8/25/2020	02118	BAY AREA NEWS GROUP	0001261997	7/31/2020	NOTICE OF GENERAL MUNIC	93.74
52144	8/25/2020	02216	RAMOS OIL CO. INC.	707855	7/31/2020	RECREATION GASOLINE PUF	59.15
52145	8/25/2020	02499	GE CAPITAL INFORMATION	103949678	7/29/2020	CCC COPY MACHINE A10	274.44
52146	8/25/2020	02499	GE CAPITAL INFORMATION	5060135129	8/1/2020	CCC COPY FEES	147.68
52147	8/25/2020	02787	AECO SYSTEMS, INC.	20960	7/1/2020	POLICE STATION FIRE ALARM	45.00
52148	8/25/2020	02827	CORODATA SHREDDING, INC.	RS3198213	7/31/2020	STORAGE, PICKUP/DELIVER	210.01
52149	8/25/2020	02849	U.S. BANK PARS ACCOUNT, 6 August 2020	OP	8/25/2020	OPEB CONTRIBUTION	61,496.92
52150	8/25/2020	02970	PRODUCTIVE PRINTING & GR34771		8/11/2020	300 NEON GREEN ABANDON	267.66
52151	8/25/2020	02999	RECYCLE AWAY, LLC	00024595	8/19/2020	7 GALLON DESKSIDE SORTER	3,787.18
52152	8/25/2020	03130	BAY AREA AIR QUALITY	T115415	6/2/2020	08.01.20 TO 08.01.21 ANNUAL	436.00
52153	8/25/2020	03168	ENGINEERING DATA SOFTWA	180246	8/5/2020	PLACE COLMA SANITARY SE	7,339.58
52154	8/25/2020	03173	PLAN JPA	PLAN-2019-510	8/14/2020	CLAIMS	1,967.24
52155	8/25/2020	03267	ACC BUSINESS	201927771	7/27/2020	ETHERNET ACCESS	674.58
52156	8/25/2020	03334	AT&T MOBILITY NATIONAL AC	287296200335X	8/18/2020	WIRELESS	1,286.27
52157	8/25/2020	03370	ZAPANTA, HEZEKIEL	2002088.003	8/7/2020	08.07.20 COVID-19 RENTAL R	300.00
				2002089.003	8/7/2020	08.07.20 DEPOSIT REFUND	275.00
52158	8/25/2020	03371	KIER & WRIGHT	2844PL Refund I	7/1/2020	2844PL REFUND DEPOSIT BA	4,093.75

Sub total for TRI COUNTIES BANK:

146,394.94

41 checks in this report.

Grand Total All Checks: 146,394.94

Bank : first TRI COUNTIES BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52159	8/28/2020	00047	08282020 B	8/28/2020	CLEA: PAYMENT	245.00	245.00
52160	8/28/2020	01340	08282020 B	8/28/2020	NAVIA BENEFIT SOLUTIONS	557.69	557.69
52161	8/28/2020	01375	08282020 B	8/28/2020	NATIONWIDE RETIREMENT S:08282020 B	473.46	1,031.15
52162	8/28/2020	02224	08282020 B	8/28/2020	STANDARD INSURANCE COM:08282020 B	3,650.00	3,650.00
52163	8/28/2020	02377	08282020 B	8/28/2020	CALIFORNIA STATE DISBURSI:08282020 B	632.50	632.50
94241	8/28/2020	00130	08282020 B	8/28/2020	EMPLOYMENT DEVELOPMENT:08282020 B	547.84	547.84
94242	8/28/2020	00521	08282020 B	8/28/2020	UNITED STATES TREASURY	14,034.64	14,034.64
94243	8/28/2020	00631	08282020 B	8/28/2020	P.E.R.S.	61,645.19	61,645.19
94244	8/28/2020	01360	08282020 B	8/28/2020	VANTAGE TRANSFER AGENT:08282020 B	42,032.98	42,032.98
94245	8/28/2020	00068	08282020 B	8/28/2020	COLMA PEACE OFFICER'S	4,939.89	4,939.89

Sub total for TRI COUNTIES BANK:

129,333.95

10 checks in this report.

Grand Total All Checks: 129,333.95

Bank : first TRI COUNTIES BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
52164	8/31/2020	00051	CALIFORNIA WATER SERVICE6544607057	8/18/2020	6544607057 SW CORNER HIL	1,006.80	1,006.80
52165	8/31/2020	00091	CITY OF BRISBANE	8/25/2020	FY 2020-21 SMC TRAINING C	600.00	600.00
52166	8/31/2020	00117	DELTA DENTAL OF CALIFORN BE004083342	9/1/2020	DENTAL INSURANCE	12,797.60	12,797.60
52167	8/31/2020	00307	PACIFIC GAS & ELECTRIC	8/17/2020	1918250367-2 1198 EL CAMIN	3,388.46	
				8/19/2020	0678090639-9 S/E CORNER H	63.57	
				8/19/2020	9593452526-2 1500 HILLSIDE	31.49	3,483.52
52168	8/31/2020	00432	VISION SERVICE PLAN	8/19/2020	VISION SERVICE PLAN	977.74	
				8/28/2020	COBRA VISION SERVICE PLA	25.73	1,003.47
52169	8/31/2020	00452	CA PARK & RECREATION SOC136285 Renewal	6/29/2020	136285 RENEWAL ABELLANA	165.00	165.00
52170	8/31/2020	00649	DAVEY TREE EXPERT COMPA914946162	8/17/2020	1180 EL CAMINO PRUNE 6 ME	1,175.00	1,175.00
52171	8/31/2020	01030	STEPFORD, INC.	8/20/2020	MONTHLY SERVICE CONTRA	5,886.25	
				8/21/2020	NEW LICENSES EXPIRE 08/2	1,257.00	
				8/13/2020	EDEN SERVER PROJECT MIC	759.00	
				8/20/2020	SEPTEMBER 2020 35 MICRO	264.25	
				7/15/2020	WIN 10 PRO UPGRADE DETE	185.00	8,351.50
52172	8/31/2020	01037	COMCAST CABLE	8/21/2020	8155 20 022 0002770 1520 HIL	10.99	10.99
52173	8/31/2020	01370	VERIZON WIRELESS SERVICE19860802948	8/15/2020	CELL PHONE SERVICE	342.09	342.09
52174	8/31/2020	02224	STANDARD INSURANCE COMSept 2020	8/17/2020	LIFE INSURANCE	200.00	200.00
52175	8/31/2020	02430	LAZARO, PEARL	8/24/2020	08.24.20 COVID-19 RENTAL R	350.00	
				8/24/2020	08.24.20 DEPOSIT REFUND	300.00	650.00
52176	8/31/2020	02499	GE CAPITAL INFORMATION	8/17/2020	STERLING PARK COPY MACH	76.06	76.06
52177	8/31/2020	02793	DITO'S MOTORS	8/19/2020	2019 HONDA ACCORD SPOR	240.00	240.00
52178	8/31/2020	02863	PLACEWORKS, INC.	7/31/2020	JULY 2020 GENERAL PLAN UI	2,419.95	2,419.95
52179	8/31/2020	02970	PRODUCTIVE PRINTING & GRF34805	8/24/2020	100 TRESPASS NOTIFICATION	114.71	114.71
52180	8/31/2020	03061	NORTH BAY PETROLEUM	8/15/2020	PW GAS PURCHASES 1-15	638.78	638.78
52181	8/31/2020	03267	ACC BUSINESS	8/27/2020	ETHERNET ACCESS	674.58	674.58
52182	8/31/2020	03341	FERRO, SYLVIA	8/24/2020	08.24.20 COVID-19 RENTAL R	300.00	
				8/24/2020	08.24.20 DEPOSIT REFUND	275.00	575.00
52183	8/31/2020	03363	DANNYBOY DESIGNS	8/25/2020	COVID-19 300 TOWN OF COL	2,419.89	2,419.89
52184	8/31/2020	03372	C&J ROOFING COMPANY	8/24/2020	REFUND 1475B C&D (07/2020	100.00	100.00
Sub total for TRI COUNTIES BANK:						37,044.94	

21 checks in this report.

Grand Total All Checks: 37,044.94





STAFF REPORT

TO: Mayor and Members of the City Council
 FROM: Caitlin Corley, City Clerk
 VIA: Brian Dossey, City Manager
 MEETING DATE: September 9, 2020
 SUBJECT: League of California Cities Conference Voting Delegate

RECOMMENDATION

Staff recommends that the City Council make:

A MOTION DESIGNATING MAYOR JOHN GOODWIN AS THE VOTING DELEGATE FOR
 THE ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE IN OCTOBER 2020.

EXECUTIVE SUMMARY

This year's League of California Cities Annual Conference will be held October 7 - October 9, 2020. Due to the COVID-19 pandemic, the conference will be held virtually this year. The final day of the conference includes the annual business meeting, where League membership considers and takes action on resolutions that establish League policy. The Council should designate a voting delegate to take part in the business meeting.

FISCAL IMPACT

There is no direct fiscal impact associated with this action. Attendance at various conferences is budgeted in the 2020-21 budget. Additionally, the cost of the conference is greatly reduced this year as it is being held virtually.

BACKGROUND

The Town of Colma is a longstanding member of the League of California Cities. In order to participate in voting at the Annual Business Meeting on Friday, October 9, 2019 at 11:00 a.m., the Town must officially designate a voting delegate. This delegate can be a member of City Council or a Town official, such as the City Manager. Designating a voting delegate will ensure Colma's interests are represented on key policy-related issues that may be considered at the Annual Business Meeting.

Mayor John Goodwin will be participating in the conference this year. Council may choose to designate him as the Voting Delegate so that the Town is represented and able to participate in the Annual Business Meeting.

Once Council has designated a delegate by motion, the City Clerk will complete and send in the Voting Delegate Form (Attachment A). Please note, the Voting Delegate Form makes mention of an in-person conference because it was distributed before the decision was made to conduct the conference virtually.

Council Adopted Values

Participating in the Annual Business meeting furthers the Council's adopted values of *Responsibility* and *Vision* because providing input on important local, regional and state policy issues protects the Town's long-term financial stability and other interests.

Alternatives

The Council could opt to designate someone other than Mayor Goodwin as the Voting Delegate. The Council could opt to not designate a voting delegate for the business meeting, however doing so would preclude the Town from having a voice in setting the League's policy initiatives for the upcoming year.

CONCLUSION

Staff recommends Council designate Mayor John Goodwin voting delegate for the League conference.

ATTACHMENTS

- A. Voting Delegate Form



CITY: _____

**2020 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to the League office by Wednesday, September 30, 2020. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____

Email _____

Mayor or City Clerk _____
(circle one) (signature)

Date _____ Phone _____

Please complete and return by Wednesday, September 30, 2020

League of California Cities
ATTN: Darla Yacub
1400 K Street, 4th Floor
Sacramento, CA 95814

FAX: (916) 658-8240
E-mail: dyacub@cacities.org
(916) 658-8254





STAFF REPORT

TO: Mayor and Members of the City Council

FROM: Michael P. Laughlin, AICP, City Planner
Suzanne Avila, AICP, Deputy City Planner

VIA: Brian Dossey, City Manager

MEETING DATE: September 9, 2020

SUBJECT: 1500 Collins Avenue – Tesla Conditional Use Permit and Sign Permit

RECOMMENDATION

Staff recommends that the City Council adopt the following resolution:

RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SIGN PERMIT FOR AN AUTOMOBILE DEALERSHIP PROJECT AT 1500 AND 1500A COLLINS AVENUE AND FINDING PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINE 15301.

EXECUTIVE SUMMARY

The project sponsor is seeking entitlements to use an existing property at 1500 Collins Avenue for a new Tesla automobile dealership. The project site contains two existing buildings which will remain on the property. The proposed use is for a vehicle sales and delivery center. The main building (1500 Collins Avenue) will be occupied by showroom, office, lounge, storage, and service bay. The second building (1500A Collins Avenue) will be refurbished to be used for vehicle inspections and minor repairs.

FISCAL IMPACT

The Town will experience a fiscal benefit (in the form of increased sales tax revenue) from the project, as the new automobile dealership will result in an overall greater yield of vehicles sold in Colma. In addition, spillover financial benefits in the form of increased sales tax are anticipated through increased spending at other businesses in Colma by employees and customers.

BACKGROUND

The project site is zoned C/DR (Commercial/Design Review) and is located at the intersection of Collins Avenue and Junipero Serra Boulevard. The site was formerly occupied by Hyundai of

Serramonte and Nissan of Serramonte, which closed in December 2019. The property contains two existing vacant buildings and surface parking. The main building (1500 Collins Avenue) is proposed to be occupied first. Following initial improvements, the second building (1500A Collins Avenue) will be refurbished to be used for vehicle inspection and repairs.

The following is a reverse chronology of past approvals at 1500 Collins Avenue:

- December 2004 and August 2005, Building D (located in the northeast corner of the site) was demolished.
- March 16, 2004, Design Review. Permitted a small rear addition to the building and the addition of a colonnade along the north side of 1500 Collins Avenue.
- July 12, 2000, Use Permit Amendment RESO #2000-49. Approved building design and amendment to 1997 use permit allowing the addition of a new proposed 2100 square foot auto display and sales building while reaffirming the existing buildings and uses under the previous approvals. *This was the last use permit in effect; however, the approval has lapsed, and the additional display and sales building was never built. Since prior approvals lapsed and the use of the building at 1500A will not be used for sales, a new Use Permit is required.*
- April 14, 1999, Use Permit Amendment RESO #1999-14. Allowed an auto detailing addition and use to rear portion of one of the buildings.
- February 11, 1998, Easement dedications on Collins Avenue RESO #1998-08 and #1998-09. Approved easement dedications as required by previous approvals (*easements have been recorded*).
- November 12, 1997, Use Permit Amendment RESO #1997-69. Approved an amendment to the previous approval and removed the previous approvals for an additional building on the site and instead allowed for increased parking. The existing metal industrial building approved for auto sales and service under RESO #765 is removed and the uses are discontinued (*required easement dedications along Collins Avenue*).
- April 23, 1986, Use Permit RESO #838. Approval of a use permit to allow five retail auto showrooms and sales building. This approval allowed for the use of .45 acres of the town right of way along Junipero Serra Blvd for parking with an agreement with the town. The Town and owner are in the process of entering into this agreement.
- October 9, 1985, Use Permit RESO # 765. Approval of an auto sales and service facility in an existing metal industrial building (*use permit effectively expired when use ceased, and building was demolished*).

On August 3, 2020 a Temporary Use Permit (TUP) was approved at an Administrative Hearing. If the Use Permit is approved by the City Council, it will supersede this approval.

ANALYSIS

Project Description

The proposed automobile dealership includes vehicle sales and a delivery center to be in an existing building that is approximately 12,000 square feet in size. The floor plan will include a showroom, office, lounge, storage, and, temporarily, a service bay. In addition to the building, the surface parking spaces are proposed to be used as follows:

- 18 employee parking spaces at the southwest corner of the site;

- 242 inventory storage spaces;
- 21 customer parking spaces in proximity to building entrance;
- 10 test drive parking spaces;
- 79 vehicle intake parking spaces;
- 4 Supercharger parking spaces on the east side of the building; and
- 8 HPWC (High Power Wall Charger) parking stalls.

The applicant has indicated that 50 to 100 cars will be delivered daily. However, the average number of delivered vehicles is 47. At the end of each quarter deliveries will be higher at 100 to 200 vehicles daily. Tesla has developed an expedited delivery system whereby deliveries are made by appointment only, with the customer leaving the site in 30-45 minutes.

Phasing

Phase 1A includes obtaining approval of a Temporary Use Permit to allow the business to move into the building at 1500 Collins Avenue, acquisition of a Certificate of Occupancy and starting business operations. The scope of interior work includes adding a quick jack lift, new furniture, pipe and drape (for separation of used and unused space in the building), carpet in the customer lounge, and temporary signage. Exterior work includes installation of eight high powered wall chargers. The building at 1500A Collins Avenue will not be occupied. A Temporary Use Permit was issued on August 3, 2020 for this use.

Phase 1B will include tenant improvements to upgrade the building to continue long term business in this location. Plans are intended to be submitted for review to the Building Department following approval Temporary and Permanent Use Permits. The interior scope of work includes installation of a car lift, addition of walls, new finishes, furniture, and restroom upgrades for ADA compliance. Exterior upgrades include new paint, a supercharger, signage (under separate permit) and ADA upgrades as required. The building at 1500A Collins Avenue will be refurbished and used for minor repairs and inspections.

Phase 2 includes addition of office space and furniture to finish out the showroom, lounge and mezzanine office areas.

Hours of Operation

The Tesla store (showroom) will be open to the public Monday through Saturday from 10:00 a.m. to 8:00 p.m. and on Sundays from 11:00 a.m. to 7:00 p.m.

Deliveries

Deliveries of vehicles, parts and supplies are made on-site and typically require the presence of associates to receive the delivery. Vehicle carriers will enter the site through the main access to the site on Collins Avenue to offload vehicles. Four times a year there is a higher delivery volume of vehicles (at the end of each sales quarter).

Sales

Customers may visit the showroom, complete test drives, and explore the product offerings at this location during normal store hours. All of Tesla's cars are built to order online with a seamless and customer first focused ordering process. The customized vehicles are manufactured, then delivered to the site where they are picked up by the customer by appointment.

Service Operations

A service bay for inspection of vehicles that are delivered to the dealership will be located in the main building. As previously mentioned, the second building (1500A Collins) will be used for inspections and minor service following refurbishment.

Site Lighting

Existing lighting on the site will be maintained. No changes are proposed to the existing lighting.

Environmental Review

The proposed use is a retail use that will operate in two existing vacant buildings that were used for an automobile dealership in the past. No additions or expansion of the existing buildings is proposed. The proposed use creates no or negligible expansion of the automobile dealership use because it will generate comparable traffic volume as the prior Hyundai and Nissan dealerships and other dealerships in the vicinity which do not have a service component. As Lead Agency for approval of the use permit under CEQA, the Town of Colma finds the project Categorical Exempt under CEQA, California Code of Regulations Section 15301, Class 1, minor alteration of existing private structures involving negligible or no expansion of existing or former use.

Conditional Use Permit

Section 5.03.410 of the Colma Municipal Code requires that certain findings be made for approval of a Use Permit. Below is a listing of the findings and a discussion of how the application meets the findings:

1. The proposed uses will be consistent with the provisions of the Colma General Plan and Zoning Ordinance.

Discussion: The subject property is in the C Zone and designated in the General Plan for commercial uses and is part of the Commercial Core described in Section 5.02.132 (pp. 5.02.11) of the General Plan. The Commercial Core is intended to house the Town's most extensive use of commercial land, including two shopping centers and an extensive Auto Sales District, of which this site has been a part for over 30 years. This section (along with similar policy 5.02.332 on pp. 5.02.34) states that the Town should encourage expansion of the Auto Sales District onto vacant and re-developable properties located at the westerly end of Collins Avenue. The buildings proposed to be

occupied by the applicant are currently vacant and located on the westerly end of Collins Avenue. In this case, the re-occupancy of this site by an auto use will serve to strengthen the Auto Sales District use on Collins Avenue, consistent with the General Plan. In addition, the Development Guidelines in Section 5.02.211.1 (pp. 5.02.29) states the preferred auto sales use on the west end of Collins Avenue with Service Commercial in the central portion of the Collins Avenue. Further General Plan Policy Number 5.02.331 (pp. 5.02.34) states that auto dealerships should be located in the commercial core. The proposed vehicle sales and delivery center use is an automobile dealership use which falls under the conditionally allowable uses for this General Plan designation and corresponding Commercial (C) zoning district and may be allowed subject to approval of a Conditional Use Permit. Therefore, the proposed use is consistent with the General Plan and zoning.

2. Granting the Use Permit will not be detrimental to the public health, safety or public welfare, or materially injurious to the properties or improvements in the vicinity.

Discussion:

Granting the Use Permit will not be detrimental to the public health, safety or public welfare, or materially injurious to the properties or improvements in the vicinity because it involves the refurbishment of existing structures in order to continue auto sales use on the site. The proposed auto sales use does not create any significant public safety risks because auto service and inspection operations will be performed indoors and subject to applicable worker safety and environmental laws as well as Conditions of Approval to require standard operating procedures to address any accidental fluid discharges and pre-treatment of indoor car wash facility discharges. The project includes measures to address safety and security such as wall lighting, adequate staffing and security features. No significant traffic safety impacts are anticipated because the site will be used as it has in the past, with vehicle carrier off-loading in the parking lot. Various areas of the site will be designated for parking by employees, visitors, for inventory etc. which will serve to organize site activity. The proposed dealership is anticipated to generate comparable, although slightly increased, traffic volume as the prior Hyundai and Nissan dealerships and other dealerships in the vicinity which do not have a service component. Since vehicle delivery is by appointment, customer visits to the site will be staggered throughout the day.

The project will not create lighting or glare impacts to properties in the vicinity because it will utilize existing lighting, and Condition of Approval 3(h) requires any replacement lighting in the parking lot and building exterior to be designed to focus light downward and limits lighting levels to one foot-candle maximum when measured from the sidewalks adjacent to the site. Further, properties or improvements in the vicinity will not be materially injured by the granting of the use permit as the project will not be adding any floor area, has adequate off-street parking and signage will comply with the Sign Ordinance.

The buildings were formerly occupied by Hyundai of Serramonte and Nissan of Serramonte and previously by other auto sales uses since the buildings were constructed in the late 1980's. The proposed activity is a use consistent with the previous automobile dealership use at the site. The property is currently developed with two buildings which

will remain and be refurbished for the new dealership use. The use is a more energy efficient use than past uses in that all vehicles are electric and more environmentally friendly since vehicle emissions will be reduced. Adding an active auto sales tenant to this vacant site will increase activity in this area and will benefit the other uses in the area. Conditions have been included to ensure that parking for inventory and employees are contained on site and do not block emergency access. Compliance with these standards will further ensure that neighboring properties and improvements will not be negatively impacted so that the use will not be detrimental to the public health, safety or welfare.

3. Existing property uses, large or small, will not be detrimentally affected by the proposed use.

Discussion: Surrounding uses include cemetery, residential, and commercial uses including restaurants, additional automobile dealerships and auto related uses. The nearest residences are a multi-family development located across the street on Junipero Serra Boulevard in Daly City that can only be accessed from Junipero Serra southbound. These residents are not impacted by project traffic since ingress and egress to the project site is from Junipero Serra Boulevard northbound, Serramonte Boulevard, or Collins Avenue. Residents are primarily impacted by noise and related vehicle impacts from Junipero Serra Boulevard and Interstate 280. Since the vehicles entering and existing the site will largely be silent electric vehicles, noise levels should be below previous site uses and will not be noticeable above ambient noise sources.

Since the project will not have any significant environmental impacts and has adequate on-site parking and be able to accommodate all activities on-site, surrounding uses, large and small, will not be detrimentally affected by the project. Additionally, for the reasons described in Finding # 2 above, no traffic safety, lighting, glare, or public security or safety impacts are anticipated to detrimentally affect existing property uses in the vicinity.

4. The granting of the Use Permit will not constitute a grant of special privilege inconsistent with the limitations imposed by the Zoning Ordinance on the existing use of properties, large or small, within the Town of Colma.

Discussion: The proposal meets all the standards identified in the Zoning Ordinance. The applicant is not requesting any special consideration, and the Town has granted other use permits for automobile sales type uses. Thus, granting the Use Permit will not constitute a grant of special privilege as other property owners and applicants in Town have been given the same type of use permit, particularly within the Core Commercial Area which includes Collins Avenue. As described in Section 5.02.132 (pp. 5.02.11) of the Colma General Plan, the Commercial Core is intended to house the Town's most extensive use of commercial land, including two shopping centers and an extensive Auto Sales District.

5. The use will not constitute a nuisance to neighboring persons or properties.

Discussion: The proposal meets all the standards identified in the Zoning Ordinance and the project site is located in a commercial zone. Neighboring properties include

cemetery, residential and commercial uses, including additional automobile dealerships, and auto related uses. For the reasons described in Findings # 2 and #3 above, no traffic safety, noise, glare, or public security or safety impacts are anticipated to adversely affect or create a nuisance to neighboring properties or persons in the vicinity. Moreover, conditions of the Use Permit will ensure that all activities related to the uses will not negatively impact adjoining uses. Therefore, the uses will not constitute a nuisance to neighboring persons or properties.

Design Review

Design review is not required for this application since the existing buildings will be reused and only minor exterior changes will be made (painting the buildings and addition of superchargers behind the buildings and signage).

Sign Permit

The applicant proposes to install one (1) wall sign reading “TESLA”, one (1) wall sign reading “Service”, and a pole (blade) sign on Serramonte Boulevard. There will also be incidental directional and operational signage that are not regulated by the Sign Ordinance. The total square footage of proposed regulated signage is shown in the table below:

Sign	Square Footage
Proposed Wall Sign (“TESLA”) 19’-2” x 2’-6”	48
Pole sign (blade): 16 feet high (only letter and logo on both sides counted in sign area)	62
Total:	110

The total allowed signage for the site is 1,484 square feet, based on a maximum allowance of 2 square feet for each linear foot of street frontage (approximately 742 feet along Collins Avenue and Junipero Serra Boulevard). The total square footage of the proposed signage is 110 square feet, not include directional or parking signage.

The C (Commercial) Zone allows a maximum height of 36 feet for pole signs, and the proposed pylon (blade) sign is 16’ in height. Also, no single pole sign may have a sign area greater than 300 square feet, and the proposed pylon (blade) sign contains a total of 62 square feet of signage and logo with both sides combined.

The applicant received approval of a temporary banner over the front of the building to advertise the use until the permanent signs are permitted and installed.

Section 4.07.210(d) of the Colma Municipal Code requires that certain findings be made for the approval of a Sign Permit. The following findings are listed in support of the project approval:

1. The signage is consistent with the provisions of the General Plan of the Town of Colma.

Discussion: The proposed signage is allowed with a Sign Permit in areas designated and zoned for commercial uses. The subject property is in the C Zone and designated in the General Plan for commercial uses. The proposed signage is consistent with the provisions of the Colma General Plan, as well as the sign and zoning regulations of the Colma Municipal Code. Section 5.02.132 of the Colma General Plan states that signs within the Core Commercial Area should be integrated with building architecture; however, it is recognized that freestanding signs may be necessary in the Core Area. Two of the proposed signs are wall signs that will be integrated into the building architecture. Although one pole (blade) sign will be freestanding, the General Plan recognizes that some freestanding signage may be necessary, this proposed sign is setback and below the maximum allowable size, and also serves to encourage the auto sales use on this vacant site within the Colma Auto Sales District.

2. The granting of the Sign Permit will not be detrimental to the public health, safety of public welfare, or materially injurious to properties or improvements in the vicinity.

Discussion: The granting of the Sign Permit will not be detrimental to the public health, safety or public welfare or materially injurious to properties or improvements in the vicinity since the signage is appropriately sized, attractive, and located so as not to create a visibility hazard. Specifically, the wall and pylons signs are similar or smaller in size to other auto dealerships along Serramonte Boulevard. The pole (blade) sign will be set back from project driveways and not create a visibility hazard on Serramonte Boulevard or Junipero Serra Boulevard or for vehicles entering or exiting the site. The proposed pole (blade) sign will not block any existing signs in the vicinity.

3. Existing property uses, large or small, will not be detrimentally affected by the proposed signs.

Discussion: As stated above, the proposed signage will not create a visibility hazard or block other signs. Existing property uses, large or small, will not be detrimentally affected by the proposed signage; in fact, new signage will contribute to a well-maintained high-quality appearance along Serramonte Boulevard and Collins Avenue.

4. The granting of the sign permit will not constitute a grant of special privilege inconsistent with the limitations imposed by the subchapter on the existing use of properties, large or small, with the Town of Colma.

Discussion: The proposed signage meets the regulations of the Colma Municipal Code. The area of the proposed pylon sign is well below the total allowable sign area for pylon signs in the C Zone. Also, when combined with the total area of additional proposed signage, the total area of all signage is well below the maximum allowed for the site. The granting of the Sign Permit will not constitute a grant of special privilege inconsistent with the limitations imposed by the Municipal Code on the existing use of properties, large or small, within the Town of Colma since no variances are requested, and the signs are similar to other signs permitted for auto businesses in the Town.

5. The signs will not constitute a nuisance as to neighboring persons or properties.

Discussion: The proposed signage is tasteful, has a conventional design consistent with industry standards and will be professionally manufactured. The proposed signs conform to the purpose and intent of the General Plan and Municipal Code of the Town of Colma and will not constitute a nuisance to neighboring persons or properties.

Council Adopted Values

The recommendation is consistent with the Council value of *fairness* because the recommended decisions are consistent with how similar requests have been handled, and with the Council value of *responsibility* because the proposed application has been carefully reviewed and conditioned so that it will be consistent with adopted development policies and regulations, and compatible within its setting.

Sustainability Impact

The project will be a sustainability improvement to the site. The existing buildings will be retained and refurbished to suit the dealership and no substantial demolition is required. Tesla vehicles are electric and operationally more environmentally friendly.

Alternatives

The following courses of action are available to the City Council:

One alternative to adopting the resolution approving the Conditional Use Permit and Sign Permit would be to adopt the resolution with modified or additional standards or conditions of approval which would allow for the dealership operation to occur in a manner that differs in one or more aspects from what is being proposed. If the Council proposes other conditions, those conditions can either be incorporated at the meeting or staff can draft amended documents and return them for consideration at the next Council meeting.

A second alternative would be to not approve the project and deny the requested Conditional Use Permit and Sign Permit. This alternative is not recommended since the proposed project is consistent with the General Plan and Municipal Code. In addition, the project site is within the Colma Auto Sales District, and the Town will experience a fiscal benefit (in the form of increased sales tax revenue) as the new automobile dealership will result in an overall greater yield of vehicles sold in Colma. The existing buildings on the site have been vacant for some time and are not generating revenue to the Town or providing any service to the community.

CONCLUSION

Staff recommends that the City Council adopt the Resolution approving a Conditional Use Permit and Sign Permit.

ATTACHMENTS

- A. Resolution - Approving Conditional Use Permit and Sign Permit for an automobile dealership project at 1500 Collins Avenue

- B. 1500 Collins Project Plan Set
- C. Parking Space Designations and Staffing
- D. Interior Phasing and Exterior Renderings
- E. Sign Plans

**RESOLUTION NO. 2020-___
OF THE CITY COUNCIL OF THE TOWN OF COLMA**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SIGN
PERMIT FOR AN AUTOMOBILE DEALERSHIP
AT 1500 AND 1500A COLLINS AVENUE AND FINDING PROJECT EXEMPT
FROM ENVIRONMENTAL REVIEW
PURSUANT TO CEQA GUIDELINE 15301**

The City Council of the Town of Colma does resolve as follows:

1. Background

This resolution was adopted after the following proceedings had occurred:

- (a) The Town has received an application from Tesla, Inc. for approval of a Conditional Use Permit and Sign Permit for an automobile dealership project at 1500 and 1500A Collins Avenue (Assessor's Parcel Numbers: 008-403-020 and 008-403-060).
- (b) A notice of public hearing was posted on the Town's three bulletin boards and mailed to property owners and tenants within 300 feet of the property and interested parties on August 28, 2020.
- (c) A public hearing was held on this matter on September 9, 2020 and evidence was taken at the public hearing;
- (d) The City Council has considered the application, staff report and evidence presented at the public hearing.

2. Findings

The City Council finds that:

Findings Related to CEQA

- (a) This application was reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA), and staff determined that the project is considered Categorical Exempt from further environmental review under California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15301, Class 1 (minor alteration of existing private structures involving negligible or no expansion of existing or former use), because the proposed use is a retail use that will operate in two existing vacant buildings that were used for an automobile dealership in the past. No additions or expansion of the existing buildings is proposed, and the proposed operations are not significantly more intense of a use than the prior automobile dealership use.

Findings Related to Conditional Use Permit

- (b) The proposed uses will be consistent with the provisions of the Colma General Plan and Zoning Ordinance.

Discussion: The subject property is in the C Zone and designated in the General Plan for commercial uses and is part of the Commercial Core described in Section 5.02.132 (pp. 5.02.11) of the General Plan. The Commercial Core is intended to house the Town's most extensive use of commercial land, including two shopping centers and an extensive Auto Sales District, of which this site has been a part for over 30 years. This section (along with similar policy 5.02.332 on pp. 5.02.34) states that the Town should encourage expansion of the Auto Sales District onto vacant and re-developable properties located at the westerly end of Collins Avenue. The buildings proposed to be occupied by the applicant are currently vacant and located on the westerly end of Collins Avenue. In this case, the re-occupancy of this site by an auto use will serve to strengthen the Auto Sales District use on Collins Avenue, consistent with the General Plan. In addition, the Development Guidelines in Section 5.02.211.1 (pp. 5.02.29) states the preferred auto sales use on the west end of Collins Avenue with Service Commercial in the central portion of the Collins Avenue. Further General Plan Policy Number 5.02.331 (pp. 5.02.34) states that auto dealerships should be located in the commercial core. The proposed vehicle sales and delivery center use is an automobile dealership use which falls under the conditionally allowable uses for this General Plan designation and corresponding Commercial (C) zoning district and may be allowed subject to approval of a Conditional Use Permit. Therefore, the proposed use is consistent with the General Plan and zoning.

- (c) Granting the Use Permit will not be detrimental to the public health, safety or public welfare, or materially injurious to the properties or improvements in the vicinity.

Discussion:

Granting the Use Permit will not be detrimental to the public health, safety or public welfare, or materially injurious to the properties or improvements in the vicinity because it involves the refurbishment of existing structures in order to continue auto sales use on the site. The proposed auto sales use does not create any significant public safety risks because auto service and inspection operations will be performed indoors and subject to applicable worker safety and environmental laws as well as Conditions of Approval to require standard operating procedures to address any accidental fluid discharges and pre-treatment of indoor car wash facility discharges. The project includes measures to address safety and security such as wall lighting, adequate staffing and security features. No significant traffic safety impacts are anticipated because the site will be used as it has in the past, with vehicle carrier off-loading in the parking lot. Various areas of the site will be designated for parking by employees, visitors, for inventory etc. which will serve to organize site activity. The proposed dealership is anticipated to generate comparable, although slightly increased, traffic volume as the prior Hyundai and Nissan dealerships and other dealerships in the vicinity which do not have a service component. Since vehicle delivery is by appointment, customer visits to the site will be staggered throughout the day.

The project will not create lighting or glare impacts to properties in the vicinity because it will utilize existing lighting, and Condition of Approval 3(h) requires any replacement lighting in the parking lot and building exterior to be designed to focus light downward and limits lighting levels to one foot-candle maximum when measured from the sidewalks adjacent to the site. Further, properties or improvements in the vicinity will not be

materially injured by the granting of the use permit as the project will not be adding any floor area, has adequate off-street parking and signage will comply with the Sign Ordinance.

The buildings were formerly occupied by Hyundai of Serramonte and Nissan of Serramonte and previously by other auto sales uses since the buildings were constructed in the late 1980's. The proposed activity is a use consistent with the previous automobile dealership use at the site. The property is currently developed with two buildings which will remain and be refurbished for the new dealership use. The use is a more energy efficient use than past uses in that all vehicles are electric and more environmentally friendly since vehicle emissions will be reduced. Adding an active auto sales tenant to this vacant site will increase activity in this area and will benefit the other uses in the area. Conditions have been included to ensure that parking for inventory and employees are contained on site and do not block emergency access. Compliance with these standards will further ensure that neighboring properties and improvements will not be negatively impacted so that the use will not be detrimental to the public health, safety or welfare.

- (d) Existing property uses, large or small, will not be detrimentally affected by the proposed use.

Discussion: Surrounding uses include cemetery, residential, and commercial uses including restaurants, additional automobile dealerships and auto related uses. The nearest residences are a multi-family development located across the street on Junipero Serra Boulevard in Daly City that can only be accessed from Junipero Serra southbound. These residents are not impacted by project traffic since ingress and egress to the project site is from Junipero Serra Boulevard northbound, Serramonte Boulevard, or Collins Avenue. Residents are primarily impacted by noise and related vehicle impacts from Junipero Serra Boulevard and Interstate 280. Since the vehicles entering and existing the site will largely be silent electric vehicles, noise levels should be below previous site uses and will not be noticeable above ambient noise sources.

Since the project will not have any significant environmental impacts and has adequate on-site parking and be able to accommodate all activities on-site, surrounding uses, large and small, will not be detrimentally affected by the project. Additionally, for the reasons described in Finding (2)(c) above, no traffic safety, lighting, glare, or public security or safety impacts are anticipated to detrimentally affect existing property uses in the vicinity.

- (e) The granting of the Use Permit will not constitute a grant of special privilege inconsistent with the limitations imposed by the Zoning Ordinance on the existing use of properties, large or small, within the Town of Colma.

Discussion: The proposal meets all the standards identified in the Zoning Ordinance. The applicant is not requesting any special consideration, and the Town has granted other use permits for automobile sales type uses. Thus, granting the Use Permit will not constitute a grant of special privilege as other property owners and applicants in Town have been given the same type of use permit, particularly within the Core Commercial Area which includes Collins Avenue. As described in Section 5.02.132 (pp. 5.02.11) of the Colma General Plan, the Commercial Core is intended to house the Town's most extensive use

of commercial land, including two shopping centers and an extensive Auto Sales District.

- (f) The use will not constitute a nuisance to neighboring persons or properties.

Discussion: The proposal meets all the standards identified in the Zoning Ordinance and the project site is located in a commercial zone. Neighboring properties include cemetery, residential and commercial uses, including additional automobile dealerships, and auto related uses. For the reasons described in Findings (2)(c) and (2)(d) above, no traffic safety, noise, glare, or public security or safety impacts are anticipated to adversely affect or create a nuisance to neighboring properties or persons in the vicinity. Moreover, conditions of the Use Permit will ensure that all activities related to the uses will not negatively impact adjoining uses. Therefore, the uses will not constitute a nuisance to neighboring persons or properties.

Findings Related to the Sign Permit

- (g) The signage is consistent with the provisions of the General Plan of the Town of Colma.

Discussion: The proposed signage is allowed with a Sign Permit in areas designated and zoned for commercial uses. The subject property is in the C Zone and designated in the General Plan for commercial uses. The proposed signage is consistent with the provisions of the Colma General Plan, as well as the sign and zoning regulations of the Colma Municipal Code. Section 5.02.132 of the Colma General Plan states that signs within the Core Commercial Area should be integrated with building architecture; however, it is recognized that freestanding signs may be necessary in the Core Area. Two of the proposed signs are wall signs that will be integrated into the building architecture. Although one pole (blade) sign will be freestanding, the General Plan recognizes that some freestanding signage may be necessary, this proposed sign is setback and below the maximum allowable size, and also serves to encourage the auto sales use on this vacant site within the Colma Auto Sales District.

- (h) The granting of the Sign Permit will not be detrimental to the public health, safety of public welfare, or materially injurious to properties or improvements in the vicinity.

Discussion: The granting of the Sign Permit will not be detrimental to the public health, safety or public welfare or materially injurious to properties or improvements in the vicinity since the signage is appropriately sized, attractive, and located so as not to create a visibility hazard. Specifically, the wall and pylons signs are similar or smaller in size to other auto dealerships along Serramonte Boulevard. The pole (blade) sign will be set back from project driveways and not create a visibility hazard on Serramonte Boulevard or Junipero Serra Boulevard or for vehicles entering or exiting the site. The proposed pole (blade) sign will not block any existing signs in the vicinity.

- (i) Existing property uses, large or small, will not be detrimentally affected by the proposed signs.

Discussion: As stated above, the proposed signage will not create a visibility hazard or block other signs. Existing property uses, large or small, will not be detrimentally affected

by the proposed signage; in fact, new signage will contribute to a well-maintained high quality appearance along Serramonte Boulevard and Collins Avenue.

- (j) The granting of the sign permit will not constitute a grant of special privilege inconsistent with the limitations imposed by the subchapter on the existing use of properties, large or small, with the Town of Colma.

Discussion: The proposed signage meets the regulations of the Colma Municipal Code. The area of the proposed pylon sign is well below the total allowable sign area for pylon signs in the C Zone. Also, when combined with the total area of additional proposed signage, the total area of all signage is well below the maximum allowed for the site. The granting of the Sign Permit will not constitute a grant of special privilege inconsistent with the limitations imposed by the Municipal Code on the existing use of properties, large or small, within the Town of Colma since no variances are requested, and the signs are similar to other signs permitted for auto businesses in the Town.

- (k) The signs will not constitute a nuisance as to neighboring persons or properties.

Discussion: The proposed signage is tasteful, has a conventional design consistent with industry standards and will be professionally manufactured. The proposed signs conform to the purpose and intent of the General Plan and Municipal Code of the Town of Colma and will not constitute a nuisance to neighboring persons or properties.

3. Conditions of Approval

- (a) This approval is for the project presented in the approved Project Plans entitled "Tesla," submitted to the Planning Department July 14, 2020, prepared by Stantec Architecture, Inc., and on file in the office of the City Planner. All plans submitted for required permits and subsequent development and construction shall be in substantial compliance with these documents, subject to the changes and conditions set out herein.
- (b) Project signage as shown on plans by Jones Sign and dated July 20, 2020 are approved. Any proposed site signage shall not obstruct the line of sight for vehicles entering and exiting the site and for through traffic on Junipero Serra Blvd or Collins Ave.
- (c) Uses for this property shall include new and used auto sales and additional retail sales, auto delivery, automobile preparation, limited servicing, and offices. Any additional or different uses proposed on the property shall require a new or amended Conditional Use Permit.
- (d) All service, repairs, washing, and painting of vehicles shall be performed in enclosed and contained areas and plumbed to the sanitary sewer system where required.
- (e) All parking associated with the use, including vehicle inventory, employee parking, customer parking and test-drive vehicles shall be managed and parked on site and outside of all designated fire lanes. Violations of this requirement may require adjustment to site operations and continuing violations may result in a revocation of this Use Permit.
- (f) All vehicle car carrier loading shall occur on-site and shall not be conducted in fire lanes or on any public street. Car carriers shall not back out the site onto either Collins Avenue or

Junipero Serra Boulevard. Violations of this requirement may require adjustment to site operations and continuing violations may result in a revocation of this Use Permit.

- (g) No vehicles shall block required entrance or exit driveways.
- (h) Parking lot and exterior building lighting, if replaced, shall be designed to focus light downward and to control light and glare when viewed from off-site. Lighting levels should not exceed one foot-candle when measured from the sidewalks adjacent to the site.
- (i) Wheel stops shall be provided for all those parking spaces facing Collins Avenue to prevent overhang onto landscape areas. A minimum 24-foot-wide access aisle must be maintained to all customer parking areas.
- (j) Per the requirements of the encroachment agreement for use of a portion of the Junipero Serra Boulevard Right-of-way, liability insurance shall be maintained.
- (k) Existing landscaping shall be maintained. Site landscaping shall be maintained in a viable condition at all times. Dead or damaged plantings shall be promptly replaced.
- (l) Permittee shall obtain all required Building Permits prior to construction or modifications to existing structures.
- (m) A roofed trash enclosure shall be installed at the time building 1500A is renovated for auto inspections or when lifts are added to the 1500 Collins Avenue building.
- (n) The buildings shall be provided with addresses that is clearly visible from the roadway to the satisfaction of the Building Official and Colma Fire Protection District.
- (o) The Permittee shall prepare, maintain, and implement standard operating procedures (SoP's) to address any accidental fluid or oil discharges. Best Management Practices and supplies to contain and remove any oil or fluid spills shall be readily available at the site prior to opening. The SoP's shall be updated on a regular basis to match site activities.
- (p) The Permittee shall at all times comply with local, state and federal regulations to prevent non-storm water discharges into the drain inlets on the subject property, Town's storm drain system, and other water ways. Vehicular maintenance, repair, washing and associated activities shall be performed in designed and contained areas to prevent any discharges and accidental spills into the storm drain inlets.
- (q) Indoor car wash, service areas, and any other indoor wash facility shall be connected to a pre-treatment device and plumbed to the existing onsite sanitary sewer lateral in compliance with the California plumbing code and in accordance with regulations of the sanitary sewer district. For the existing car wash facility:
 - (i) Provide a third-party inspection of the grease interceptor by a company qualified to perform these inspections. Maintenance and repair of any defects identified in the inspection shall be performed.

- (ii) A CCTV inspection of the sanitary sewer lateral from the car wash to the sewer main connection shall be performed and any identified defects shall be repaired.
- (iii) Provide a third-party inspection of the sewer lateral servicing the car wash, including the grease interceptor, and confirm they are adequately sized to handle the flow. Any required upgrades shall be completed. A Building Permit shall be obtained for this work.
- (iv) Inspection of the car wash facility to check for any overflow or discharge of car wash waters outside of the enclosed facility shall be performed and any issues identified shall be corrected.
- (r) Sewer drains, storm drain inlets, and storm drainpipes on the property shall be maintained and cleaned periodically to prevent any debris build up and to prevent blockages.
- (s) Tires, batteries, fluids, and other potential pollutants shall be stored in designated covered and contained areas to prevent non-storm discharges into the storm drain system in compliance with local, state, and federal regulations.
- (t) Trash enclosure and bins shall be adequately serviced, and their lids closed to prevent any windblown trash. Trash enclosure area shall be kept clean of any trash, debris, or material stockpiles.
- (u) Permittee shall comply with the regulations of the sanitary sewer district and pay the annual sewer user charges which are based on annual water usage. Any change in use or additions that involve sewer connections shall comply with the plumbing code and sewer district requirements.
- (r) The applicant shall pay all required Colma Fire Protection District fees and comply with all requirements of the Colma Fire Protection District prior to building use changes or operational changes. Any changes to the existing buildings will require upgrades or new installations for the fire alarm and fire sprinkler system. This includes back flow prevention of the on-site fire hydrants and fire sprinkler system. In addition, prior to occupancy of additional portions of the building at 1500 Collins Avenue or use of the building at 1500A Collins Avenue the applicant shall:
 - (i) Schedule a Fire Inspection at least one week prior to opening of any new portion of the building to employees or staff. Any deficiencies identified shall be corrected, re-inspected and approved prior to allowing the public into the building. Permits may be required to bring the building to compliance and additional inspection fees may be required if compliance is not demonstrated upon initial inspection.
 - (ii) The fire lane around both buildings will need to be evaluated and any red curbs may need to be repainted or added based on operational changes. Fire lanes shall always remain free and clear of vehicles and loading activities. Continuing violations of this requirement may result in fines, additional inspection fees or cause for termination of the Conditional Use Permit.
- (s) This Conditional Use Permit shall supersede all previous Conditional Use Permits granted for the property, rendering them null and void.

4. General Conditions

(a) The Permittee must comply with all applicable federal, state and municipal laws, codes and regulations, including the California Building and Fire Codes. Nothing herein shall be construed as authorizing any approvals under, or any exceptions to any other law, code or regulation, or as authorizing any change to the occupancy classification of the premises or any buildings thereon as defined on the California Building Code. Without limiting the generality of the foregoing:

- (i) The Permittee shall maintain an annual Colma Business Registration;
- (ii) Prior to issuance of a Business Registration, the Permittee shall arrange for the project site to be inspected for Fire and Life Safety requirements of California Fire Code by the Colma Fire Protection District.
- (iii) Service for refuge, green waste and recycling must all be maintained for the duration of the use with the Town's approved franchise waste hauler.

(b) Permittee and its heirs, successors, and permitted assigns shall, at its sole cost and expense, indemnify, defend, protect, release, and hold harmless the Town and any agency or instrumentality thereof, including any of its officers, employees, commissions, and agents (collectively, "Indemnitees"), from and against any and all claims, actions, or proceedings (collectively, "Claims") arising out of or in any way relating to the processing and/or approval of this Project, the purpose of which is to attack, set aside, void, or annul the approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the Permittee, third parties and the Indemnitees, arising out of or in connection with the approval of this Project and/or any environmental determination that accompanies it, except in the event and to the extent any such Claim(s) arise out of the Indemnitees' gross negligence or willful misconduct. Permittee agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such costs of defense, including but not limited to, court costs, attorney fees, and time referenced herein. The Town, in its sole and absolute discretion, may elect, and the Applicant hereby agrees, to have the Applicant provide the defense of the Indemnitees subject to the Town's approval of defense council. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. Permittee's defense and indemnification of the Indemnitees as set forth herein shall remain in full force and effect throughout all stages of any litigation challenging the Project, including any and all appeals of any lower court judgments rendered in the proceeding.

(c) The Permittee must agree to comply with each and every term and condition herein by countersigning a copy of this Resolution and returning the counter-signed copy to the City Clerk no more than forty-five (45) days following City Council approval of the permit. If Permittee is not the property owner, then the property owner must consent to use of the property on the terms and conditions herein by counter-signing a copy of this resolution and returning the counter-signed copy to the City Clerk no later than forty-five (45) days following City Council approval of the permit. Failure to return the counter-signed copy as specified shall render this permit null and void.

Certification of Adoption

I certify that the foregoing Resolution 2020-__ was duly adopted at a regular meeting of said City Council held on September 9, 2020 by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
John Irish Goodwin, Mayor					
Diana Colvin					
Helen Fisicaro					
Raquel "Rae" Gonzalez					
Joanne F. del Rosario					
<i>Voting Tally</i>					

Dated _____

John Irish Goodwin, Mayor

Attest: _____
Caitlin Corley, City Clerk

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Property Owner:

The undersigned consent to Permittee using the property subject to the terms and conditions herein.

PRICE TRUST U/D/T 10/5/84

Dated: _____
Thomas A. Price, Trustee of Price Trust U/D/T 10/5/84

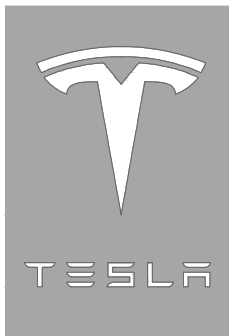
Permittee:

The undersigned agrees to comply with each and every condition set forth in this resolution.

Dated: _____

For Tesla (print name)

ATTACHMENT B



Stantec Architecture Inc.
 38 Technology Drive, Suite #100
 Irvine, CA
 92618-5312
 Tel. 949.923.6000
 Fax. 949.923.6121
 www.stantec.com
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PARKING CALCULATIONS

CODE X, CHAPTER X (TABLE X)

GROUP B (AUTOMOBILE SHOWROOM): 1 PARKING STALL PER 100 S.F. @ 2,918 S.F.
 GROUP B (OFFICE): 1 PARKING STALL PER 300 S.F. @ 9,588 S.F.
 GROUP B (PARTS & STORAGE): 1 PARKING STALL PER 2,000 S.F. @ 334 S.F.

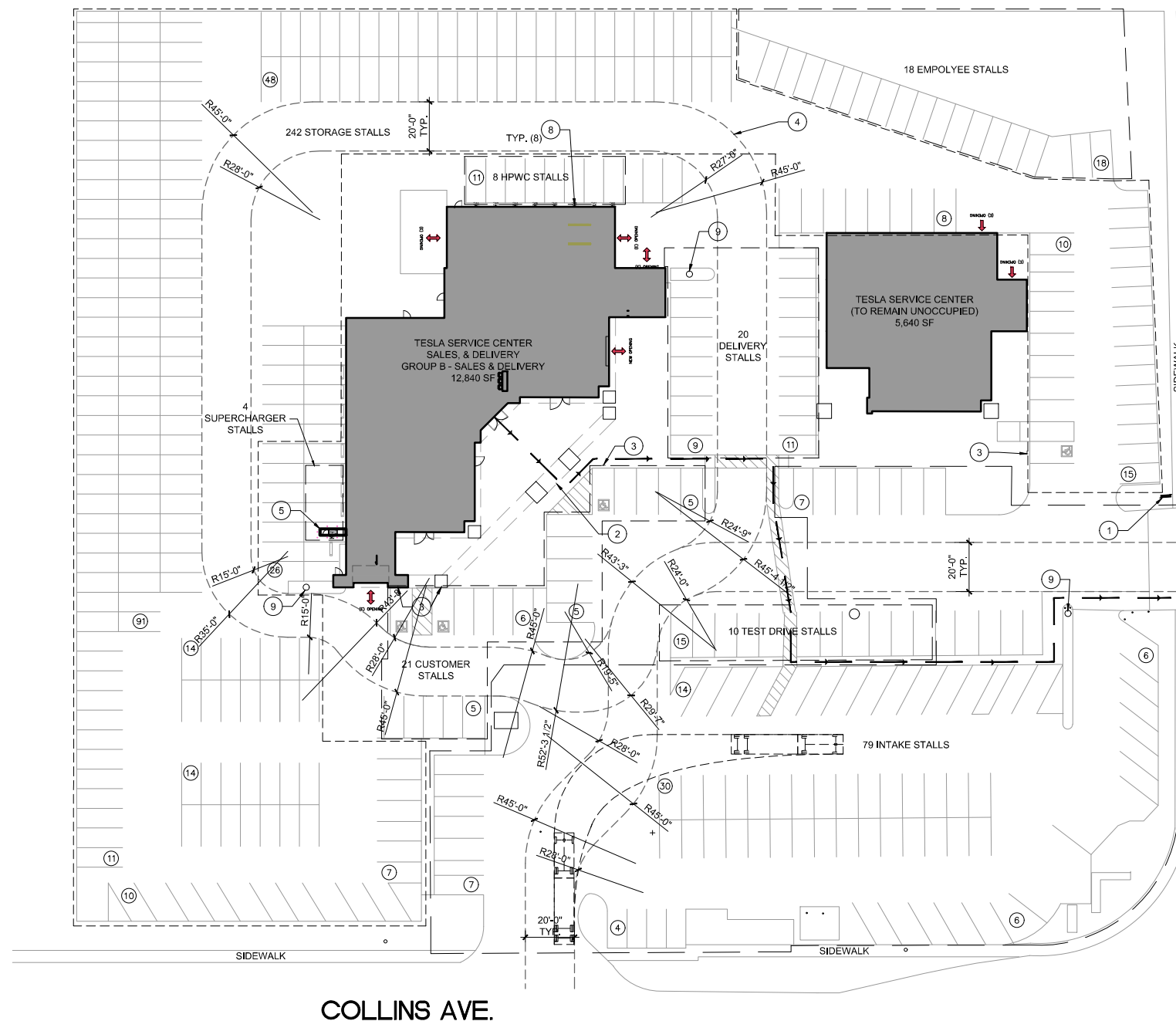
	REQUIRED	PROVIDED
AUTOMOBILE SHOWROOM	30	
OFFICE	32	
PARTS AND STORAGE	1	
ACCESSIBLE	4	4
TOTAL	68	413

LEGEND

- (E) LANDSCAPE AREA
- PROPERTY LINE
- PROPERTY SET BACK
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE ROUTE, 4'-0" WIDE MINIMUM, 5'-0" WIDE AT DOORWAYS, 4" WHITE PAINTED STRIPING, SPACED AT 3'-0" ON CENTER, AT 30 DEGREE ANGLE.
- HIGH POWER POST MOUNTED WALL CONNECTOR AND DISCONNECT, SEE DETAIL 1/A8.02 & ELECTRICAL DRAWINGS.
- C COMPACT STALL
- S STANDARD PARKING STALL
- EV ELECTRIC CAR CHARGING STALL
- A ACCESSIBLE PARKING STALL
- A-V ACCESSIBLE VAN PARKING STALL

KEY NOTES

- ① (N) 12' HIGH ILLUMINATED MONUMENT SIGN IN EXISTING LOCATION
- ② (N) 2'-8" H FACELIT WORDMARK SIGN IN EXISTING LOCATION
- ③ (E) ACCESSIBLE PARKING SIGNAGE
- ④ (E) FIRELANE
- ⑤ (N) SUPERCHARGER, CONCRETE PAD, & BOLLARDS
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ WALL-MOUNTED WALL CONNECTOR (CHARGER)
- ⑨ (E) FIRE HYDRANT
- ⑩ NOT USED
- ⑪ NOT USED
- ⑫ NOT USED



JUNIPERO SERRA BLVD

COLMA
 SALES & DELIVERY
 1500 COLLINS AVE
 COLMA, CA 94014

ISSUE / REVISION	
03.19.20	SITE SURVEY ISSUE
07.15.20	PLANNING SUBMITTAL

BEFORE BID AWARD:

 AFTER BID AWARD:

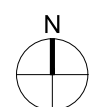
DRAWING TITLE

SITE PLAN

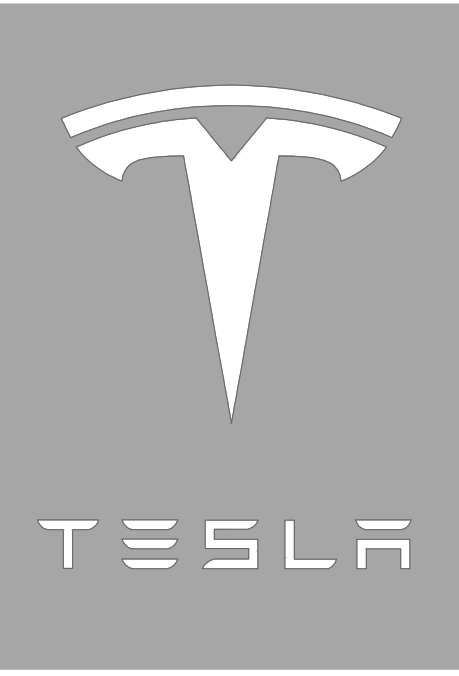
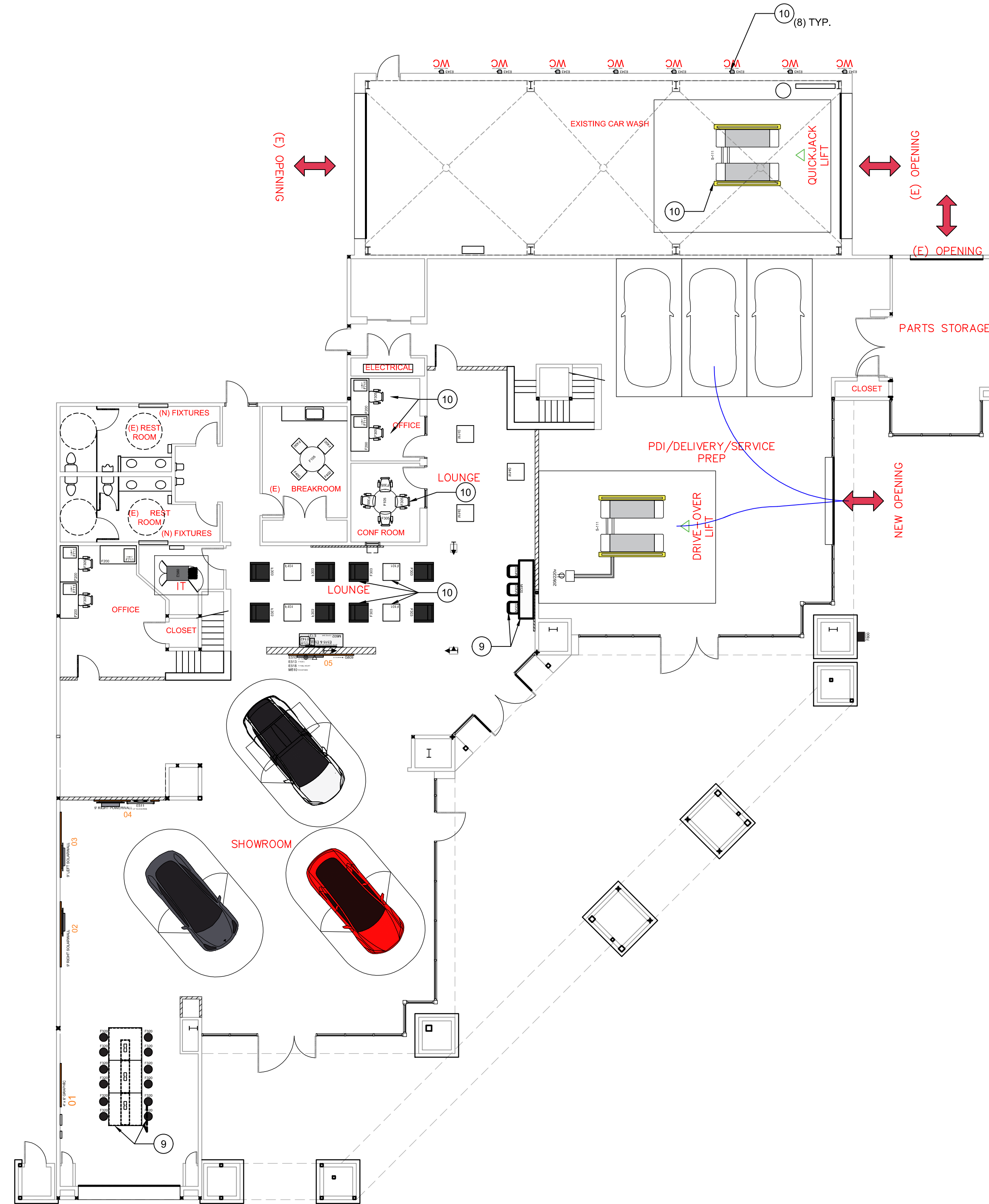
SCALE: AS NOTED
 TRT PROJECT #: 13277
 STANTEC PROJECT #: 2007130090

SHEET NUMBER

A1.01



- ① NOT USED
- ② NOT USED
- ③ NOT USED
- ④ NOT USED
- ⑤ NOT USED
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ NOT USED
- ⑨ (N) FURNITURE TO BE PLACED IN PHASE 2, ALL OTHER FURNITURE TO BE PLACED IN PHASE 1B EXCEPT AS NOTED
- ⑩ (N) FURNITURE TO BE PLACED IN PHASE 1A, ALL OTHER FURNITURE TO BE PLACED IN PHASE 1B EXCEPT AS NOTED



Stantec Architecture Inc.
 38 Technology Drive, Suite #100
 Irvine, CA
 92618-5312
 Tel. 949.923.6000
 Fax. 949.923.6121
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ISSUE / REVISION	
03.19.20	SITE SURVEY ISSUE
07.15.20	PLANNING SUBMITTAL

BEFORE BID AWARD:

AFTER BID AWARD:

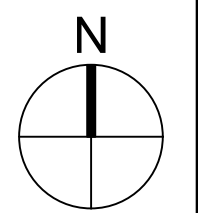
DRAWING TITLE

FURNITURE FIXTURE
 EQUIPMENT &
 SIGNAGE PLAN -
 FIRST FLOOR

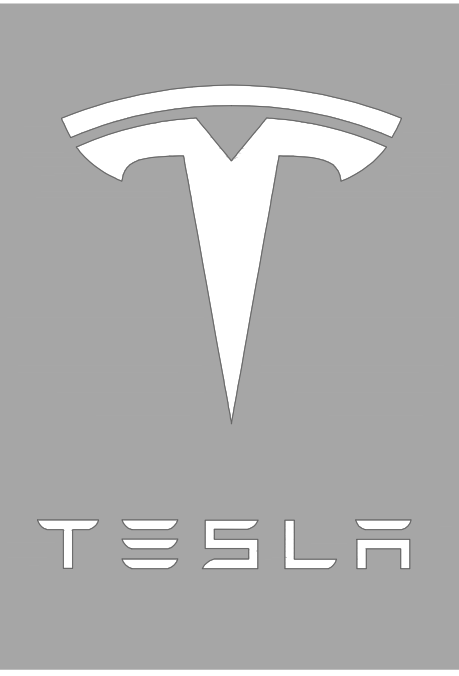
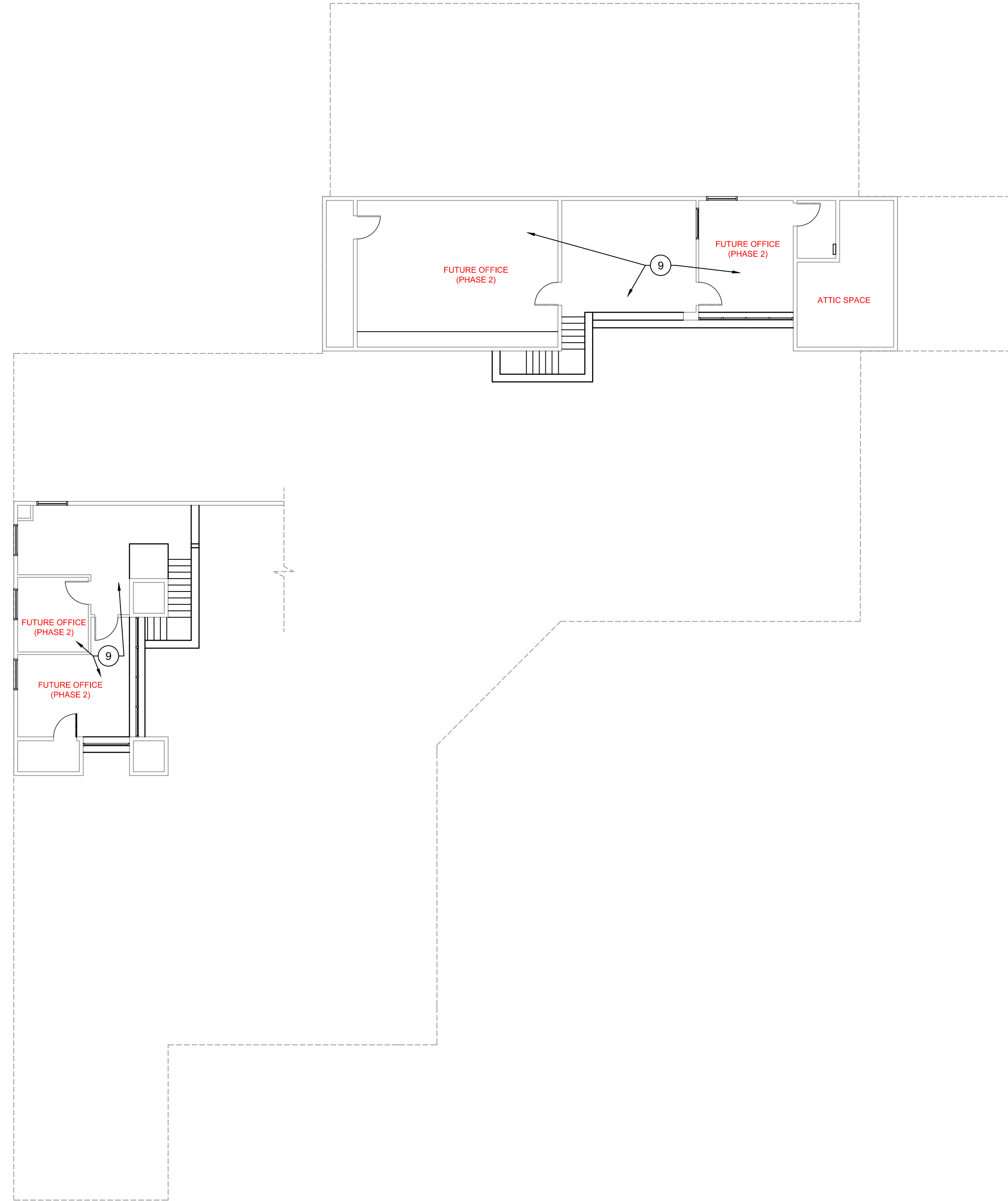
SCALE: AS NOTED
 TRT PROJECT #: 13277
 STANTEC PROJECT #: 2007130090

SHEET NUMBER

A2.02a



- ① NOT USED
- ② NOT USED
- ③ NOT USED
- ④ NOT USED
- ⑤ NOT USED
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ NOT USED
- ⑨ (N) FURNITURE TO BE PLACED IN PHASE 2, ALL OTHER FURNITURE TO BE PLACED IN PHASE 1B EXCEPT AS NOTED
- ⑩ (N) FURNITURE TO BE PLACED IN PHASE 1A, ALL OTHER FURNITURE TO BE PLACED IN PHASE 1B EXCEPT AS NOTED



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ISSUE / REVISION	
03.19.20	SITE SURVEY ISSUE
07.15.20	PLANNING SUBMITTAL

BEFORE BID AWARD:

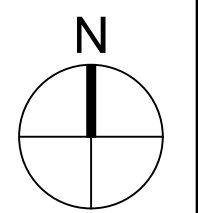
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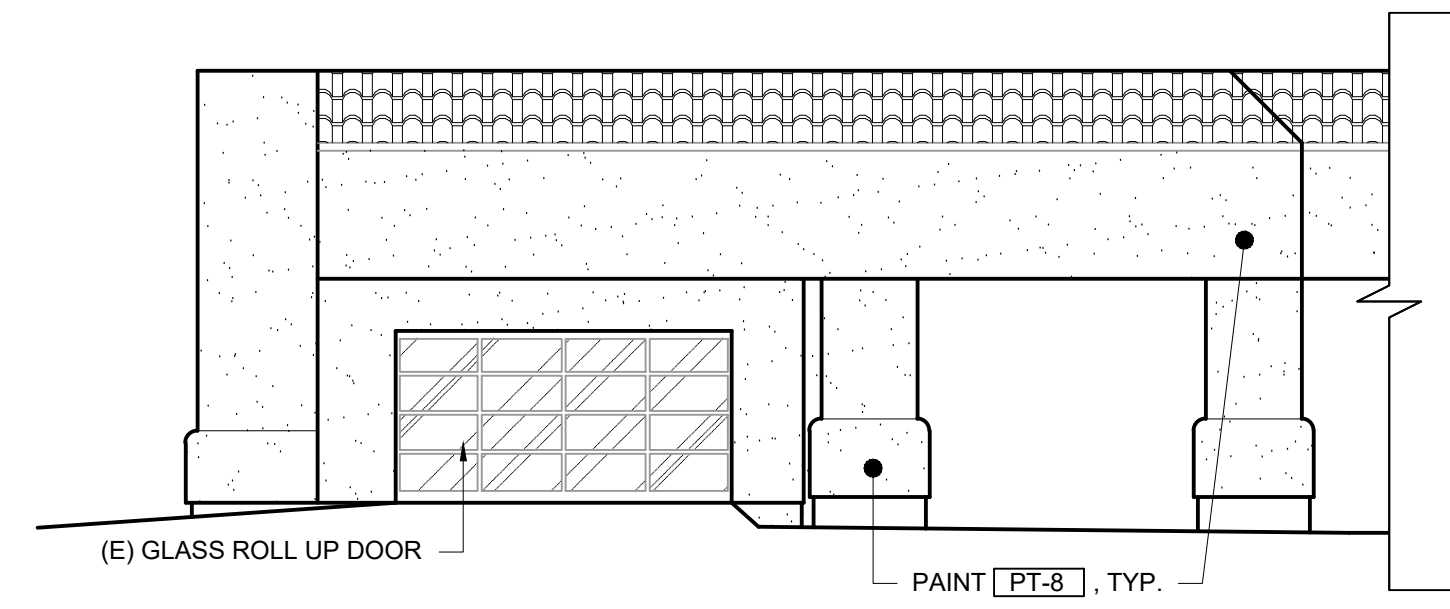
DRAWING TITLE

FURNITURE FIXTURE
 EQUIPMENT &
 SIGNAGE PLAN -
 MEZZANINES

SCALE: AS NOTED
 TRT PROJECT #: 13277
 STANTEC PROJECT #: 2007130090

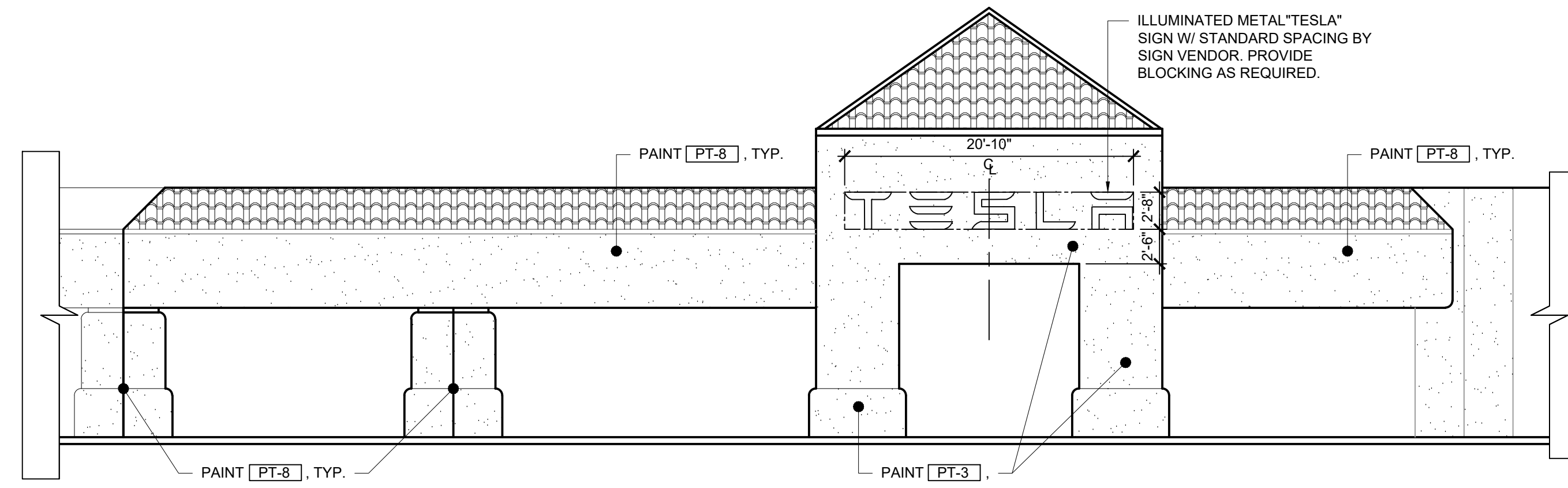
SHEET NUMBER





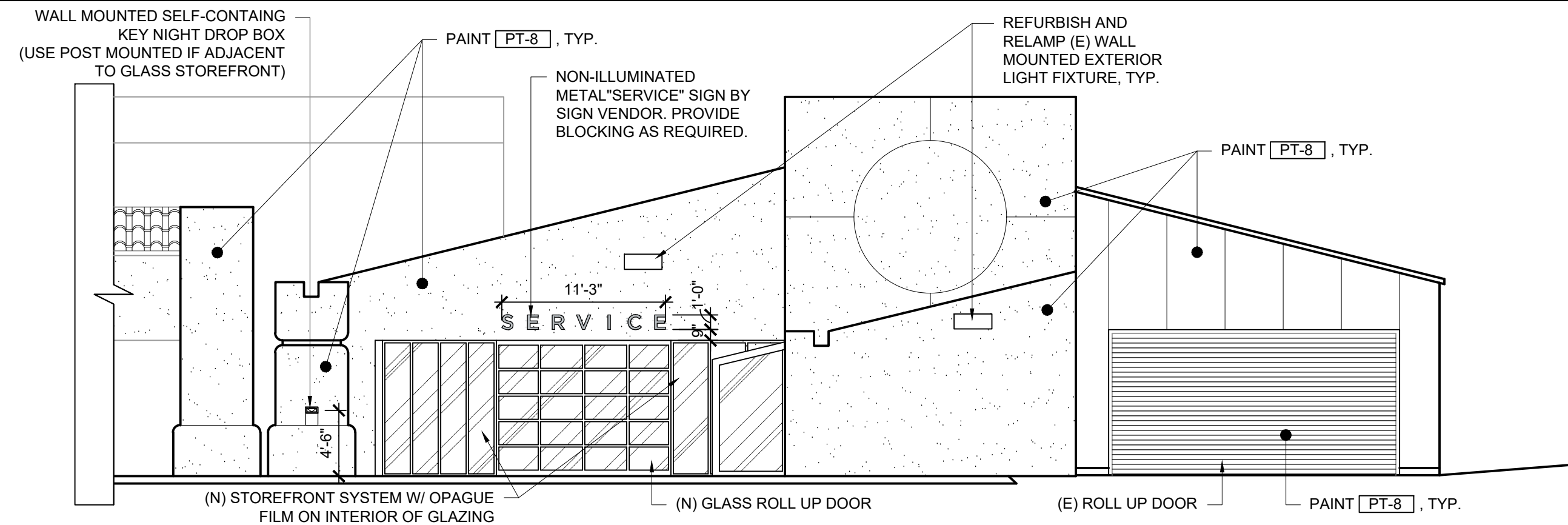
SOUTH EXTERIOR ELEVATION

SCALE: 5



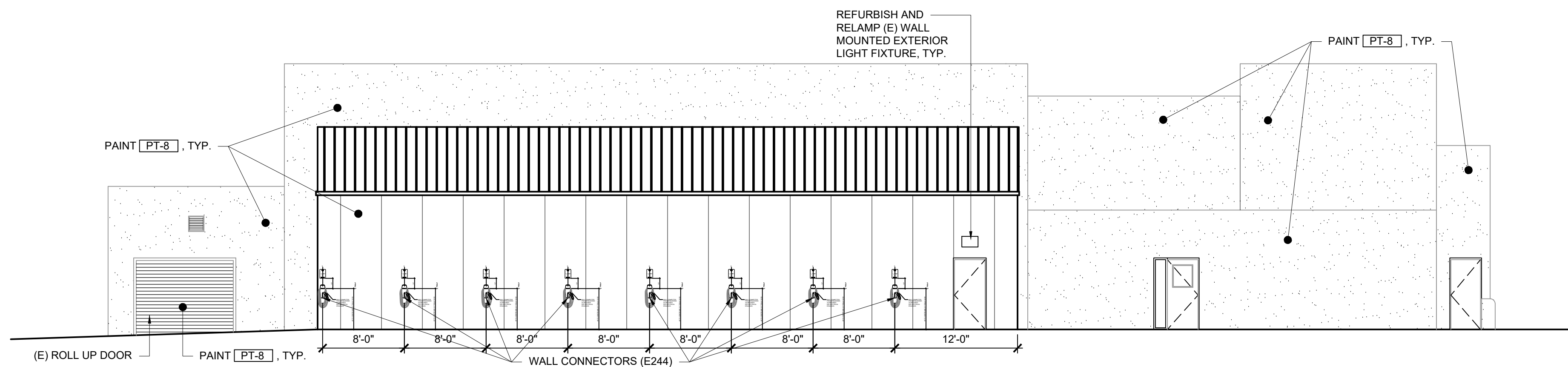
SOUTH-EAST EXTERIOR ELEVATION

SCALE: 4



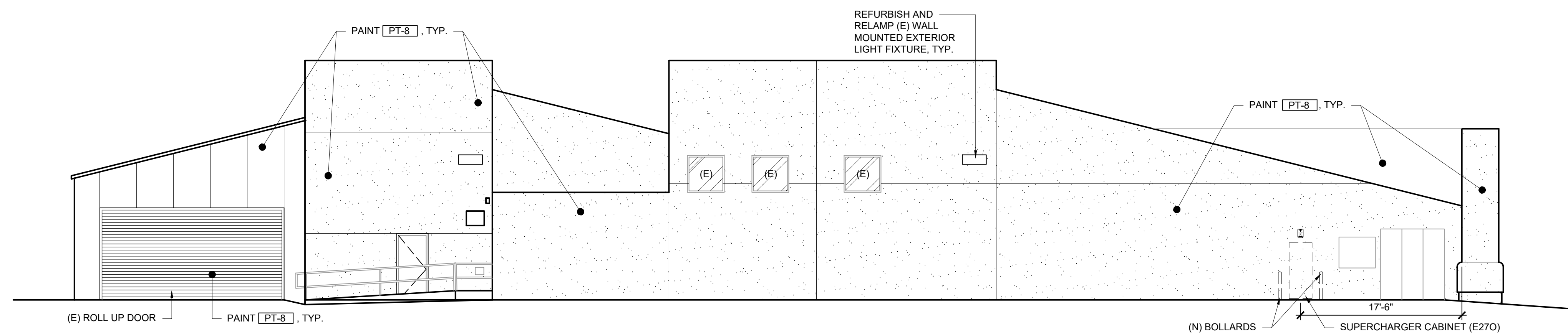
EAST EXTERIOR ELEVATION

SCALE: 3



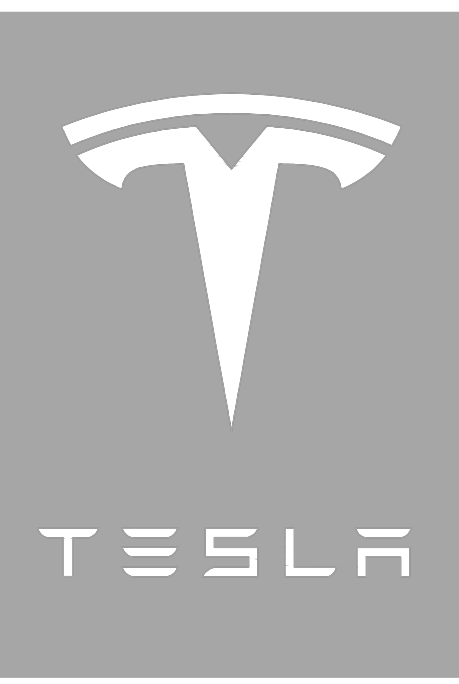
NORTH EXTERIOR ELEVATION

SCALE: 2



WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" 1



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COLMA, CA 94014

ISSUE / REVISION	
03.19.20	SITE SURVEY ISSUE
07.15.20	PLANNING SUBMITTAL

BEFORE BID AWARD:

AFTER BID AWARD:

DRAWING TITLE

EXTERIOR ELEVATION

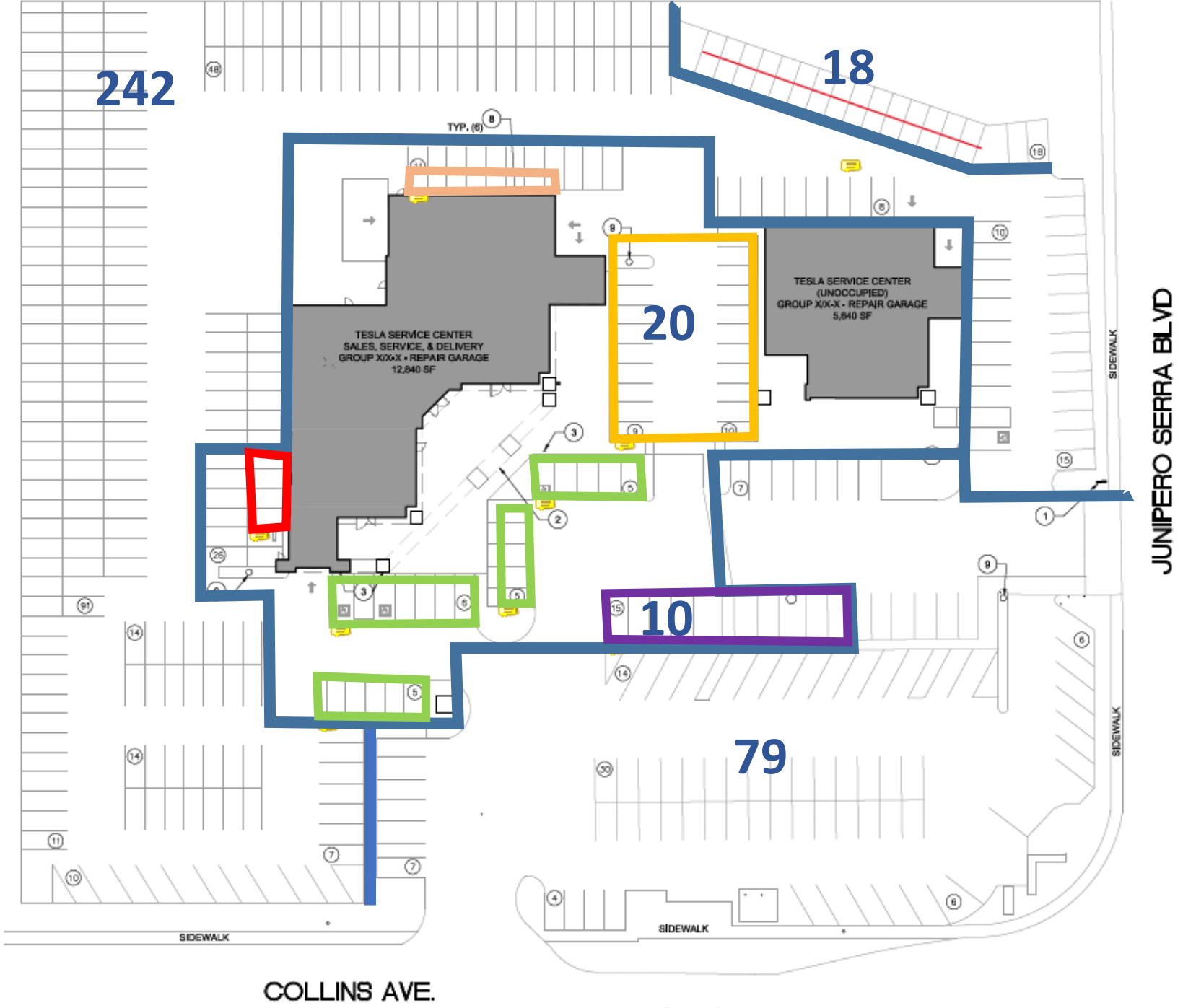
SCALE: AS NOTED
TRT PROJECT #: 13277
STANTEC PROJECT #: 2007130090

SHEET NUMBER

A4.01

- 20 delivery stalls
- 21 customer stalls
- 10 test drive stalls
- 79 intake stalls
- 242 storage stalls
- 18 employee stalls
- 4 supercharger stalls
- 8 HPWC stalls

Total spaces 402



Attachment C

Staffing needs for vehicle prep

Average day to day operation needs for vehicle prep / movement			
Deliveries		50-100	
Techs		2	
VRS/VMS		8	
Temps		8	
Sales		12	

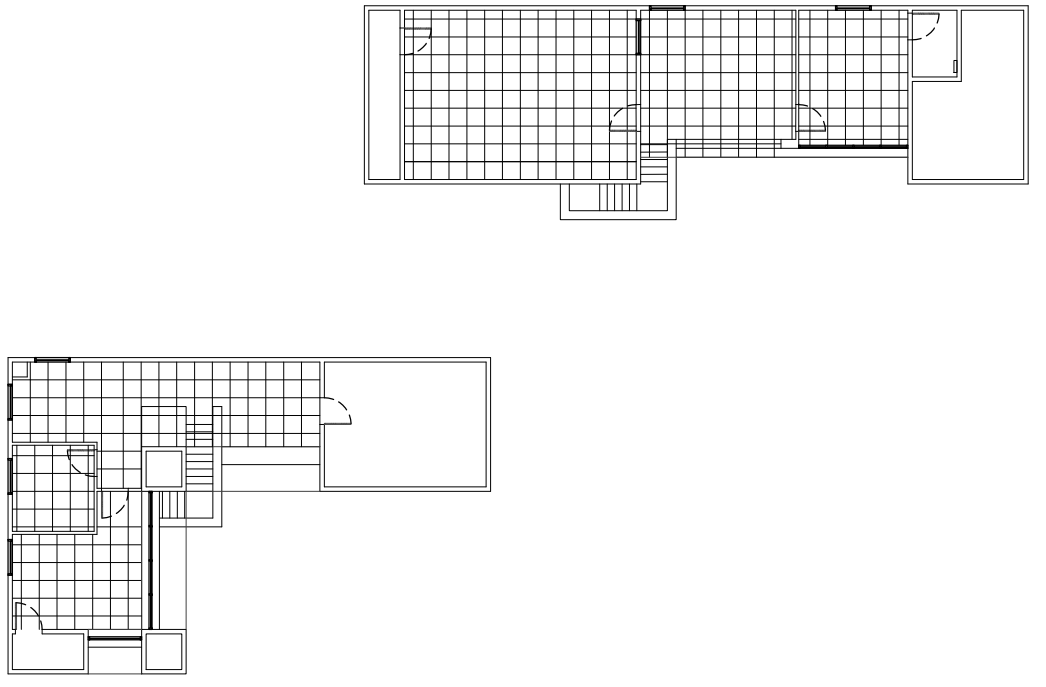
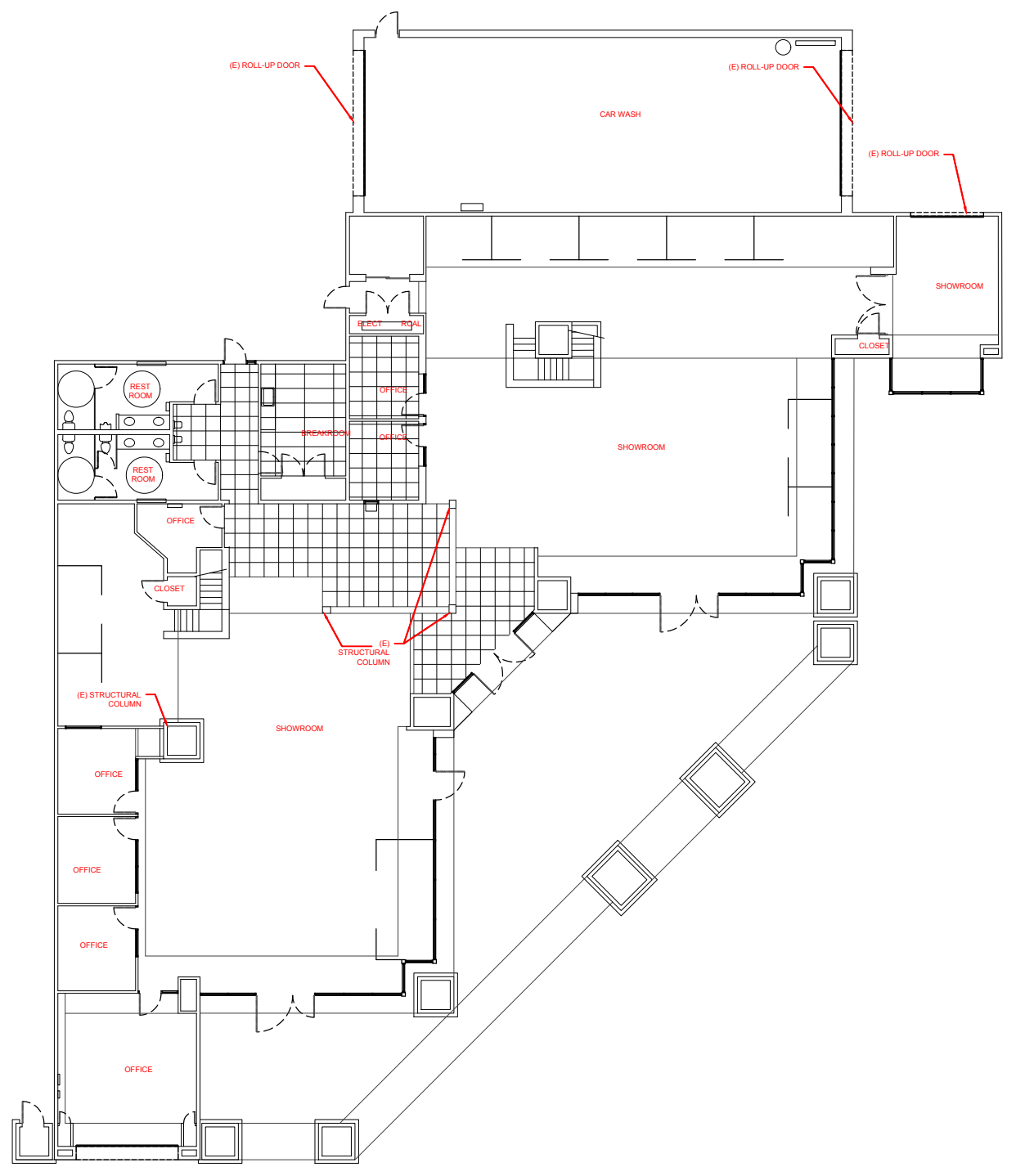
Surge for EOQ vehicle prep / movement needs			
Deliveries		100-200	
Techs		4	
VRS/VMS		8	
Temps		15	
Sales		20	

COLMA - TESLA CENTER - WARM CLIMATE

ATTACHMENT D

CONFIDENTIAL

EXISTING FLOOR PLAN - BUILDING A
TRT ID - 13277



SCALE: 3/64" = 1'-0"

TESLA APRIL 19, 2020

EXISTING WALL

NORTH AMERICA | 1500 COLLINS AVENUE COLMA, CA | USA

*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST

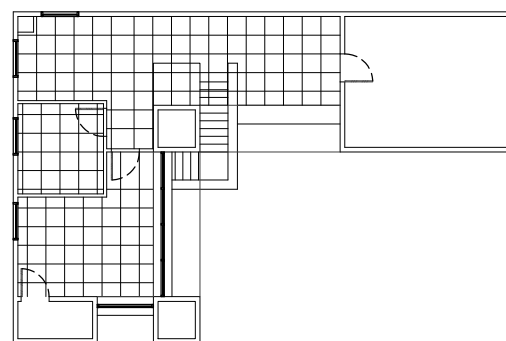
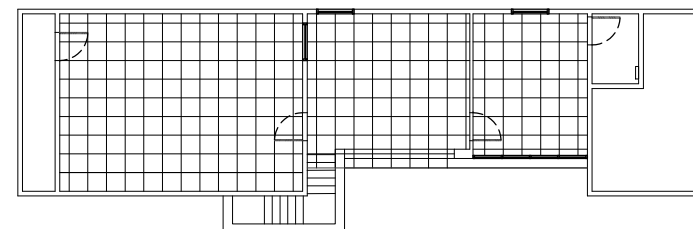
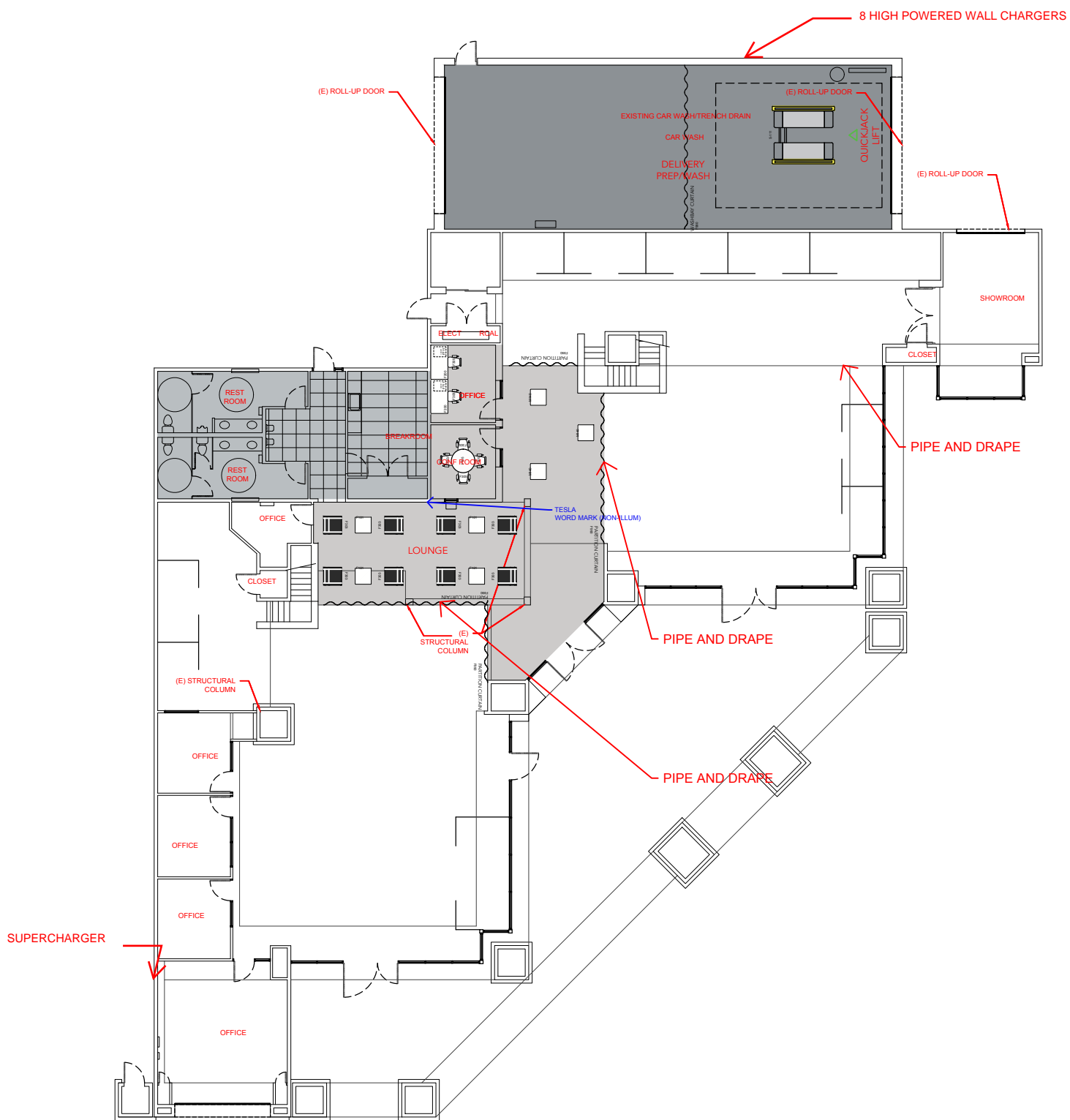
COLMA - TESLA CENTER - WARM CLIMATE

CONCEPT FLOOR PLAN - BUILDING A | PHASE 1A

TRT ID - 13277

ATTACHMENT D

CONFIDENTIAL



SPECIAL CONDITIONS:

- 800A/208V/3PH EXISTING
- 6 (N) WALL CONNECTORS
- (1) QUICK JACK LIFT
- PIPE AND DRAPE UNUSED AREAS
- PAINT, FLOOR FINISHES, FURNITURE (PHASE 1)
- SIGNAGE



SCALE: 3/64" = 1'-0"

TESLA APRIL 19, 2020

- EXISTING WALL
- SERVICE CIRCULATION
- DELIVERY CIRCULATION
- NEW WALL

NORTH AMERICA | 1500 COLLINS AVENUE COLMA, CA | USA

*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST

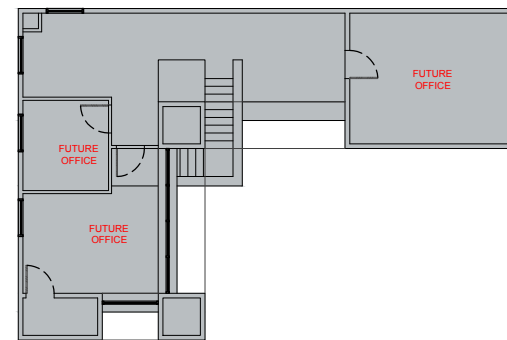
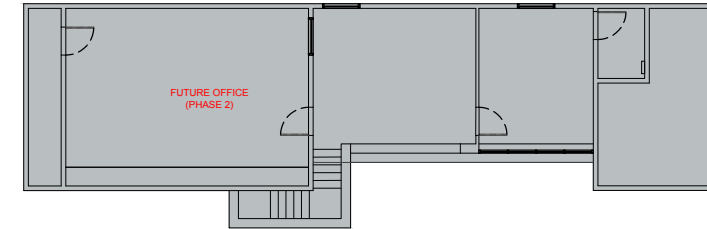
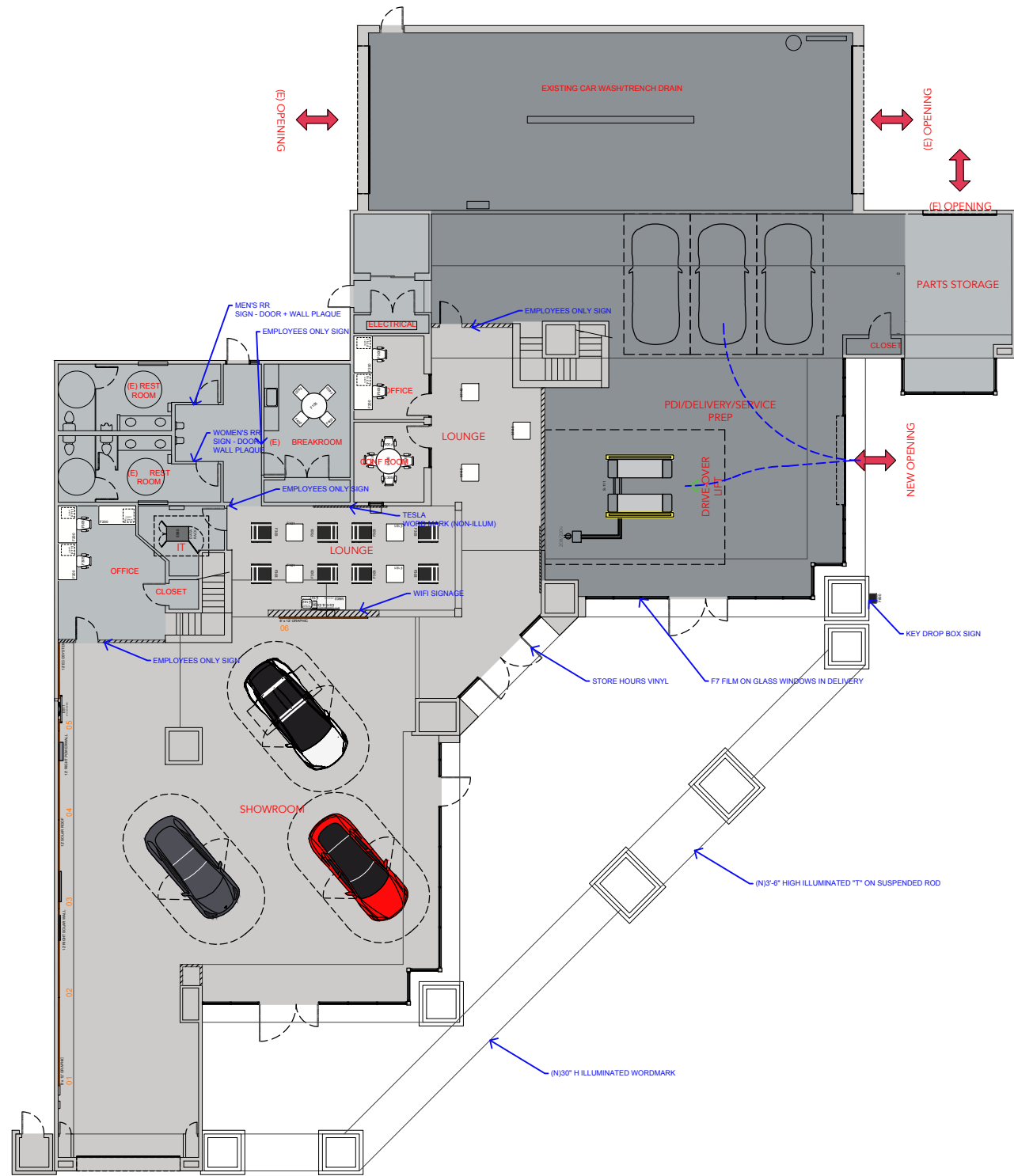
COLMA - TESLA CENTER - WARM CLIMATE

CONCEPT FLOOR PLAN - BUILDING A | PHASE 1B

TRT ID - 13277

ATTACHMENT D

CONFIDENTIAL



SPECIAL CONDITIONS:

- NEW ROLL UP DOOR REQUIRED FOR DELIVERY OPERATIONS. RELOCATED FROM BERKELEY SERVICE
- 800A/208V/3PH
- ADA BATHROOM UPGRADES REQUIRED
- EXISTING (4) RTU'S NEED TO BE REPLACED. SHOP AREA WOULD REQUIRE EXHAUST FANS
- EXISTING LIGHTING REQUIRES REPLACEMENT
- SITE PLAN REQUIRES ADA RESTRIPIING FOR ADA COMPLIANT SPOTS AND REGRADING OF ADA ACCESS BETWEEN BUILDING A + B

AREA BREAKDOWN (SF):

GROSS TOTAL:	13,148	SF
FIRST FLOOR:	10,531	SF
SECOND FLOOR MEZ 1:	1,464	SF
SECOND FLOOR MEZ 2:	1,153	SF
NET TOTAL:	12,006	SF
SERVICE SHOP:	###	SF
PARTS AND STORAGE:	334	SF
LOUNGE:	1,323	SF
BOH:	2,542	SF
SHOWROOM:	2,918	SF
DELIVERY:	3,972	SF
UNBUILT/OTHER:	917	SF



SCALE: 3/64" = 1'-0"

TESLA APRIL 19, 2020

- EXISTING WALL
- SERVICE CIRCULATION
- DELIVERY CIRCULATION
- NEW WALL

NORTH AMERICA | 1500 COLLINS AVENUE COLMA, CA | USA

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COLMA - TESLA CENTER - WARM CLIMATE

CONCEPT FLOOR PLAN - BUILDING A | PHASE 1B (FURNITURE)

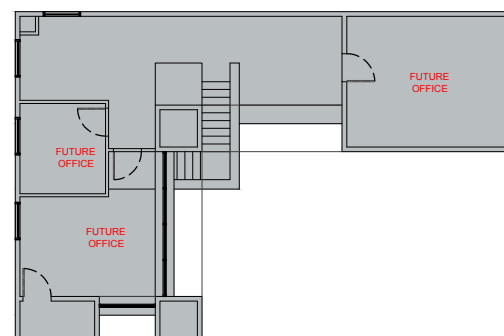
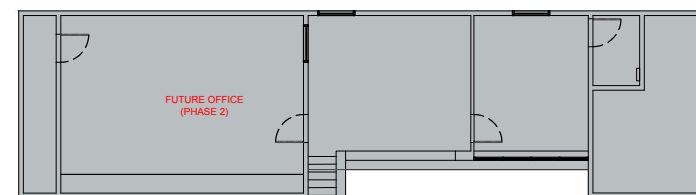
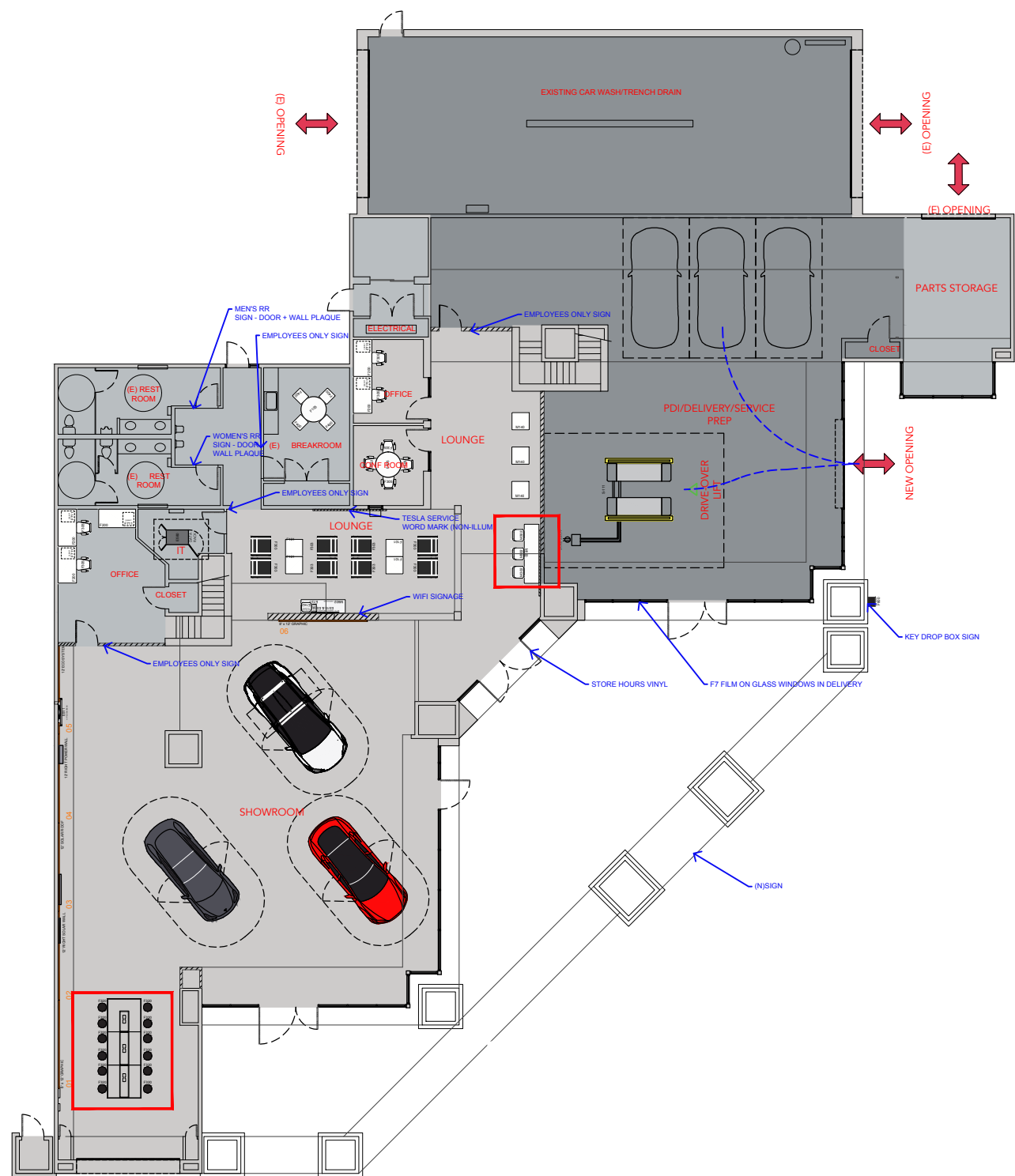
TRT ID - 13277

ATTACHMENT D

CONFIDENTIAL

SPECIAL CONDITIONS:

- DEFERRED FURNITURE SPEND



AREA BREAKDOWN (SF):

GROSS TOTAL:	13,148	SF
FIRST FLOOR:	10,531	SF
SECOND FLOOR MEZ 1:	1,464	SF
SECOND FLOOR MEZ 2:	1,153	SF
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SCALE: 3/64" = 1'-0"

TESLA APRIL 19, 2020

- EXISTING WALL
- SERVICE CIRCULATION
- NEW WALL
- DELIVERY CIRCULATION

NORTH AMERICA | 1500 COLLINS AVENUE COLMA, CA | USA

*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST

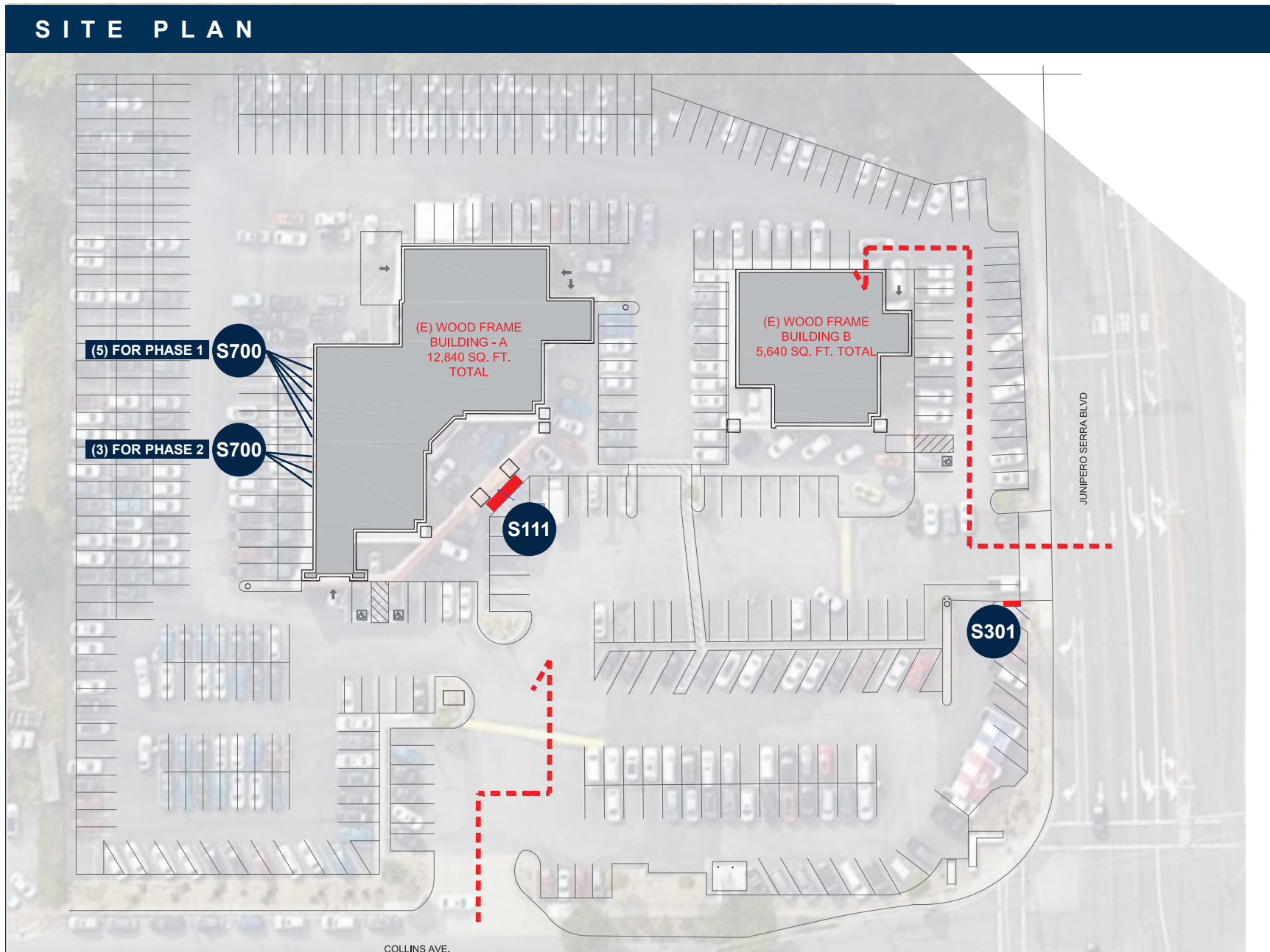
STORE FRONT RENDER
TRT ID - 13277



(N) 16' MONUMENT SIGN

STORE FRONT RENDER
TRT ID - 13277





WORK SCOPE

- Phase #1**
- S900 DOOR VINYL (Qty 1)**
 - S802 FCO RECEPTION FCO LETTERS (Qty 1)**
 - TB BANNER (Qty 1)**
 - S700 WALL MOUNTED PARKING SIGN (Qty 5 - PHASE 1)**
- Phase #2**
- S111 FACE-LIT CHANNEL LETTERS (Qty 1)**
 - S301 DF INTERNALLY ILLUMINATED MONUMENT SIGN (Qty 1)**
 - S700 WALL MOUNTED PARKING SIGN (Qty 3 - PHASE 2)**
 - S951 NON-ILLUMINATED RESTROOM ID SIGNAGE (Qty 1)**
 - S952 NON-ILLUMINATED RESTROOM ID SIGNAGE (Qty 1)**
 - S961 NON-ILLUMINATED WALL PLAQUES (Qty 1)**
 - S962 NON-ILLUMINATED WALL PLAQUES (Qty 1)**
 - S969 NON-ILLUMINATED WALL PLAQUES (Qty 4)**
 - WIFI NON-LIT WIFI SIGN (Qty 1)**

CODE ALLOWANCE

CODE INFORMATION...

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JOB #: **250639-R2**
DATE: 07.20.2020
DESIGNER: A. McKinney
SALES REP: M. Bjorklund
PROJ MGR: C. Grathen

REV.	DATE	BY	DESCRIPTION
1	08.04.20	WAM	ADD BANNER TO PACKAGE
2	08.07.20	WAM	REVISE PER COMMENTS
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

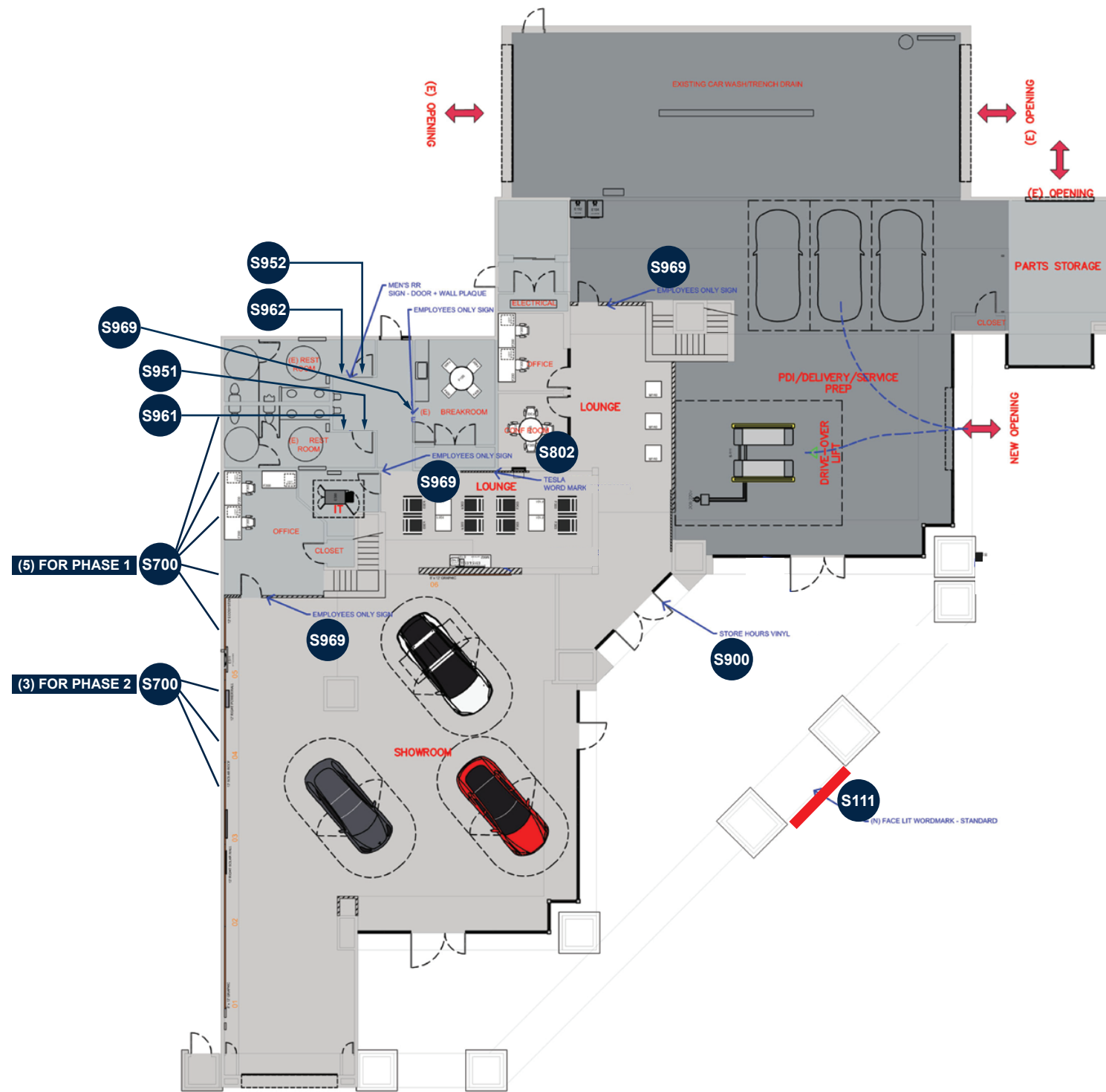
CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



Tesla Inc-Colma, CA
1500 Collins Ave
ID# 13277
Colma, CA 94014

SHEET NUMBER
0.0

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FRONT VIEW
SCALE: 3/64" = 1'-0"



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WWW.JONESSIGN.COM

JOB #: **250639-R2**
DATE: 07.20.2020
DESIGNER: A. McKinney
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PROJ MGR: C. Grathen

REV.	DATE	BY	DESCRIPTION
1	08.04.20	WAM	ADD BANNER TO PACKAGE
2	08.07.20	WAM	REVISE PER COMMENTS
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____





Tesla Inc-Colma, CA
1500 Collins Ave
ID# 13277
Colma, CA 94014

SHEET NUMBER
0.1

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CONCEPTUAL STOREFRONT RENDERING
SCALE: N.T.S.

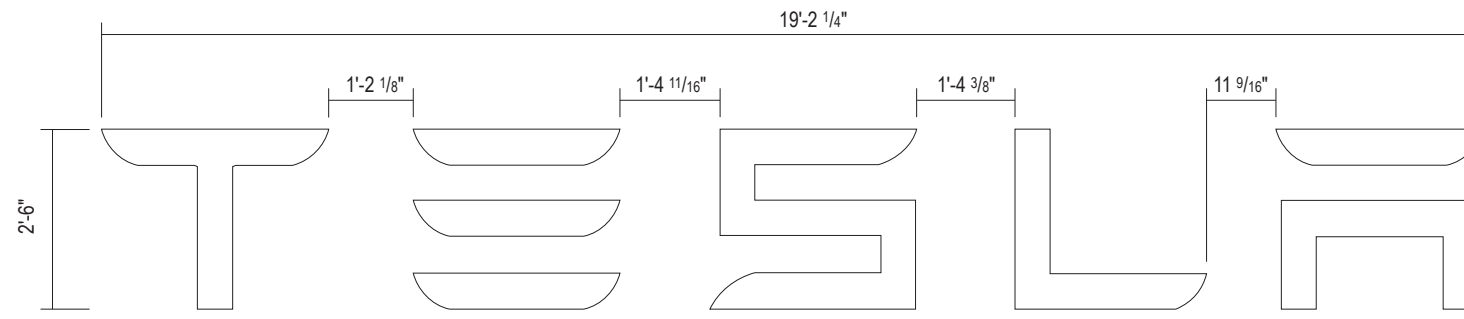
 Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 250639-R2 DATE: 07.20.2020 DESIGNER: A. McKinney SALES REP: M. Bjorklund PROJ MGR: C. Grathen	REV. DATE BY DESCRIPTION	CLIENT APPROVAL DATE		Tesla Inc-Colma, CA 1500 Collins Ave ID# 13277 Colma, CA 94014	SHEET NUMBER 0.3																																			
		<table border="1"> <tr><td>1</td><td>08.04.20</td><td>WAM</td><td>ADD BANNER TO PACKAGE</td></tr> <tr><td>2</td><td>08.07.20</td><td>WAM</td><td>REVISE PER COMMENTS</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </table>	1				08.04.20	WAM	ADD BANNER TO PACKAGE	2	08.07.20	WAM	REVISE PER COMMENTS	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX
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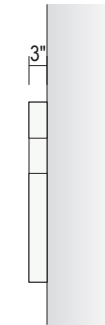
S111 - 2'-6" STANDARD FACE-LIT CHANNEL LETTERS (Qty 1)

SQUARE FOOTAGE: 47.97

ATTACHMENT E



FRONT VIEW
SCALE: 3/8" = 1'-0"



END VIEW
SCALE: 3/8" = 1'-0"

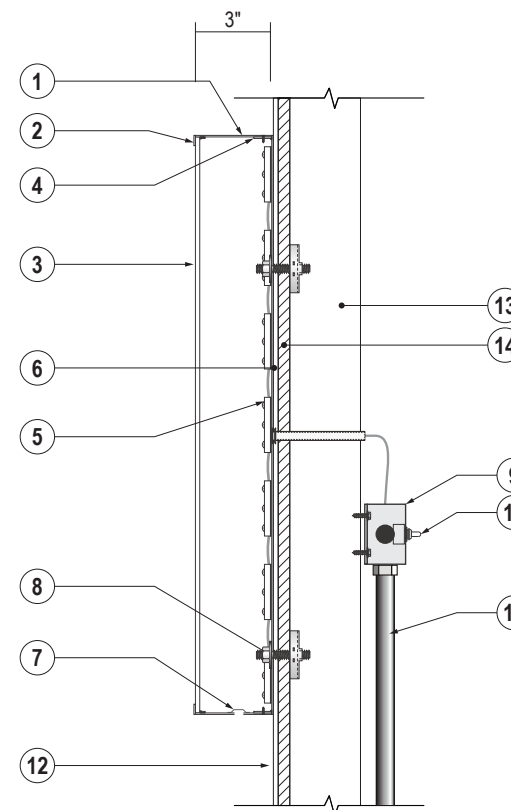
SPECIFICATIONS

1. .063" ALUMINUM RETURNS, 3" DEPTH P-2
2. .250" WIDE X .125" TH. ALUMINUM TRIM LIP P-2
3. 3/16" #2447 WHITE PLEX FACE
4. .063" ALUM CLIP (TYP.)
5. WHITE LED MODULES
6. .125" ALUMINUM BACK
7. WEEP HOLES WITH LIGHT BAFFLES (EXTERIOR APPLICATIONS ONLY)
8. 3/8" STEEL NUT, ZIP TOGGLER, 3/8" STEEL THREADED ROD
9. REMOTED LED POWER SUPPLY
10. DISCONNECT SWITCH
11. 120V PRIMARY ELECTRICAL
12. 3mm ALUMINUM COMPOSITE PANELS
13. METAL STUD
14. 1/2" PLYWOOD

NOTES

- TYPICAL WHIP LENGTH 6'-0"
- ETL / MANUFACTURER'S LABEL(S) ON TOP OF LETTERS

VERIFY WALL CONSTRUCTION



CROSS SECTION VIEW
SCALE: N.T.S.

COLORS/FINISHES

P-2 MP TO MATCH BM #OC-65
CHANTILLY LACE, SATIN

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JOB #: **250639-R2**
DATE: 07.20.2020
DESIGNER: A. McKinney
SALES REP: M. Bjorklund
PROJ MGR: C. Grathen

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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



Tesla Inc-Colma, CA
1500 Collins Ave
ID# 13277
Colma, CA 94014

SHEET NUMBER

1.0

S301 DF INTERNALLY ILLUMINATED MONUMENT SIGN (Qty 1)

SQUARE FOOTAGE: 124.5

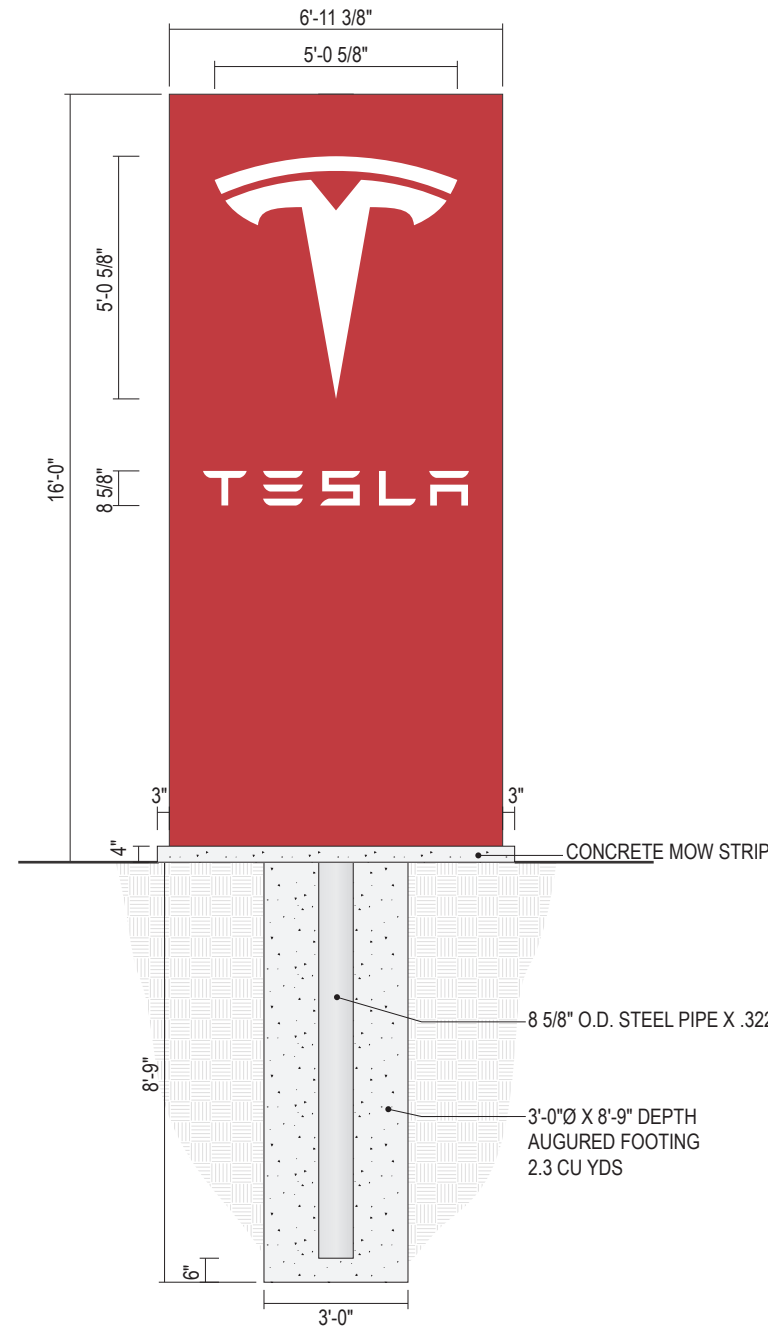
ATTACHMENT E



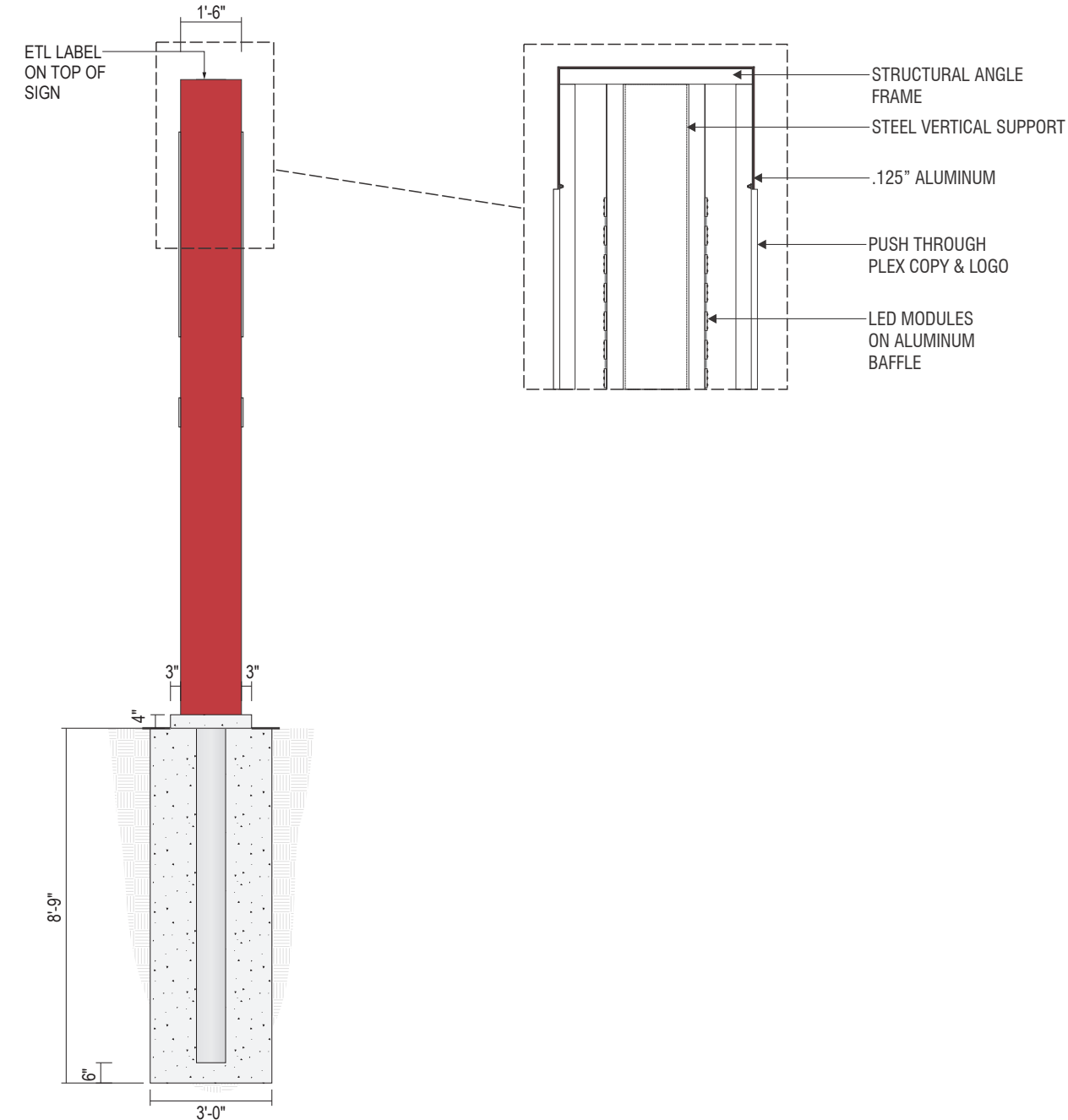
EXISTING
SCALE: N.T.S.



PROPOSED
SCALE: N.T.S.



FRONT VIEW
SCALE: 1/4"=1'-0"



END VIEW
SCALE: 1/4"=1'-0"

COLORS/FINISHES

- P-1** MP TO MATCH BM #2087-10
NEON RED, SATIN (PMS 19-1664)
- V-3** 3M 3630-20 TRANSLUCENT WHITE VINYL
- V-4** 3M 3636-70 DIFFUSER VINYL

SPECIFICATIONS

1. FABRICATED ALUMINUM CABINET, **P-1**, WITH ROUTED OUT FACE FOR PUSH THROUGH.
2. INTERNAL STRUCTURE TO CONSIST OF ANGLE FRAMING.
3. MONUMENT TO HAVE REMOVABLE ENDS WITH COUNTERSUNK SCREWS **P-1**
4. 3/4" CLEAR ACRYLIC PUSH THROUGHS W/ HEAVILY SANDBLASTED EDGES.
1ST SURFACE VINYL **V-3**, AND 2ND SURFACE 3M 3636-70 DIFFUSER **V-4**
5. INTERNALLY ILLUMINATED WITH WHITE LEDS AND POWER SUPPLIES LOCATED INSIDE THE CABINET.
6. LEDS TO BE ATTACHED TO BOTH SIDES OF A PRE-PAINTED WHITE ALUMINUM BAFFLE
7. AUGURED CONCRETE FOOTING WITH SUPPORT PIPE AS REQUIRED. (BY JONES)

NOTES

- ELECTRICAL TO BE PULLED TO SIGN SITE BY OTHERS
- MOW STRIP REQUIRED AS PART OF FOOTING TO PREVENT DAMAGE TO THE SIGN
- ELECTRICAL BY TESLA GC
- FINAL HOOK UP BY JONES
- FOOTING BY JONES

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JOB #: **250639-R2**
DATE: 07.20.2020
DESIGNER: A. McKinney
SALES REP: M. Bjorklund
PROJ MGR: C. Grathen

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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



Tesla Inc-Colma, CA
1500 Collins Ave
ID# 13277
Colma, CA 94014

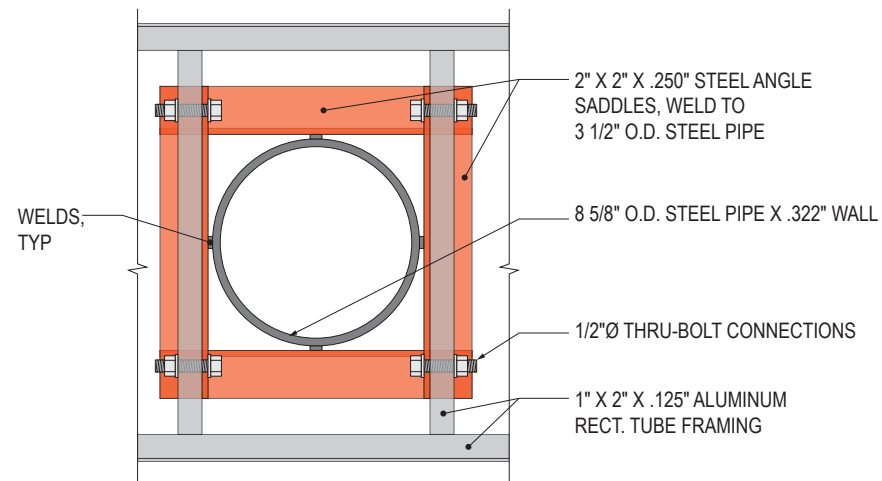
SHEET NUMBER
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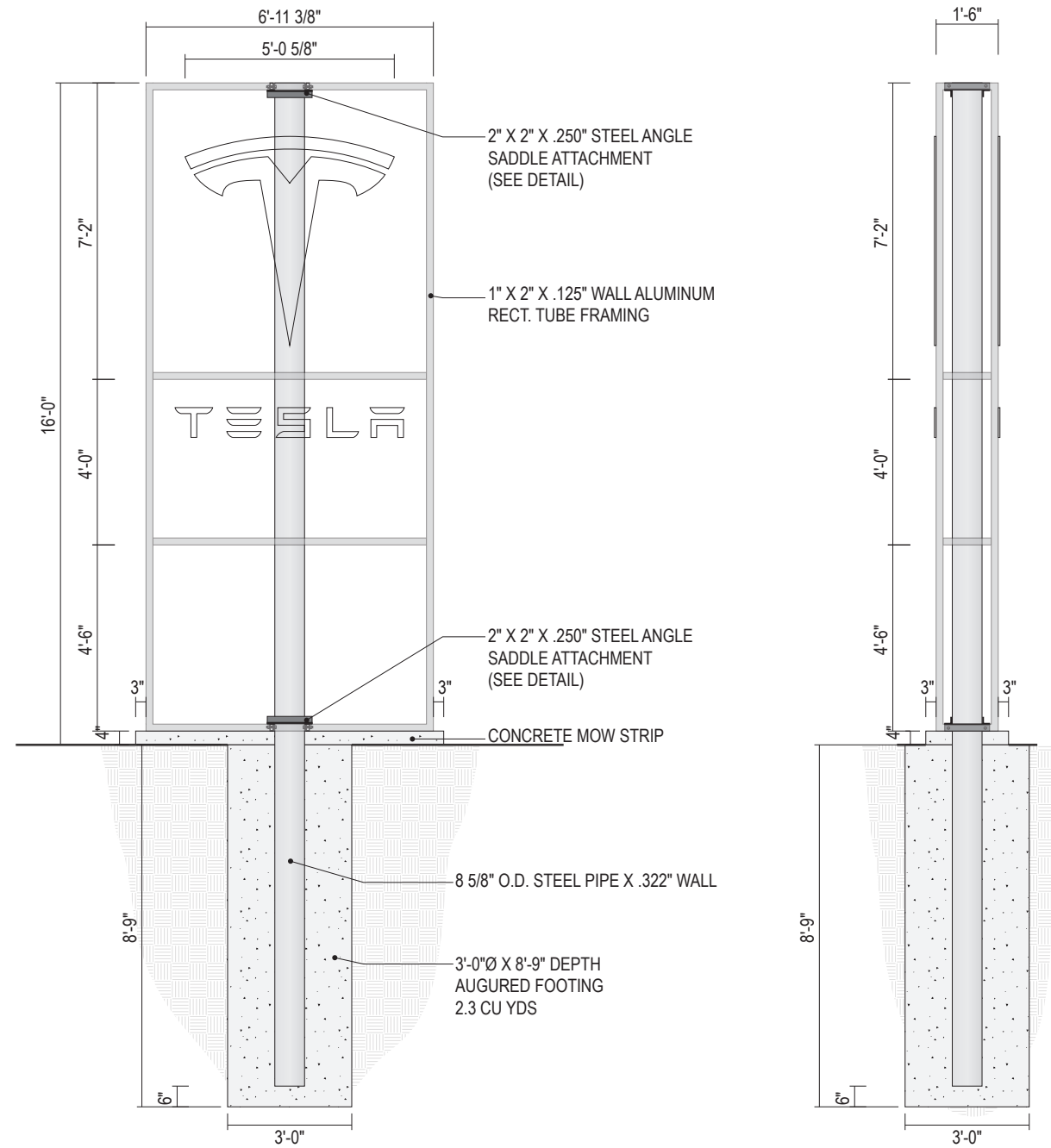
S301 DF INTERNALLY ILLUMINATED MONUMENT SIGN (Qty 1)

SQUARE FOOTAGE: 124.5

ATTACHMENT E



SADDLE DETAIL - PLAN VIEW
SCALE: 1 1/2" = 1'-0"



FRONT VIEW
SCALE: 1/4"=1'-0"

END VIEW
SCALE: 1/4"=1'-0"

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JOB #: **250639-R2**
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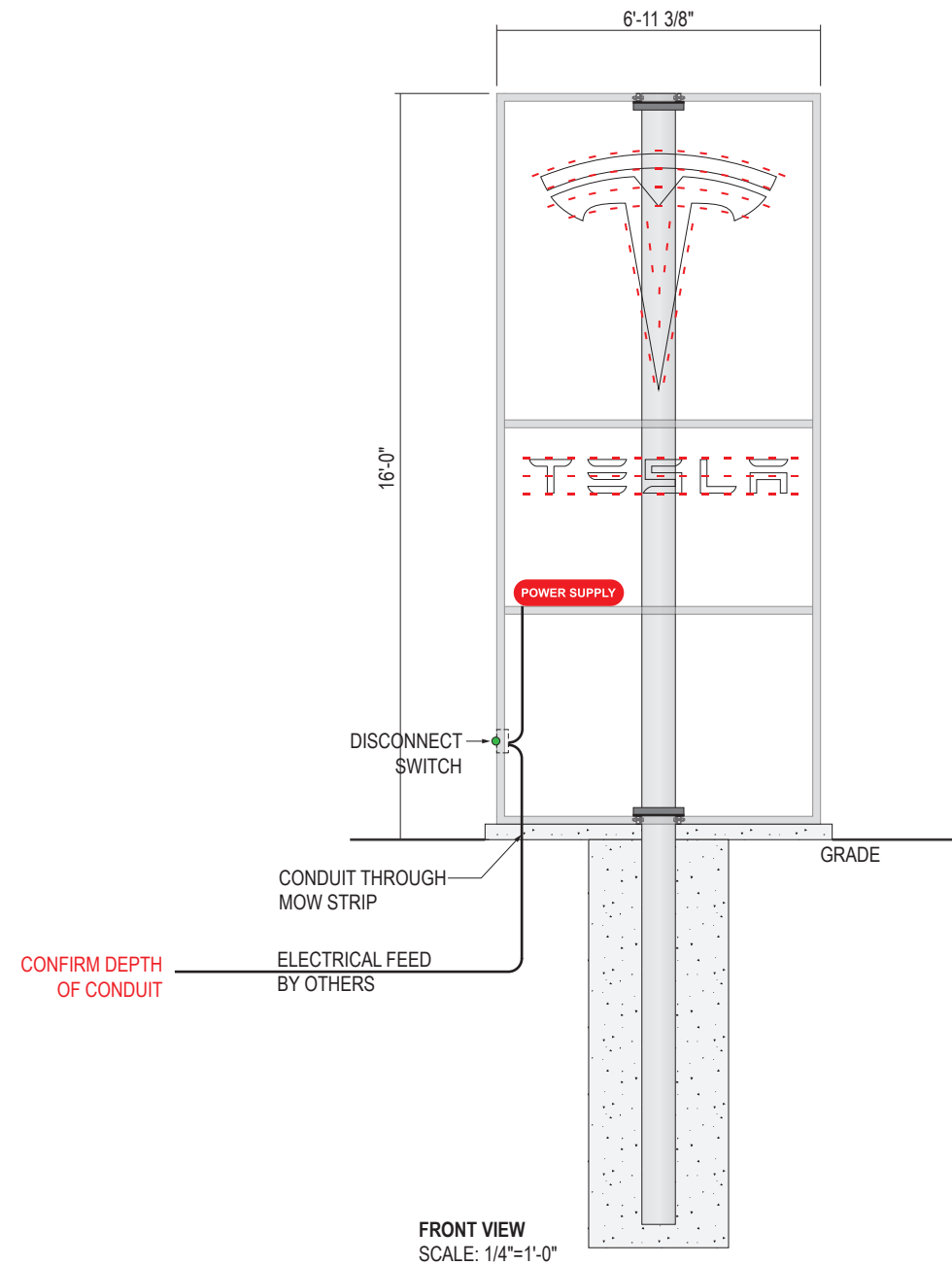
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S301 DF INTERNALLY ILLUMINATED MONUMENT SIGN- ELECTRICAL

SQUARE FOOTAGE: 124.5

ATTACHMENT E



ELECTRICAL SPECIFICATIONS	
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER NEC 600.4, 600.3 & DESIGNED TO UL #48 PER F.S. 553-19.	
ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.	
ALL WIRING INSIDE LETTERS WILL BE 12V CLASS 2 18GA / LOW VOLTAGE WIRING.	
ALL PRIMARY WIRING WILL BE #12 TWHN HIGH TENSION AS PER NEC 600.12(C)	
THESE PLANS COMPLY WITH FBC 4505-21.	
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO WITHIN 6' OF SIGN LOCATION.	
HVHZ 1620 WITH WIND LOADS PER ASCE 7-10.	
UL APPROVED, WEATHERPROOF, 20 AMP ELECTRICAL SERVICE DISCONNECT SWITCH AS PER NEC 600-32, CONNECT TO PHOTOCELL AND/OR ASTRONOMICAL TIME CLOCK AS PER SFBC 4503.5C REQUIREMENTS	

"JONES SIGN COMPANY HAS NO LICENSED ELECTRICIANS ON STAFF AND MAKE NO REPRESENTATIONS AS SUCH. UNDER NO CIRCUMSTANCES IS JONES SIGN COMPANY LIABLE FOR VERIFYING THAT THE ELECTRICAL REQUIREMENTS FOR YOUR PROJECT ARE WITHIN CODE IN ANY JURISDICTION YOUR PROJECT IS LOCATED IN. IT IS SOLELY THE RESPONSIBILITY OF YOUR ELECTRICIAN TO VERIFY PROJECT REQUIREMENTS, DRAWINGS, SPECIFICATIONS, AMPERAGE, VOLTAGE, AND ANY FINAL CONNECTIONS MADE."

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JOB #: **250639-R2**
DATE: 07.20.2020
DESIGNER: A. McKinney
SALES REP: M. Bjorklund
PROJ MGR: C. Grathen

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CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____



Tesla Inc-Colma, CA
1500 Collins Ave
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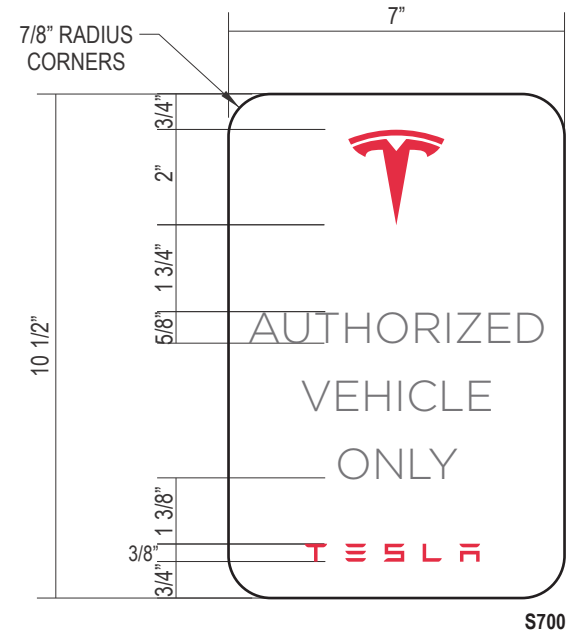
SHEET NUMBER
2.2

S700 WALL MOUNTED PARKING SIGN Qty 5 (FOR PHASE 1)
 Qty 3 (FOR PHASE 2)
 SQUARE FOOTAGE: .51

WO: 0005 & 0006
 Part Number: TA1PI11-7-1X

ATTACHMENT E

REWORK WO: 0010
 Part Number: TA1PI11-7-1X



FRONT VIEW
 SCALE: 3" = 1'-0"



END VIEW - WALL MOUNT
 SCALE: 3" = 1'-0"

SPECIFICATION

- .080" ALUMINUM PANEL P-9
- FIRST SURFACE UV STABLE DIGITALLY PRINTED GRAPHICS DP-1, DP-2 ON CLEAR w/ MATTE LAMINATE VINYL
- ADHERE TO WALL OR HPC POST SIGN HOLDER WITH 3M VHB D/F TAPE

COLORS/FINISHES

- P-9 MP WHITE, SATIN
- DP-1 TO MATCH BM 2087-10 NEON RED / PMS 186C
- DP-2 TO MATCH BM 2124-10 WROUGHT IRON / PMS COOL GREY 11C

NOTES

FONTS

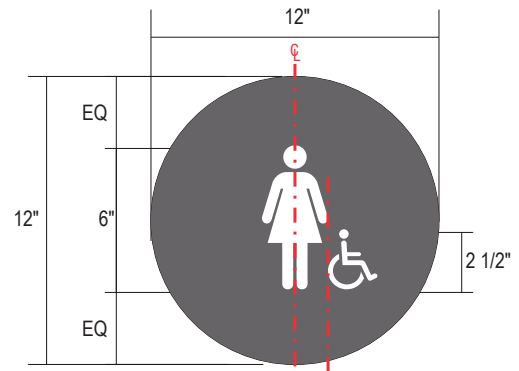
GOTHAM LIGHT

 JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 250639-R2 DATE: 07.20.2020 DESIGNER: A. McKinney SALES REP: M. Bjorklund PROJ MGR: C. Grathen	REV. DATE BY DESCRIPTION 1 08.04.20 WAM ADD BANNER TO PACKAGE 2 08.07.20 WAM REVISE PER COMMENTS 3 00.00.00 XX XXXX 4 00.00.00 XX XXXX 5 00.00.00 XX XXXX 6 00.00.00 XX XXXX 7 00.00.00 XX XXXX 8 00.00.00 XX XXXX 9 00.00.00 XX XXXX 10 00.00.00 XX XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____		Tesla Inc-Colma, CA 1500 Collins Ave ID# 13277 Colma, CA 94014	SHEET NUMBER <h1>3.0</h1>

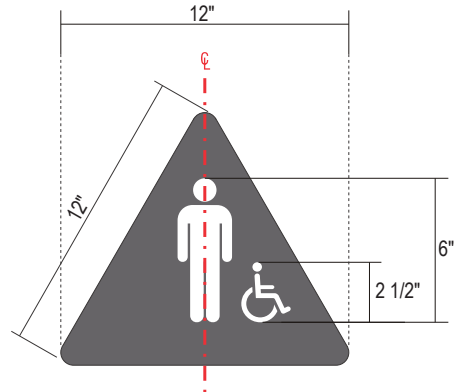
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S950 NON-ILLUMINATED RESTROOM ID SIGNAGE (Qty 1 ea)

ATTACHMENT E



FRONT VIEW - S951
SCALE: 1 1/2" = 1'-0" ALIGN CHAIR & FIGURE



FRONT VIEW - S952
SCALE: 1 1/2" = 1'-0"

SPECIFICATIONS

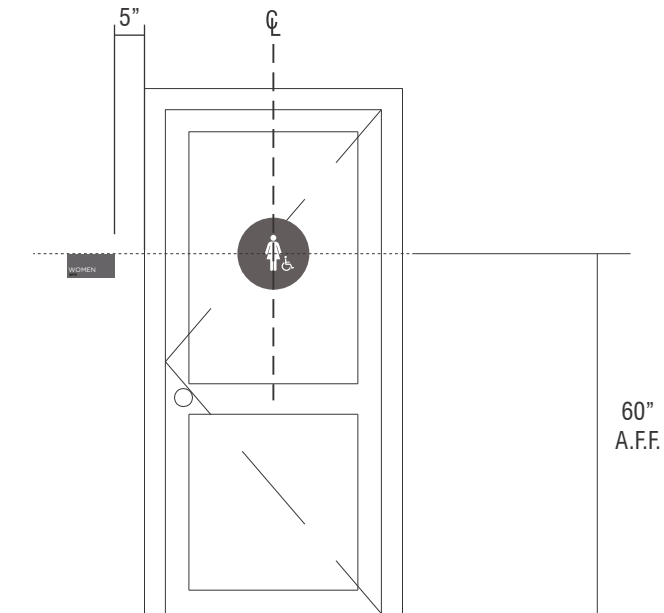
1. MANUFACTURE AND INSTALL S/F NON-LIT PLAQUES.
2. SIGNBASE: NOVACRYL PT SERIES #PT-190M .190" THICK NON-GLARE PETG SIGN WITH SECOND SURFACE APPLIED VINYL V-1
3. .032" PHOTOPOLYMER LETTERS
4. COPY TO BE FOIL STAMPED FIRST SURFACE - WHITE
5. FLUSH MOUNTED TO WALL WITH VHB TAPE & SILICONE
6. MATTE FINISH
7. 3M GERBER VINYL TO MATCH PANTONE COOL GRAY 11C
8. NovAcryl PT SERIES

COLORS/FINISHES

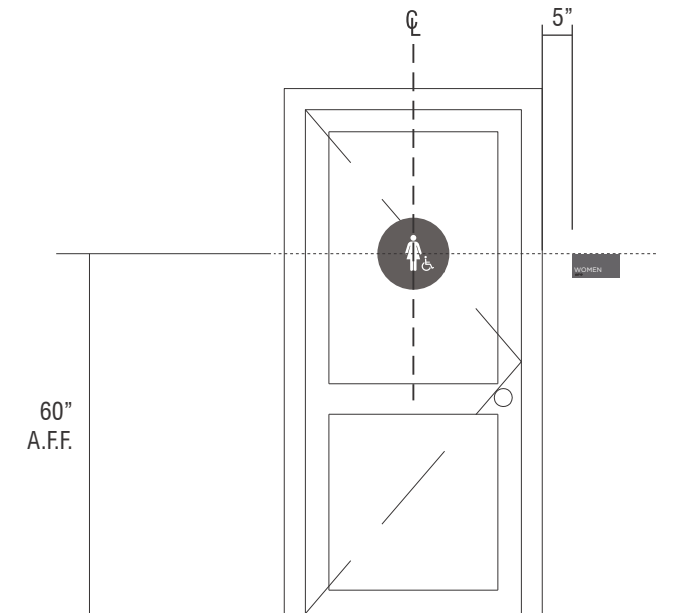
- V-1** 3M GERBER HIGH PERFORMANCE SERIES 220-41 DARK GRAY 2 MIL CAST VINYL
- P-9** WHITE

NOTES

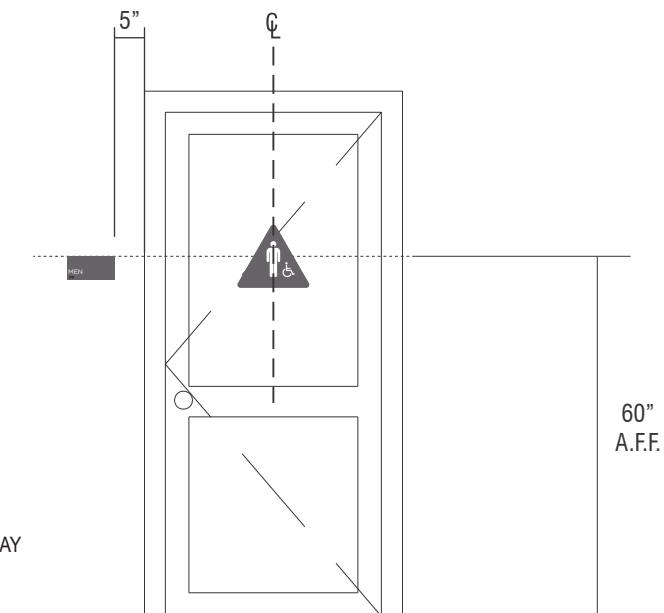
- VERIFY PICTOGRAMS PRIOR TO PRODUCTION



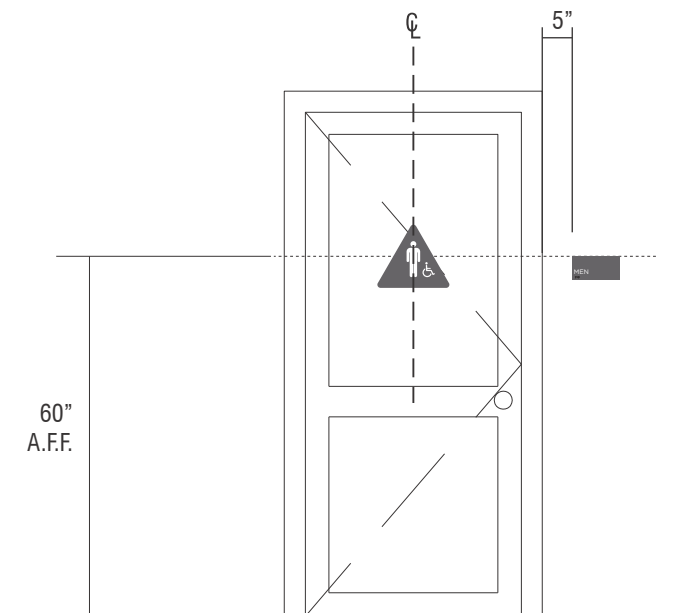
TYP ELEVATION (LATCH ON LEFT)
SCALE: 3/8" = 1'-0"





TYP ELEVATION (LATCH ON RIGHT)
SCALE: 3/8" = 1'-0"



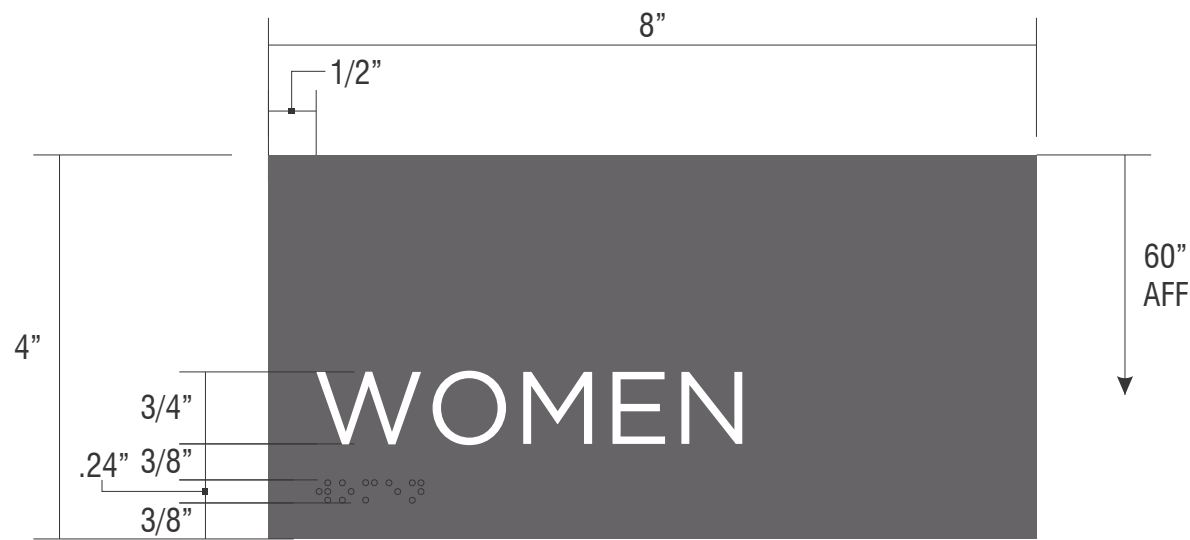
TYP ELEVATION (LATCH ON LEFT)
SCALE: 3/8" = 1'-0"



TYP ELEVATION (LATCH ON RIGHT)
SCALE: 3/8" = 1'-0"

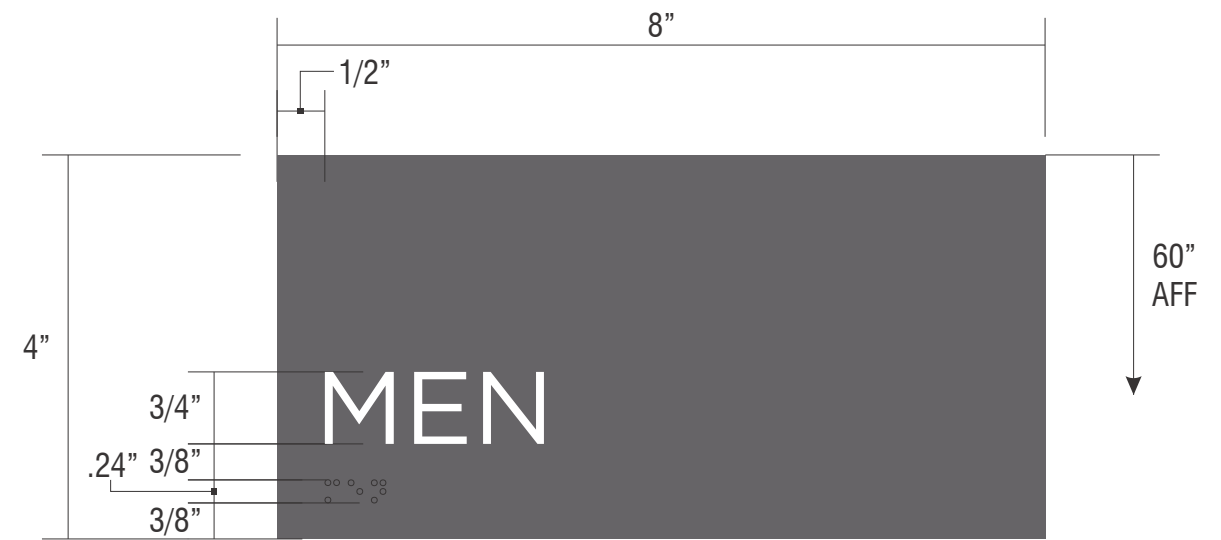
 Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 250639-R2 DATE: 07.20.2020 DESIGNER: A. McKinney SALES REP: M. Bjorklund PROJ MGR: C. Grathen	REV. DATE BY DESCRIPTION	CLIENT APPROVAL _____ DATE _____		Tesla Inc-Colma, CA 1500 Collins Ave ID# 13277 Colma, CA 94014	SHEET NUMBER <h1 style="font-size: 2em;">4.0</h1>																																			
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FRONT VIEW - S961
SCALE: 6" = 1'-0"

(1) REQ'D



FRONT VIEW - S962
SCALE: 6" = 1'-0"

(1) REQ'D



FRONT VIEW - S969
SCALE: 6" = 1'-0"


(4) REQ'D

SPACING HERE IS SHOWN
AT 160% OF LETTER HEIGHT
(ALLOWABLE IS 135% - 170%)

SPECIFICATIONS

1. MANUFACTURE AND INSTALL S/F NON-LIT PLAQUES.
2. SIGNBASE: NOVACRYL PT SERIES #PT-190M .190" THICK NON-GLARE PETG SIGN WITH SECOND SURFACE APPLIED VINYL V-1
3. .032" PHOTOPOLYMER LETTERS AND .032" BRAILLE
4. COPY TO BE FOIL STAMPED FIRST SURFACE - WHITE
5. BRAILLE TO BE STAINLESS STEEL
6. FLUSH MOUNTED TO WALL WITH VHB TAPE& SILICONE
7. MATTE FINISH
8. 3M GERBER VINYL TO MATCH PANTONE COOL GRAY 11C
9. NovAcryl PT SERIES

COLORS/FINISHES

 V-1 3M GERBER HIGH PERFORMANCE SERIES 220-41 DARK GRAY
2 MIL CAST VINYL

 P-9 WHITE

FONTS

Gotham Book

NOTES

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JOB #: 250639-R2
DATE: 07.20.2020
DESIGNER: A. McKinney
SALES REP: M. Bjorklund
PROJ MGR: C. Grathen

REV.	DATE	BY	DESCRIPTION
1	08.04.20	WAM	ADD BANNER TO PACKAGE
2	08.07.20	WAM	REVISE PER COMMENTS
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4	00.00.00	XX	XXXX
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9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

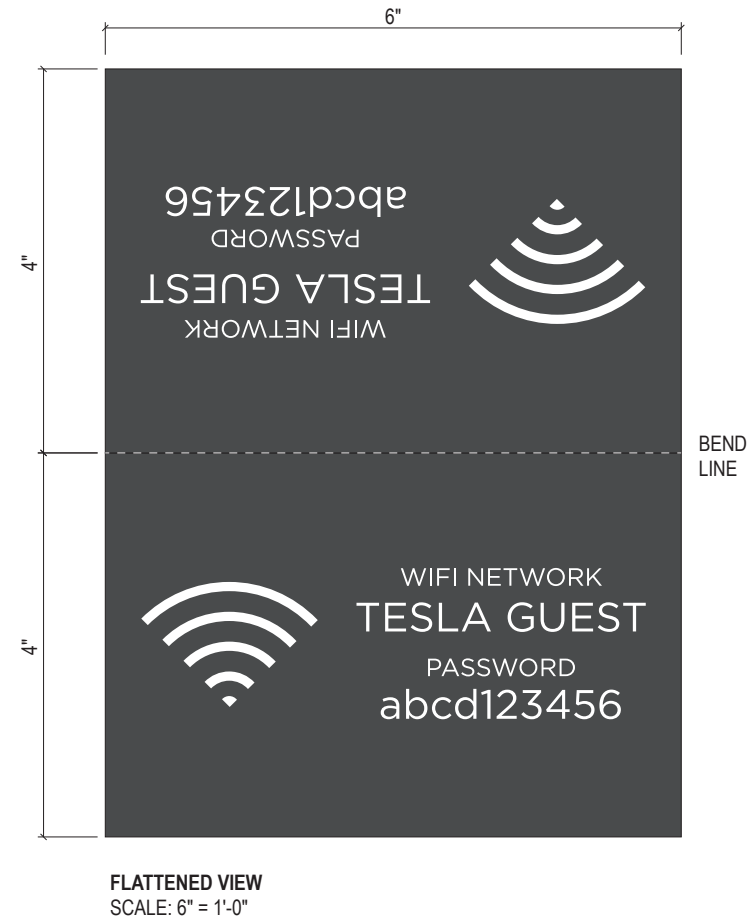
CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____



Tesla Inc-Colma, CA
1500 Collins Ave
ID# 13277
Colma, CA 94014

SHEET NUMBER

5.0



SPECIFICATIONS

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3. .032" PHOTOPOLYMER LETTERS
4. COPY TO BE FOIL STAMPED FIRST SURFACE - WHITE
5. MATTE FINISH
6. 3M GERBER VINYL TO MATCH PANTONE COOL GRAY 11C
7. NovAcryl PT SERIES

COLORS/FINISHES

- V-1 3M GERBER HIGH PERFORMANCE SERIES 220-41 DARK GRAY 2 MIL CAST VINYL
- P-9 WHITE

FONTS

GOTHAM BOOK

NOTES

- EXACT LOCATION(S) T.B.D.

<p>JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM</p>	<p>JOB #: 250639-R2 DATE: 07.20.2020 DESIGNER: A. McKinney SALES REP: M. Bjorklund PROJ MGR: C. Grathen</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>08.04.20</td><td>WAM</td><td>ADD BANNER TO PACKAGE</td></tr> <tr><td>2</td><td>08.07.20</td><td>WAM</td><td>REVISE PER COMMENTS</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	08.04.20	WAM	ADD BANNER TO PACKAGE	2	08.07.20	WAM	REVISE PER COMMENTS	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CLIENT APPROVAL</td> <td style="width: 50%;">DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>LANDLORD APPROVAL</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	CLIENT APPROVAL	DATE			LANDLORD APPROVAL	DATE				<p>Tesla Inc-Colma, CA 1500 Collins Ave ID# 13277 Colma, CA 94014</p>	<p>SHEET NUMBER</p> <p style="font-size: 2em;">6.0</p>
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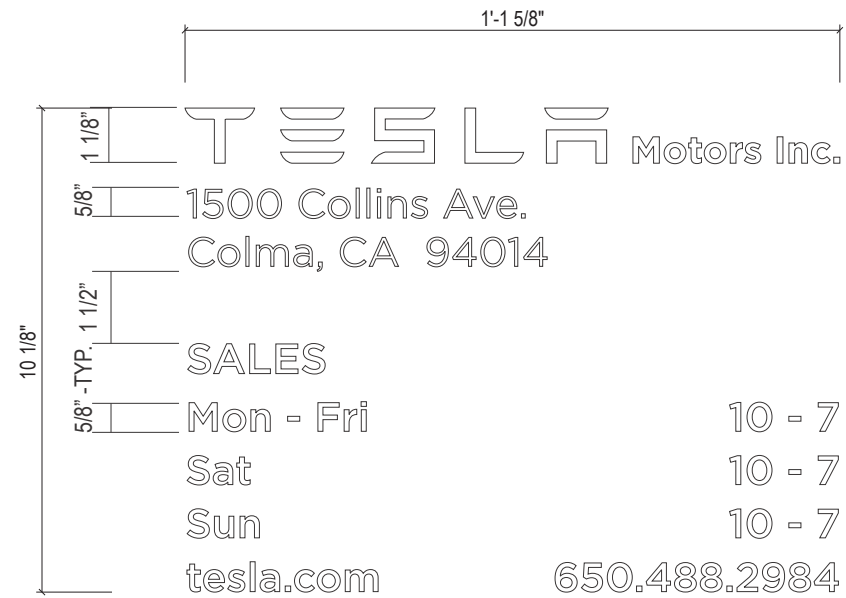
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TYPE F S900 DOOR VINYL (Qty 1)

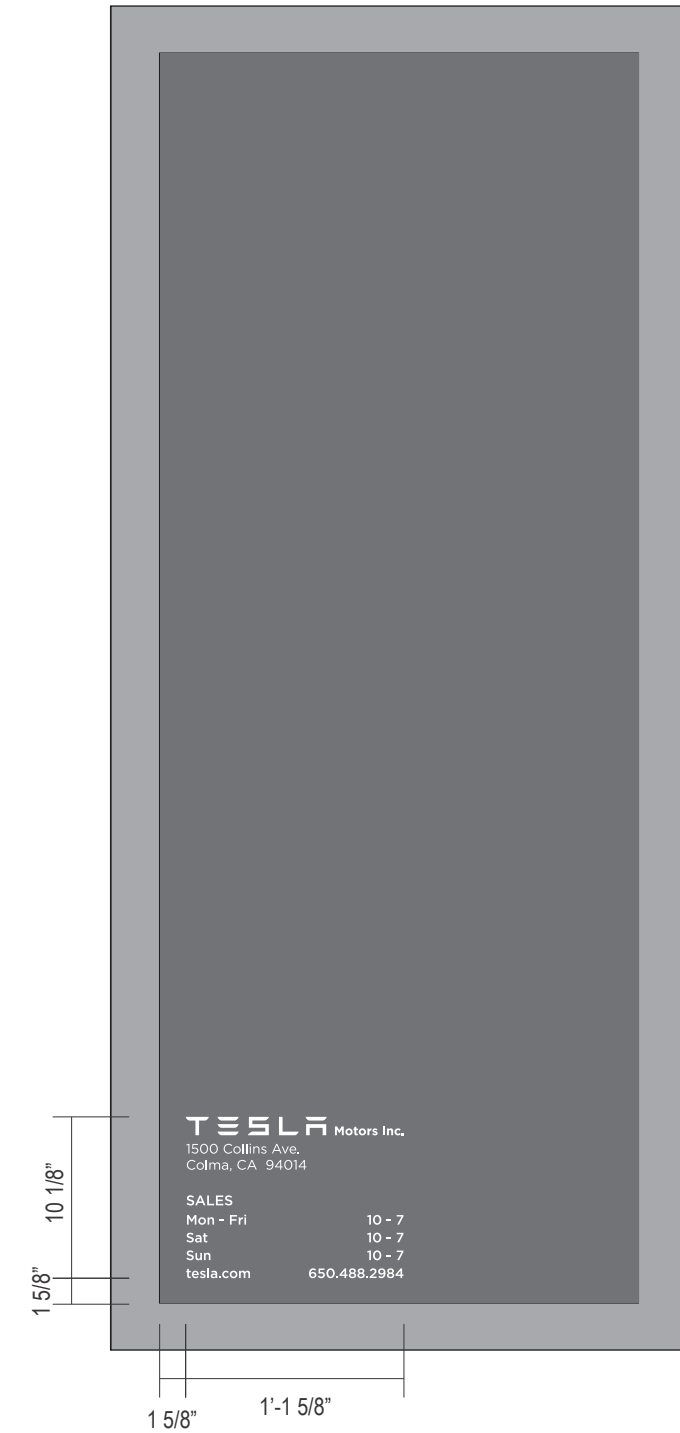
SQUARE FOOTAGE: .96

WO: 0007
Part Number: TA1VI16-14-1X

ATTACHMENT E



FRONT VIEW
SCALE: 3" = 1'-0"



PROPOSED VIEW
SCALE: 1" = 1'-0"

SPECIFICATION

- 1. FIRST SURFACE VINYL V-2 APPLIED TO GLASS

NOTES

- CLEAN SURFACE PRIOR TO INSTALL
- HOURS ON LEFT DOOR ONLY
- FONT: GOTHAM BOOK

COLORS/FINISHES

□ V-2 3M 7725-10 OPAQUE WHITE VINYL

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JOB #: 250639-R2
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DESIGNER: A. McKinney
SALES REP: M. Bjorklund
PROJ MGR: C. Grathen

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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



Tesla Inc-Colma, CA
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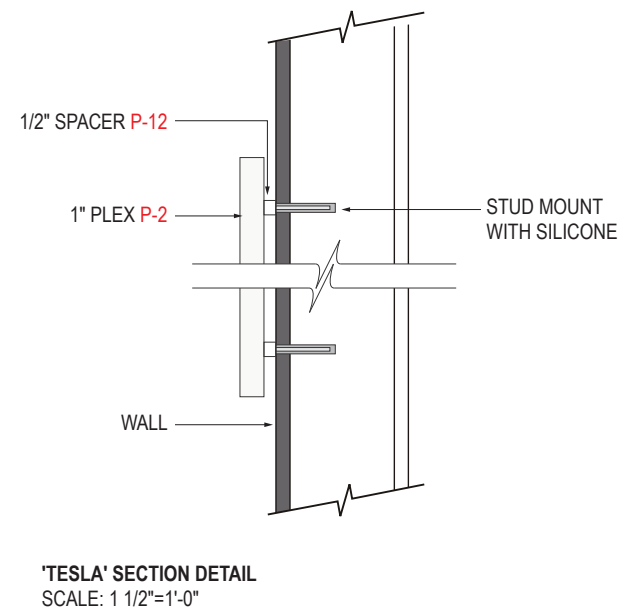
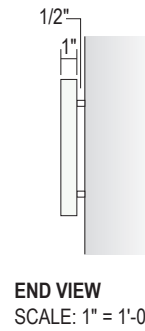
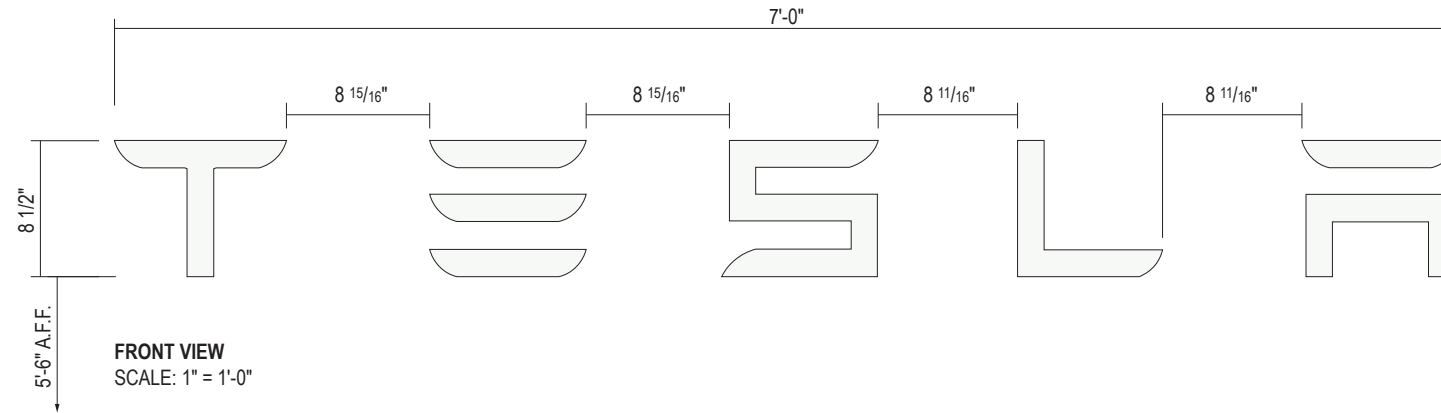
SHEET NUMBER

7.0

S802 - 10% SPACING NON LIT FCO RECEPTION LETTERS (Qty 1)

WO: 0008
Part Number: TA1FC9-1X-TESLA

ATTACHMENT E



SPECIFICATIONS - 'TESLA'

- 1" CLEAR ACRYLIC LETTERS PAINTED P-2
- LETTERS TO MOUNT 1/2" FROM WALL WITH SPACERS P-12
- INSTALL WITH STUDS, SILICONE

COLORS/FINISHES

 P-2 MP TO MATCH BM #OC-65
CHANTILLY LACE, SATIN

 P-12 MP TO MATCH FACADE

Trout Gray

10% SPACING		
	X	Y
S802	7 1/4"	5'-11 1/2"
S802	8 1/2"	7'-0"

 JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 250639-R2 DATE: 07.20.2020 DESIGNER: A. McKinney SALES REP: M. Bjorklund PROJ MGR: C. Grathen	REV. DATE BY DESCRIPTION 1 08.04.20 WAM ADD BANNER TO PACKAGE 2 08.07.20 WAM REVISE PER COMMENTS 3 00.00.00 XX XXXX 4 00.00.00 XX XXXX 5 00.00.00 XX XXXX 6 00.00.00 XX XXXX 7 00.00.00 XX XXXX 8 00.00.00 XX XXXX 9 00.00.00 XX XXXX 10 00.00.00 XX XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____		Tesla Inc-Colma, CA 1500 Collins Ave ID# 13277 Colma, CA 94014	SHEET NUMBER <h1>8.0</h1>
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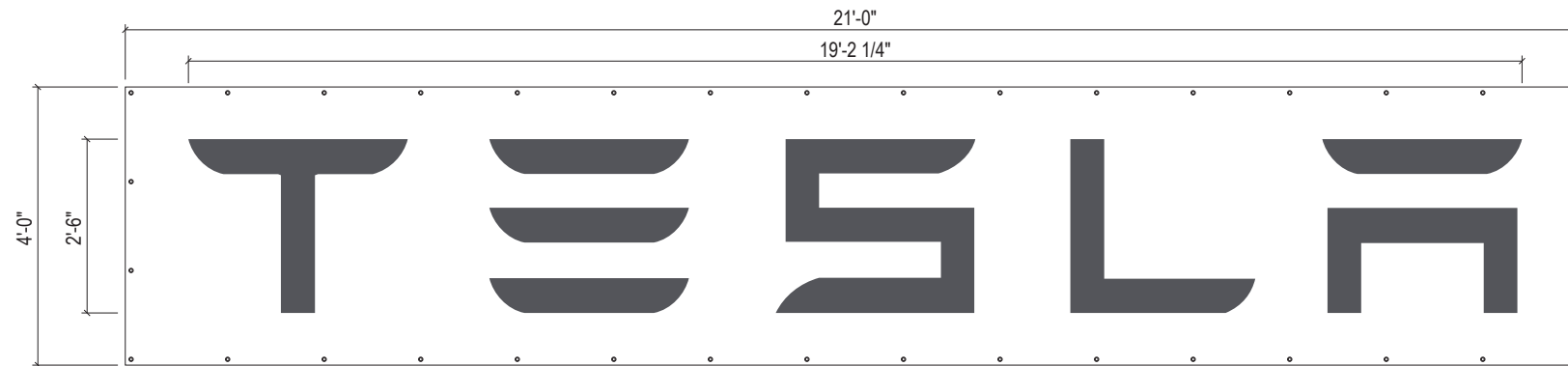
BA.1 S/F NON LIT BANNER (Qty 1)

SQUARE FOOTAGE: 84

ATTACHMENT E

WO: 0009

Part Number: TA1BA48-252-1X





FRONT VIEW
SCALE: 3/8" = 1'-0"

SPECIFICATIONS

1. 13 OZ. BANNER SUBSTRATE
2. DIGITALLY PRINTED GRAPHICS DP-2
3. TAPE SEAM ALL HEMS
4. GROMMETS AS REQUIRED

COLORS/FINISHES

DP-2 TO MATCH BM #2124-20 TROUT GRAY

 JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 250639-R2 DATE: 07.20.2020 DESIGNER: A. McKinney SALES REP: M. Bjorklund PROJ MGR: C. Grathen	REV. DATE BY DESCRIPTION	CLIENT APPROVAL DATE		Tesla Inc-Colma, CA 1500 Collins Ave ID# 13277 Colma, CA 94014	SHEET NUMBER <h1>9.0</h1>																																			
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STAFF REPORT

TO: Mayor and Members of the City Council
 FROM: Sherwin Lum, Police Commander
 VIA: Brian Dossey, City Manager
 MEETING DATE: September 9, 2020
 SUBJECT: Police Use of Force Policy Update

RECOMMENDATION

None. This is a study session item.

EXECUTIVE SUMMARY

Following recommendations from the City Council this report is a follow up from the July 8, 2020 Council meeting regarding changes made to the Colma Police Department Use of Force Policies. Staff would like to continue this discussion and seeks further input from the community about the changes made to the Use of Force Policies, and to also address other police related topics that arose from the July 8th study session.

FISCAL IMPACT

None

BACKGROUND

Following the tragic homicide of George Floyd, a study session regarding Colma Police Use of Force Policies was presented to the City Council at the July 8th meeting. The purpose of the study session was to seek input from the community about those policies and to receive further direction from Council. Based on the input received, staff is returning with a response to those recommendations. Along with the recommendations, several specific programs and topics were also discussed. Staff was asked to explore these topics and bring them back for further study/discussion.

ANALYSIS

Following our study session at the City Council meeting on July 8, staff took direction from the Mayor and City Council in-regards to two notable Use of Force policies outlined in the "8 Can't Wait" campaign. Council suggested the idea of replacing the word "should" with "will", specifically in the Colma Police Department's Duty to Intercede and Comprehensive Reporting

policies. The language in both policies was discussed with Lexipol and based on "best practice" language in these policies was changed to "shall" as an alternative to "will." In addition, there have been other significant changes in the language in the Colma Police Department Use of Force Policies, as well as additions to the policies that include a component on "Fair and Unbiased Use of Force" and "Alternative Tactics/De-escalation." The updated Use of Force policies have been reviewed and approved by the Colma Police Officer Association (CPOA) and the updated policies have been posted on the Town's website.

Also discussed and taken into consideration, was maintaining on-going communication and education to the public on the types of equipment the police department has at its disposal and in what situations that equipment is used in. This can be communicated in several different forums, including but not limited to, pre-planned Community Meetings, Neighborhood Watch meetings, Youth Outreach Program as well as the many community events the department participates in, such as National Night Out and Coffee with a Cop.

Another topic discussed at the meeting was the health and wellness of our employees. One alternative researched was an interactive wellness app called Cordico. The app confidentially provides first responders with state of the art, one touch dialing and quick access to local wellness programs, services, and geo-mapped therapists on a 24/7 basis. Therapists and resources are carefully chosen to specifically handle first responders. The app also includes family support, healthy habits, financial fitness, psychological first aid, marriage counseling and much more. The initial cost of the service was quoted at \$15,000 per year but may be negotiable. The quote included access for all Town employees. Other alternatives are currently being researched.

During the Council meeting, the term "See something, say something" was brought up by Council and it was suggested that it be incorporated in our staff wellness program. This program is designed to promote a culture of employees looking out for each other. The Police Department is currently reviewing these types of programs for our staff. In the meantime, we have posted a list of warning signs and symptoms for those who may be going through a mental crisis. This list was posted on our employee informational bulletin board and includes risk factors as well as additional suicide prevention tips. Staff has conducted further research into other law enforcement specific websites that cover the multi facets of health and wellness. This resourceful list was distributed to staff through our Police Department's Peer Support Team.

Lastly, as a means of developing and increasing community trust in the Police Department and its officers, leadership has expressed to staff the importance of having on-going quality neighborhood checks. Although this has been an expectation for over 18 years, we are revisiting this topic to focus more on the quality of public contact versus quantity. Due to Covid-19 it is difficult at this time as we must rely on very small gatherings, so we are working to ensure that our officers find and take advantage of these opportunities as often as possible. This can be accomplished by officers getting out of their patrol cars and simply having conversations with residents and businesses, affording them opportunity to really get to know our officers. These conversations are vital for our staff to stay abreast with what is going on in our community and listening to what the real quality of life issues are. These interactions can go along way with building and establishing trust within our community and can help erase a lot

of pre-formed judgements and negative stigma of our police officers, who are sworn to protect and serve the Town of Colma on a daily-basis.

CONCLUSION

During this difficult time for our nation and our communities, the Colma Police Department understands its role in earning and maintaining community trust. A key to this trust is transparency and being willing to have open, candid dialogue regarding these important issues. The Chief of Police and Colma Police Department looks forward to continuing these productive discussions with the community.

