ROLL CALL

APPROVAL OF MINUTES

- Meeting Minutes of November 13, 2018; Tabler, Whitaker, Gooyer

PUBLIC COMMENT PERIOD

The Public may present testimony on matters not listed on the agenda.

NEW BUSINESS

1. Central Park South – 9th Avenue
   Action: Review art proposal and project approval.

2. Hampton Inn – 2940 S. Norfolk
   Study Session: Applicant presentation and Committee discussion.

3. Review of Art in Public Places Ordinance
   Discussion: Start review of current ordinance as part of AiPP policy review.

COMMUNICATIONS AND ANNOUNCEMENTS

- Gateway Install Status
  - Delayed due to weather & ground saturation
- Art in Public Places Fund & Project Status

ADJOURNMENT – Next regular meeting scheduled for May 13, 2019

In compliance with the Americans with Disabilities Act, those with disabilities requiring special accommodations to participate in this meeting may contact the City Clerk’s Office at (650) 522-7040 or polds@cityofsanmateo.org. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
The meeting convened at 4:00 p.m. in Conference Room C at San Mateo City Hall and was called to order by Chair Tabler.

Roll Call
Those present were Committee Members Stephen Tabler, Dianne Whitaker, Robert Gooyer. Staff, Senior Management Analyst Heather Stewart. Councilmember Eric Rodriguez excused. Committee Members Slonaker and Maldanado absent.

Approval of Minutes
- Approval of Meeting Minutes of September 10, 2018 was tabled to next meeting due to lack of quorum.

Public Comment Period
None

New Business
1. **Westlake Urban – 520 El Camino Real**
   William Chang and Kelly Chang from Westlake Urban and architect Eddit Piatt from RMW were present to provide the requested information and update regarding their project proposal. Contingent upon the following requisites, the Committee approved the project. (Gooyer/Whitaker, 3-0)
   - Provision of detailed site plan confirming property lines and project confinement therein.
   - Provide proof of approved Building Permit that includes the installation of this project.

2. **Bay Meadows – Shively Replacements**
   Whitney Welsch from Wilson Meany and Landscape Architect Kevin Conger with CMG provided presentation and information about the replacement selections for the damaged artwork “Two and a Half” at Persimmon Park. The CAC asked for the following:
   - Move ahead with concept of the standing ‘tree tripod’, heretofore called “Astride”.
   - Want to see better visual representation with the actual wood, hard to determine based on the rendering’s use of the same photo.
   - Composition more “artful”, "provocative", contrasting the other piece and not necessarily looking identical.
   - Return in January for final review…assuming wood selection is completed.

3. **2019 Civic Arts Committee Meeting Schedule**
   Approved the 2019 Civic Arts Committee Meeting Schedule as presented. (Gooyer/Whitaker, 3-0)

4. **Civic Arts Committee By-Laws Revision**
   Tabled to January due to lack of sufficient Committee Members.

5. **Election of Officers**
   Tabled to January due to lack of sufficient Committee Members.
6. **2019 Annual Plan**
   CAC discussed proposed process and related elements, concurred with planning outline as presented.

**Communications & Announcements**
- Gateway art installation delayed until after Thanksgiving.

**Next regular meeting is scheduled for January 14, 2019 at 4:00pm.**

**Adjournment:** Motion to adjourn at 5:27 p.m. (Whitaker/Gooyer, 3-0)
CENTRAL PARK SOUTH PUBLIC ART PROPOSAL

March 6, 2019

PROPOSED PROJECT

The Central Park South project is a residential project currently under construction. This includes the construction of a 4-story residential building with 60 units, two levels of below grade parking and open space. The project site is bounded by 9th Avenue, commercial uses along S. El Camino Real, Central Park and residential uses to the south.

The project site has a unique interface with Central Park in that it directly backs up the park and has created amenity spaces and landscape environment at the rear of the site that tie in with the park environment. There are several other amenity spaces fronting on 9th Avenue, including a seat wall and courtyard space which are located directly adjacent to the sidewalk along 9th Avenue. The main project entry faces 9th Avenue and is accessed directly from a walkway leading from the seat wall/courtyard area to the building (refer to Site Location and Artwork Placement).

PROPOSED PUBLIC ART

The proposed art locations were chosen as they are highly visible and most accessible for public enjoyment and future residents, as well highlighting the amenity spaces along 9th Avenue.

Two site specific mosaic installations for the front of the Central Park South project include a 15’ 9” wide x 2’ high glass mosaic mural on the planter area next to the main entry, and a 24’ long arched ceramic tile mosaic seat wall where the seat wall top, face and sides will be filled with mosaic. The mosaic designs on both installations depict large, abstracted flowers native to Northern California in rich colors that are harmonious with the building’s architecture and surroundings and serve to ground and tie the building in to the adjacent park setting.

The floral mural and seat wall designs relate to and honor nearby Central Park, San Mateo’s signature park. The native flowers, and the bees in the seat wall, represent the deep importance of harmony in our ecosystem to human wellbeing and life overall, and the beneficial balance native species provide. The flowers depicted are cliff maids, a flowering succulent plant known for their resilience, beauty and diversity of colors. The designs are meant to be uplifting and provide a sense of possibility and delight.
The planter mosaic will be created in vibrant stained glass with possible accents in mirror and iridescent glass. Stained glass was chosen for the planter mural due to the broad range of layered, striking colors available, and the subtle reflective quality of glass that creates a sense of visual movement and light play as you pass by and during different times of day. The arched seat wall mosaic will be created in exterior grade, glazed ceramic tile that compliments the glass colors in the planter mural. Ceramic tile was selected for the seat wall as it is appropriate for the functional nature of the installation while offering brilliant colors.

The mosaic installations will provide a dynamic addition to San Mateo which will greet the both the public and future residents with uplifting and striking designs.

ABOUT RACHEL RODI

Rachel Rodi is a professional working artist who has designed and created more than 50 architecturally integrated mosaic installations and mixed media public art projects. Her installations include sculptures, fountains, murals, walkways, seat walls and park projects. Rachel’s work integrates a range of beautiful and durable materials, and her designs embrace color, rich patterns and organic forms inspired by nature. In all her work Rachel seeks to create meaningful designs that deeply relate with the site and surrounding community, and is dedicated to fine craftsmanship and strong concepts.
CENTRAL PARK SOUTH
ARTIST: RACHEL RODI

Site Location & Artwork Placement
CENTRAL PARK SOUTH
ARTIST: RACHEL RODI

Mosaic Seat Wall Design for Front of Building

Top of Seat Wall:

Face of Seat Wall:
CENTRAL PARK SOUTH
ARTIST: RACHEL RODI

Mosaic Seat Wall Design - Ceramic Tile Colors
CENTRAL PARK SOUTH
ARTIST: RACHEL RODI

Mosaic Mural Design for Planter Wall
CENTRAL PARK SOUTH
ARTIST: RACHEL RODI

Planter Mosaic Mural Design - Stained Glass Colors
SEATWALL LOCATION & AREA DIMENSIONS
NOTES:
1. INTEGRAL COLOR THROUGHOUT, SEE SPECS.
2. FINISH LIGHT TOP CAST SANDBLAST, ALL VERTICAL SURFACES, SMOOTH TROWEL ON TOP SURFACE, SEE SPECS.
3. SEE DETAIL 104 FOR WALL ELEVATION.
4. SCD FOR TOP OF SEAT ELEVATION.

9 SEATWALL

ELEVATION - FRONT OF WALL

PLAN VIEW

NOTES:
SEE CIVIL PLANS FOR TOP OF WALL ELEVATION.
PLANTER LOCATION & DIMENSIONS
NOTES:
1. INTEGRAL COLOR THROUGHOUT, SEE SPECS.
2. FINISH: LIGHT TOP CAST SANDBLAST. ALL VERTICAL SURFACES,
   SMOOTH TROWEL ON TOP SURFACE, SEE SPECS.
3. WATERPROOF AND PROTECT PENETRATIONS THROUGH STRUCTURAL
   SLAB. SAG FOR U.P. DETAILS.
4. INSTALL RED LAVA ROCK AROUND ROOT BALL OF TREES AND WHERE
   LIGHTWEIGHT SOIL MEX DEPTHS EXCEED 18', SEE SPECS.
5. INSTALL ROOT BARRIER BELOW DRAINAGE FABRIC, FULL EXTENT OF ALL
   PLANTERS WHERE TREE(S) OCCUR AT BOTTOM AND UP WALLS.
6. REFER TO STRUCTURAL ENGINEER'S CALCULATIONS.

POURED IN PLACE PLANTER WALL AND DRAINAGE NTS
Rachel Rodi - Resume
2934 Ford St, Studio 43, Oakland, CA 94601
510-301-8663  rachelrodi@mac.com
www.rachelrodi.com

Professional artist with over 25 years experience, Rachel Rodi specializes in large-scale, site-specific mosaic installations and public art. Expertise includes sculpture, murals, architecturally integrated projects, effective collaborations and facilitating community participation.

Professional Experience
Rachel Rodi Mosaics  Owner, Founder  Oakland, CA  2005 - Present
Design, create and install sculpture, custom mosaic installations, public art and community projects

LithoMosaic Artist  2015 - Present
Authorized to design and create LithoMosaics, an innovative patented technique where large scale mosaic artworks are installed directly into a monolithic, full thickness concrete pour without using mortar or grout

Institute of Mosaic Art  Senior Staff Instructor  Berkeley, CA  2008 - 2016
Developed curriculum, trained staff instructors, and taught tile, glass and mixed media mosaic techniques to beginning to advanced level students

Selected Public Installations
2019  Flow  (in progress)  Kentfield, CA
40’ long metal sculpture to be installed at Hal Brown Park. Commissioned by Marin County Parks.

Above The Clouds  (in progress)  San Francisco, CA
Four mosaic murals at West Portal Park. Commissioned by San Francisco Parks Alliance

2018  Pier and Ocean  Manhattan Beach, CA
Two exterior glass mosaic murals. Commissioned by Skechers, USA.

Labyrinth  Kentfield, CA
Pebble and porcelain tile mosaic labyrinth, a 1060 sq ft LithoMosaic installation at Hal Brown Park. Commissioned by Marin County Parks.

Creekside  Walnut Creek, CA
Mosaic mural for a public swimming pool facility. Commissioned by the Aquanuts swim club

2017  Sylmar Flowers  Sylmar, CA
Glass mosaic mural for Sylmar Square shopping center. Commissioned by Levy Affiliated.

Cecilia  A collaboration with Carol Bevilacqua  Sylmar, CA
Large relief mosaic sculpture and fountain for Sylmar Square. Commissioned by Levy Affiliated.

Meredith  Norfolk, VA

City by the Bay  Norfolk, VA
Six glass mosaic seat wall installations. Commissioned by Simon Premium Outlets.

2016  Hilltop  San Francisco, CA
55’ long tile mosaic seat wall for the entry of Hilltop Park. Commissioned by Trust for Public Land

Willard Centennial  Berkeley, CA
Tile and glass mural at Willard Middle School created with over 200 participants, 705 sq. ft.

Esmeralda  A collaboration with Joan Carson and Nancy Windesheim  San Francisco, CA
Way finding 9’ diameter ceramic tile mosaic walkway installation at Esmeralda Slide Park

2015  Flight  San Francisco, CA
Mosaic mural and four seat walls at Larsen Park. Commissioned by San Francisco Parks Alliance

Wave Bollards  Santee, CA
Eight custom mosaic bollards for the Santee Town Center. Commissioned by T.B. Penick & Sons

Parchester  Richmond, CA
Mural for the Parchester Community Center. Commissioned by Richmond Friends of Recreation
Selected Public Installations, continued

2015

**McLaren Jewel**  San Francisco, CA
Glass and tile mosaic seat wall. 400 sq. ft. Led over 100 community participants in the mosaic production. Commissioned by Friends of McLaren Park

**Heaven on Earth**  San Rafael, CA
Ceramic tile seat wall featuring local habitat. 120 sq. ft. Led over 50 volunteers in the mosaic production. Commissioned by Marin County Parks

**Sunset Mountains**  San Francisco, CA
Tile and glass mural created with students at Ulloa Elementary, 110 sq. ft.

**Waterfall**  Berkeley, CA
Tiered mosaic installation at the entry of Jefferson Elementary. 160 sq. Project involved teacher training in tile making and mosaics, and school wide participation.

2014

**Safe and Sound**  A collaboration with Youth Spirit Artworks  Berkeley, CA
Two tile murals for Malcolm X Elementary School. 150 sq. ft. Led at risk youth to create the murals throughout the project

2013

**California Natives**  Oakland, CA
16 large glass flower installations made with over 300 students at Edna Brewer Middle School

**Color of Light**  A collaboration with Alyssa Gangemi  Walnut Creek, CA
Tile and mirror mosaic seat walls created with over 350 students at Seven Hills School, 75 sq. ft.

2012

**Dedication**  San Francisco, CA
Mosaic sculpture for the entry of Balboa Park. Commissioned by Trust for Public Land

**Canal Gardens**  San Rafael, CA
Courtyard mosaic inset at Canal Community Gardens created with community participants. Commissioned by Trust for Public Land

**Poolside Dreams**  San Francisco, CA
Mosaic mural created with over 70 staff, students and patients at UCSF Medical Center, 130 sq. ft.

**Magnolias and Balboa Park Stairs**  San Francisco, CA
Multiple mosaic sidewalk insets and stair risers created with student and community participation at Balboa Park. Commissioned by The Trust for Public Land.

**Panther**  A collaboration with The Crucible  Oakland, CA
Large glass mosaic sculpture installation created with Edna Brewer Middle School students.

2011

**Sunset Neighborhood Forest**  San Francisco, CA
Tile and glass mural created with students at Ulloa Elementary, 110 sq. ft.

2010

**Railroad Plaza**  Danville, CA
Ceramic tile mosaic benches and large fountain surround. Commissioned by the Town of Danville

**Waterfront Planters**  Vallejo, CA
Seven large mosaic planters for Vallejo’s public waterfront. Commissioned by Vallejo Community Arts Foundation, 155 sq ft.

2009

**Sophia’s Playground**  Oakley, CA
Mosaic and painted installation covering 550 square feet at Laurel Elementary School

**Giorgi Park Water Feature**  A collaboration with Interplay Design, Inc  Healdsburg, CA
Pebble and tile mosaic for 100 foot long sculptural water feature

**Service Creates Community**  San Francisco, CA
Mural created with students at Martin Luther King Jr. Academic Middle School, 65 sq. ft.

**Stop. Think. Decide.**  Treasure Island, CA
Exterior mural created with at risk students at Life Learning Academy, 35 sq. ft.

2007

**Our Park**  Oakland, CA
Mosaic artwork created for Peralta Hacienda Historical Park with community participants, 12 sq. ft.
Selected Corporate and Private Installations

2019  **Wading Pool**  *(in progress)*  Montego Bay, Jamaica
15’ diameter mosaic floor installation, created with custom fish shaped ceramic tiles and flat cut pebbles. Commissioned by Half Moon resort

2018  **Peter & Paul**  New Orleans, LA
Custom copper and porcelain mosaic at entry of hotel. Commissioned by Hotel Peter & Paul

**Valencia**  Morgan Hill, CA
Three tile mosaic signs. Commissioned by Dividend Homes

**Berkwood #2**  Berkeley, CA
Two glass mosaic signs. Commissioned by Berkwood Hedge School

**Roots**  Oakland, CA
Ceramic tile backsplash inset, residential

2016  **SFMC**  San Francisco, CA
Ceramic tile floor medallion. Commissioned by San Francisco Motorcycle Club

**Bali**  Los Gatos, CA
Pebble mosaic shower floor, residential

2015  **Nola**  Oakland, CA
Glass mosaic backsplash and custom shaped island top, residential

2014  **Ribbon**  *A collaboration with Amanda Conahan*  Hayward, CA
Custom ribbon shaped glass floor inset for T.B. Penick & Sons Hayward office

**Koberg Memorial**  Dublin, CA
Glass mosaic memorial for the sanctuary of St. Philip Lutheran Church

**Madeline’s Bench**  Walnut Creek, CA
Glass mosaic bench. Commissioned by a private client

**Berkwood**  Berkeley, CA
Glass mosaic for Berkwood Hedge School

2013  **Flowers and Fruits**  Palo Alto, CA
Four glass mosaic garden insets, residential

**Passageway**  San Francisco, CA
Textural shower mosaic created with tile, glass, stone, pottery; residential

**Motocycles- Chief, Scout**  Redwood City, CA
Two large ceramic tile mosaic floor insets. Commissioned by a private client

2012  **Beneath the Sea**  Menlo Park, CA
Tile mosaic mural for courtyard wall, residential, 50 sq. ft.

**Poppies on York St.**  San Francisco, CA
Ceramic tile mosaic backsplash, residential

2011  **Champagne Dreams**  San Francisco, CA
Vitreous glass mosaic floor inset. Commissioned by The Bubble Lounge

2010  **Lululemon Yoga**  Shrewsbury, NJ
Glass mosaic figures for facade of Lululemon Athletica

2009  **Recycle Bicycle**  Berkeley, CA
Tile and mirror mosaic. Commissioned by Recycle Bicycle

2008  **Frapez**  San Francisco, CA
Ninety square foot glass mosaic counter wall. Commissioned by Frapez Smoothie Spa

2007  **Color Path**  Oakland, CA
40’ long pathway mosaic for Angelisse Karol Color and Design

2006  **Counter Pulse**  San Francisco, CA
Mirror mosaic mural at CounterPULSE dance space
Partnering Agencies and Organizations
Town of Danville, CA
City of Walnut Creek, CA
UCSF Medical Center
Skechers, USA
Simon Premium Outlets
Hart Howerton Architects
Marin County Parks
The Trust for Public Land
T.B. Penick & Sons
Levy Affiliates
San Francisco Parks Alliance
Dividend Homes
Richmond Friends of Recreation
Life Learning Academy
LithoMosaic
Friends of McLaren Park
Berkeley Unified School District
Vallejo Community Arts Foundation
Youth Spirit Artworks
The Aquanuts, Walnut Creek, CA
Sunset Neighborhood Beacon Center, San Francisco, CA
The Crucible
San Francisco Motorcycle Club
Angelisse Karol Color and Design
Interplay Design, Inc.
Peralta Hacienda Historical Park
Institute of Mosaic Art
DiMosaico

Associations and Memberships
Society of American Mosaic Artists
Community Built Association
Tile Heritage Foundation
Jingletown Arts and Business Association
Artist Leadership Network for Women, member since 1994

Education
1996 - 1997  BA Fine Art, Regis University, Denver.  Cum Laude
1994 - 1996 University of Colorado, Boulder
1992 - 1993 Louisiana State University, Baton Rouge
CENTRAL PARK SOUTH PUBLIC ART BUDGET
March 6, 2019

Approximate Project Dimensions:
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<tbody>
<tr>
<td>Planter Mosaic</td>
<td>15’ 9” w x 2’ h</td>
<td>32 sf</td>
</tr>
<tr>
<td>Seat Wall Mosaic</td>
<td>23’ 11 3/4” w x 1’ 3 3/4” h</td>
<td>70.0 sf</td>
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<tr>
<td>Total approximate square feet</td>
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<td>102 sf</td>
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**PROJECT DESIGN**

*Design work in this contract includes the following:*
- Design research and development
- Preliminary sketches, materials research and specification
- Final black and white to-scale drawing of proposed artworks, including one revision to each
- Final color to-scale drawing of proposed artworks, including one revision to each
- Materials samples for all mosaic areas
- Up to one meeting in San Mateo to present the designs and materials samples

**MOSAIC PRODUCTION & INSTALLATION**

*Mosaic production will take place in Artist’s Oakland Studio. When the mosaic work is complete the Artist will install the projects on-site.*
- Order, purchase and manage all mosaic materials
- Create template of bench top and bench face inset areas on-site
- Increase mosaic designs to full scale templates
- Code, section and transfer mosaic designs onto fiberglass mesh backing
- Cut, fit and set mosaics on fiberglass mesh sections in the studio
- Transportation of mosaic sections and installation materials to site
- Install, grout and seal mosaics during 5-6 days on-site
- Protection of finished surfaces around mosaic during installation

**MOSAIC MATERIALS**

*Materials included:*
- Full scale printed design templates
- Premium quality, exterior grade ceramic tile and stained glass
- Fiberglass mesh and mesh adhesive
- Professional grade thinset adhesive, cement-based grout and grout sealer
- Miscellaneous: sponges, plastic sheeting, tarps, tape, etc.

**LIGHTING**

$10,000-$15,000

**MODIFICATIONS TO BENCH TO ALLOW FOR MOSAIC INSTALLATION**

$1,500-$2,000

**ART SELECTION COORDINATION**

$2,800-$5,500

**CONSTRUCTION COORDINATION**

$1,500-$2,500

**Total**

$65,800-$75,000
Presentation for Civic Arts Committee
Public Art Consideration for Hampton Inn & Suites

March 11, 2019
Project Summary

- **Site Size**: ~2.27 acres
- **Existing**: 116 room hotel across three separate buildings
- **Approved**: Up to 182 room hotel (City Council approved 8/20/18)
- **Brand**: Hampton Inn & Suites (part of the Hilton brand of hotels)
- **Ownership History**: Site was acquired by Tsai family in 1979 and was their first project after immigrating to the US from Taiwan. Family has great pride for this site and would love to potentially have art reflect family culture and history.
Site Challenges

- Public Utility and Access Easements cover the majority of the site around the Building
- Building “Front” has no frontage along Norfolk (no drive-by street frontage)
- Project hidden in the back of Marina Shopping Plaza
- Any changes to building façade requires approval by Hilton/Hampton Hotel brand
California Water Service Easement
Access Easements with Neighboring Properties
PG&E and Storm Drain Easements
Site located in the back of Marina Shopping Plaza

Future Lobby Entrance

Office building and parking between site and La Selva Street
Façade facing the back of Marina Shopping Plaza
West Elevation

East Elevation
Typical Hampton Inn & Suite Hotel Facades
Considerations for Building Interior Art Locations

- Hotel open 24-7
- Hotel always open to Public
- Hotel will feature bar open to public
- No street frontage
- Located behind retail center/grocery store
Multiple locations and art types
Please note that art is NOT representative of what would be proposed, but merely acts as a placeholder to visualize potential locations.
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2: Ceiling Feature

3: Decorative Artistic Screen / Art Piece
Please note that art is NOT representative of what would be proposed, but merely acts as a placeholder to visualize potential locations.
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4: Lobby and Hearthroom Freestanding Sculpture
23.60.010 PURPOSE.

The City Council finds and declares as follows:

(a) Cultural and artistic resources enhance the quality of life for individuals living in, working in and visiting the City.

(b) Balanced development of cultural and artistic resources preserves and improves the quality of the urban environment and increases real property values.

(c) As development and revitalization of the real property within the City continues, the opportunity for creation of cultural and artistic resources is diminished.

(d) As this development and revitalization continues as a result of market forces, urbanization of the community results.

(e) As these opportunities are diminished and this urbanization occurs, the need to develop alternative sources for cultural and artistic outlets to improve the environment, image and character of the community is increased.

(f) Establishment of this Art in Public Places Program will promote the general welfare through balancing the community’s physical growth and revitalization and its cultural and artistic resources.

(g) It is the purpose of this chapter to establish an Art in Public Places Program to achieve the objectives stated in this section. (Ord. 2005-13, § 1, 2005).

23.60.020 PROGRAM EXECUTION.

The City of San Mateo Civic Arts Committee and the community development department shall carry out the duties established by this chapter. The Civic Arts Committee shall be comprised of one ex officio member of the City Council selected by the City Council; one member of the Planning Commission nominated by the Planning Commission; one representative of the business community nominated by the San Mateo Chamber of Commerce, or its successor organization; a member of City Arts, Inc. nominated by that organization, or its successor organization; a professional in an arts related field nominated by City Arts, Inc., or its successor organization; and an architect nominated by the local chapter of the American Institute of Architects. All members of the Civic Arts Committee shall be appointed by the City Council. The Civic Arts Committee shall be a special committee subject to the provisions of Section 6.09 of the San Mateo City Charter. (Ord. 2005-13, § 1, 2005).

23.60.030 ART IN PUBLIC PLACES FUND.

There is a fund known as the “Art in Public Places Fund” into which shall be deposited all fees paid pursuant to this chapter. This fund shall be maintained by the City treasurer, and shall be used for the
acquisition, installation, improvement, and maintenance of artwork to be displayed in the City, and the administration of the Art in Public Places Program. (Ord. 2005-13, § 1, 2005).

23.60.040 APPLICABILITY.

All commercial development projects and multi-family projects with a building permit valuation of three million dollars or more shall be subject to the provisions of this chapter, except when the work authorized by the project approval involves less than a substantial reconstruction of an existing building. “Substantial reconstruction” for the purposes of this section means work the estimated building permit valuation of which exceeds 50% of the replacement value of the existing building based upon construction costs at the time of project approval. (Ord. 2005-13, § 1, 2005).

23.60.050 CERTIFICATES OF OCCUPANCY.

The following requirements must be met prior to the City’s issuance of occupancy permits for projects subject to this chapter.

(a) Full compliance with one or more of the following:

(1) The approved artwork has been placed in a manner satisfactory to the community development director;

(2) In-lieu art fees have been paid; or

(3) Financial security in an amount equal to the acquisition and installation costs of an approved artwork, in a form approved by the City Attorney, has been posted.

(b) Execution and recordation with the San Mateo County recorder by the applicant of covenants, conditions, and restrictions (CC&Rs), in a form approved by the City Attorney, which require the property owner, successor in interest, and assigns to maintain the public art in good condition.

(c) Satisfaction of the entire program allocation required by Section 23.60.060 for the project. (Ord. 2005-13, § 1, 2005).

23.60.060 PROGRAM ALLOCATIONS—IN LIEU FEE PAYMENTS.

(a) The program allocation, as used in this chapter, is the percentage of the building cost which is set aside for the City’s Art in Public Places Program. The program allocation shall be an amount equal to one-half of one percent of the total building valuation, excluding land acquisition and off-site improvement costs. The total building valuation shall be computed using the latest building valuation data as set forth by the International Conference of Building Officials (ICBO) unless, in the opinion of the Building Official, a different valuation measure should be used.

(b) In lieu of placement of an approved artwork, the applicant may pay to the Art in Public Places Fund an amount equal to the program allocation set forth in subsection (a) of this section.

(c) Nothing in this section shall prohibit the applicant from placing an approved artwork with acquisition and installation costs in an amount less than the program allocations; provided that the applicant shall also pay to the Art in Public Places Fund an amount equal to the difference between the program allocation and the costs of acquisition and installation of such artwork. (Ord. 2005-13, § 1, 2005).
23.60.070 APPLICATION PROCEDURES FOR PLACEMENT OF ARTWORK ON PRIVATE PROPERTY.

An application for placement of artwork on private property shall be submitted to the community development department and shall include:

(a) Preliminary sketches, photographs, or other documentation of sufficient descriptive clarity to indicate the nature of the proposed artwork;

(b) An appraisal or other evidence of the value of the proposed artwork, including acquisition and installation costs;

(c) Preliminary plans containing such detailed information as may be required by the community development department to adequately evaluate the location of the artwork in relation to the proposed development, and its compatibility with the proposed development, including compatibility with the character of adjacent conforming developed parcels and existing neighborhood if necessary to evaluate the proposal; and

(d) A narrative statement to be submitted to the community development department to demonstrate that the artwork will be displayed in an area open and freely available to the general public, or otherwise provide public accessibility in an equivalent manner based on the characteristics of the artwork or its placement on the site. (Ord. 2005-13, § 1, 2005).

23.60.080 APPROVAL FOR PLACEMENT OF ARTWORK ON PRIVATE PROPERTY.

(a) Completed applications shall be submitted to the community development department for review of the artwork.

(b) The community development department shall present the completed application to the Civic Arts Committee. The Civic Arts Committee shall review the application for installation of the artwork considering its proposed location, the aesthetic quality and harmony with the proposed project, and the public accessibility to the artwork, including any recommended conditions of approval.

(c) The Civic Arts Committee shall approve a request to install artwork on private property, if it finds:

(1) The aesthetic quality of the artwork merits approval;

(2) The location of the proposed artwork is compatible and in harmony with the proposed development project and with the character of adjacent developed parcels; and

(3) There is sufficient public accessibility to the artwork.

(d) The decision of the Civic Arts Committee is subject to a fifteen-day review period by the City Council, and then becomes final. During this fifteen-day review period any person may appeal a Civic Arts Committee decision to the City Council, who shall conduct a hearing thereon. The decision of the City Council shall be final. (Ord. 2005-13, § 1, 2005).

23.60.090 OWNERSHIP OF ARTWORK.

(a) All artwork placed on the site of an applicant’s project shall remain the property of the owner of the site; the obligation to provide all maintenance necessary to preserve the artwork in good condition shall remain with the owner of the site. If the artwork is not maintained in good condition, the
occupancy permit for the project may be revoked by the City Council upon due notice and an opportunity to be heard.

(b) Maintenance of artwork, as used in this chapter, shall include without limitation, preservation of the artwork in good condition to the satisfaction of the City, protection of the artwork against physical defacement, mutilation or alteration, and securing and maintaining fire and extended coverage insurance and vandalism coverage in an amount to be determined by the City Attorney. Prior to placement of an approved artwork, applicant and owner of the site shall execute and record a covenant in a form approved by the City for maintenance of the artwork. Failure to maintain the artwork as provided in this chapter is declared to be a public nuisance.

(c) In addition to all other remedies provided by law, in the event the owner fails to maintain the artwork, upon reasonable notice, the City may perform all necessary repairs, maintenance or secure insurance, and the costs therefore shall become a lien against the real property. (Ord. 2005-13, § 1, 2005).

23.60.100 ARTWORK ON PUBLIC PROPERTY.

(a) Each year the Civic Arts Committee shall prepare and submit to the City Council an annual plan for the Art in Public Places Program. The annual plan shall include a discussion of the amount of money in the Art in Public Places Fund (“the Fund”), plans for the expenditure of money from the Fund during the year, a description of efforts to raise funds from other sources to be deposited into the Fund, and any other matters the Civic Arts Committee deems appropriate to include in the plan.

(b) Before money from the Fund is expended to purchase and install artwork on public property, the Civic Arts Committee shall consider the proposed expenditure and make a recommendation on the proposal to the City Council. In addition, at any time the Civic Arts Committee may make a recommendation to the City Council to purchase a particular artwork to be displayed on public property. Any recommendations made under this provision shall include the type of artwork considered, an analysis of the constraints applicable to placement of the artwork on a site, the need for and practicality of the maintenance of the artwork, and the costs of acquisition and installation of the artwork. (Ord. 2005-13, § 1, 2005).

23.60.110 REMOVAL OR ALTERATION OF ARTWORK.

(a) Public art installed on or integrated into a construction project pursuant to the provisions of this chapter shall not be removed or altered without the approval of the City Council. If such public art is knowingly removed or altered without prior approval from the public art department, the occupancy permit for the project may be revoked by the City Council upon due notice and an opportunity to be heard. The City may in addition pursue any other available civil or criminal remedies or penalties.

(b) If any artwork provided on a development project pursuant to the provisions of this chapter is knowingly removed by the property owner without the approval of the community development department, the property owner shall contribute funds equal to the development project’s original public art requirement to the City’s Art in Public Places Fund, or replace the removed artwork with one which is of comparable value and approved of by the Civic Arts Committee. If this requirement is not met, the occupancy permit for the project may be revoked. (Ord. 2005-13, § 1, 2005).
23.60.120 RETURN OF FEES.

(a) Fees paid to the Art in Public Places Fund which are not committed within ten years from the date of payment may be returned to the then current owner of the development project, with all interest actually earned thereon, if a written request for return is filed with the City Clerk during the tenth year after payment, and refund of fees is approved by the City Council. The request for return shall be verified, and include the date of payment, the amount paid and method of payment, the location of the development for which the fee was paid, and a statement that the applicant is the payor of the fees or the current owner of the development project.

(b) The City Council shall determine if return of the then uncommitted portion of the fees and interest is appropriate and, if so, the method of refund. No refund shall be appropriate if the City Council determines any one of the following applies:

1. The City Council finds the fee is needed for the Art in Public Places Program;
2. Moneys were not posted as fees, but were satisfied by letter of credit, bond or other instrument taken to secure payment at a future date;
3. Administrative costs of refunding uncommitted fees pursuant to this chapter exceed the amount to be refunded; provided, notice of public hearing on this issue has been published and posted on the site of the development project in not less than three places.

(Ord. 2005-13, § 1, 2005).

23.60.130 ANNUAL REVIEW.

Each year upon receipt of the annual plan referenced in section 23.60.100(a), the City Council will conduct an annual review of the Art in Public Places Program. (Ord. 2005-13, § 1, 2005).

23.60.140 SEVERABILITY.

Each section and provision of this chapter shall be considered severable and the invalidity of any section or provision of this chapter shall not affect the validity or enforceability of any other section or provision. (Ord. 2005-13, § 1, 2005).
### ARTS IN PUBLIC PLACES

**PROJECT FEES**

**CIP Project Number** 310330  
**GL Account** 59-3100-366301  
**Project String for Revenue** 2020-005-0192

Current balance in project account. No recent in-lieu payments, currently none anticipated at this time.

**Private Developer Obligations To Date** $3,671,824.72  
**Current balance in project account.** $192,000  
In-lieu fees paid to date $363,498.85 included in above obligation total

### Location / Project Name  
**Superstructure** Carports  
Total Valuation **Arts in Public Places Fee = .05%** Annual Totals

<table>
<thead>
<tr>
<th>Location / Project Name</th>
<th>Superstructure</th>
<th>Foundations / Garages</th>
<th>Carports</th>
<th>Total Valuation</th>
<th>Arts in Public Places Fee = .05%</th>
<th>Annual Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Station Park Green</td>
<td></td>
<td></td>
<td></td>
<td>$145,010,150.00</td>
<td>$725,050.75</td>
<td></td>
</tr>
<tr>
<td>1700-1790 S. Delaware</td>
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</tbody>
</table>

### Project Status

See detail on SFG Worksheet - this is an aggregate total of applicable permits. This date reflects the earliest permit issuance for total project. Not noticed prior to project approvals for $900,000 in March & May 2017.

#### 2017

- **Hillsdale North 60 31st Ave.**  
  - $98,000,000.00  
  - $98,000,000.00  
  - $98,000,000.00  
  
- **Cal Water 341 N. Delaware St.**  
  - $5,962,000.00  
  - $5,962,000.00  
  - $5,962,000.00  
  - BD-2016-258502 = New Office Building for Cal-Water

#### 2018

- **Franklin - Bldg 1 of 2**  
  - $27,534,528.50  
  - $27,534,528.50  
  - $27,534,528.50  
  - BD-2017-261852 issued 9/25/2017

- **Franklin - Bldg 2 of 2**  
  - $27,534,528.00  
  - $27,534,528.00  
  - $27,534,528.00  
  - BD-2017-262852 issued 9/25/2018

- **Windy Hill 405 E 4th Ave.**  
  - $10,062,768.60  
  - $10,062,768.60  
  - $10,062,768.60  
  - BD-2017-263726 issued 4/24/17 NEW 4-STORY Office & Residential building w/Underground garage

- **Westlake 520 S. El Camino Real**  
  - $33,567,200.00  
  - $33,567,200.00  
  - $33,567,200.00  
  - BD-2018-267252 issued 10/3/18 façade & remodel

#### 2019

- **Central Park South 319th Ave.**  
  - $10,520,875.15  
  - $10,520,875.15  
  - $10,520,875.15  
  - BD-2017-264410 issued 10/20/17 - Foundation & Garage - BD-2016-260410 application awaiting approval & issuance - Superstructure : original $10,460,875.15

### PIPELINE

- **Hampton Inn 2940 S. Norfolk**  
  - $5,001,671.42  
  - $5,001,671.42  
  - $5,001,671.42  

- **AAA Building 1650 S. Delaware St.**  
  - $5,001,671.42  
  - $5,001,671.42  
  - $5,001,671.42  
  - BD-2018-260410 issued 10/3/18 façade & remodel

- **Treg's 303 Baldwin**  
  - $5,001,671.42  
  - $5,001,671.42  
  - $5,001,671.42  
  - Planning approval on 10/2/2017. Preliminary conversation in 2017, but no contact since. No building permit application.

- **Hillsdale Terraces 2700 S. El Camino Real**  
  - $5,001,671.42  
  - $5,001,671.42  
  - $5,001,671.42  
  - BD-2018-267849 issued 10/3/18 façade & remodel

Planning approval on 10/2/2017. Preliminary conversation in 2017, but no contact since. No building permit application.