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PUBLIC NOTICE
BOARD OF DIRECTORS
SPECIAL OPEN SESSION MEETING
Monday, September 29, 2025, 10am
1819 Trousdale Dr., Burlingame

A G E N D A

- 1. CALL TO ORDER & ROLL CALL:** Chair Cappel
[Secretary, Dr. Henry Sanchez Will Attend Remotely: UCSF School of Medicine-Science Building, Rm S564D: 513 Parnassus Ave. SF, CA 94143]
- 2. ORAL COMMUNICATIONS:** *At this time, any person may speak on any items not on the agenda and any other matter within the jurisdiction of the District. Speakers are customarily limited to three minutes. If you cannot attend the meeting, but would like to offer comments, please email your comments to voula.theodoropoulos@peninsulahealthcaredistrict.org and your comments will be read into the record. Public comments will be taken for each agenda item prior to the Board's consideration on that item.*
- 3. OPEN SESSION:**
 - A. Resolution 2025-03 Authorizing Purchase of 381 Huntington Ave., San Bruno:** Ana M. Pulido, Chief Executive Officer
 - B. Approve Certificate of Acceptance for 381 Huntington Avenue, per Government Code Section 27281:** Ana M. Pulido, Chief Executive Officer

4. ADJOURN TO CLOSED SESSION

Any writing or document provided to a majority of the Board of Directors regarding any item on this agenda will be made available for public inspection at the District office, 1819 Trousdale, Burlingame during normal business hours. Please call 650-697-6900 to arrange an appointment.

If you are an individual with a disability and need an accommodation to participate in this meeting, please contact Peninsula Health Care District at least 48-hrs in advance at 650-697-6900.

RESOLUTION NO. 2025-03

**RESOLUTION AUTHORIZING PURCHASE OF
381 HUNTINGTON AVENUE, SAN BRUNO**

WHEREAS, Peninsula Health Care District (the “District”) is a public agency established under Health and Safety Code Section 32000 et seq. with its principal place of business in Burlingame, San Mateo County, California; and

WHEREAS, the District is committed to improving the health of all residents within the District; and

WHEREAS, adults with developmental disabilities living within the District require services and living facilities that can be provided legally by the District, directly and through partnerships with other service providers; and

WHEREAS, suitable independent living facilities for adults developmental disabilities are difficult to establish, given the high cost for residential properties within the District; and

WHEREAS, the District already owns two residential properties in the City of San Mateo that successfully provide independent living for adults with developmental disabilities through an operating lease with AbilityPath, Inc.; and

WHEREAS, the Board has authorized staff to employ the services of a real estate broker to locate and purchase another residential property within the northern part of the District to be used for independent living quarters for adults with developmental disabilities; and

WHEREAS, the broker and staff identified the residential property at 381 Huntington Avenue, San Bruno, California (the “Property”) as an ideal facility to be converted to an independent living facility for adults with developmental disabilities; and

WHEREAS, the District has entered into a purchase agreement with the owner of the Property; and

WHEREAS, the Property has been thoroughly inspected and found to be suitable for the desired use and will provide independent living for five or more adults with developmental disabilities; and

WHEREAS, the District has adequate reserve funds to complete the purchase of the Property without the need for financing; and

WHEREAS, the Board of Directors now wishes to confirm the intended purchase of the Property and authorize the Chief Executive Officer to execute the necessary documents to complete the purchase;

NOW, THEREFORE, IT IS RESOLVED:

1. Confirmation of Purchase. The District shall acquire the Property on the terms and conditions set forth in the California Residential Purchase Agreement and Joint Escrow Instructions dated as of August 22, 2025, Addendum No. 1, and Seller Counter Offer No 1 dated

as of August 26, 2025 (collectively, the “Purchase Agreement”). The District is authorized to pay the purchase price as set forth in the Purchase Agreement together with any additional fees, costs, charges, and commissions necessary and appropriate to close the escrow for the purchase.

2. Authorization to Execute Documents. Ana M. Pulido, Chief Executive Officer of the District, is hereby authorized to execute on behalf of the District all documents necessary and appropriate to close escrow on the purchase of the Property.

3. Certificate of Acceptance. The Certificate of Acceptance attached to this Resolution as Exhibit A is true and correct and shall be executed by the Chief Executive Officer, attached to the deed for the Property, and recorded in substantially the form set forth in Exhibit A.

4. Reliance on Authorization. This authorization may be relied on by Chicago Title Company, the seller of the property, and any brokers, vendors, or other persons entitled to payment from the escrow for the purchase.

5. Effective Date of Resolution. This Resolution shall be effective as of September 29, 2025.

PRESIDENT, BOARD OF DIRECTORS

Attest: _____
SECRETARY OF THE BOARD OF DIRECTORS

PASSED AND ADOPTED in open session at a special meeting of the Board of Directors of the Peninsula Health Care District held on the 29th day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT A
CERTIFICATE OF ACCEPTANCE

RECORDING REQUESTED BY:

Ana Pulido

WHEN RECORDED MAIL TO:

**Peninsula Health Care District
Attn: Ana Pulido, CEO
1819 Trousdale Drive
Burlingame, CA 94010**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. 020-375-300

No Recording Fee Per Government Code Section
27388.1(a)(2)(D)

**CERTIFICATE OF ACCEPTANCE
(California Government Code Section 27281)**

This is to certify that the interest in the real property commonly known as 381 Huntington Avenue, San Bruno, San Mateo County, California, A.P.N. 020-375-300, conveyed by that certain Grant Deed dated September ____, 2025 from Van Quang Huynh to Peninsula Health Care District, which is a healthcare district organized under California Health and Safety Code Sections 32000 et seq. ("Grantee"), is hereby accepted by the undersigned on behalf of Peninsula Health Care District pursuant to the actions of the Board of Trustees of the Peninsula Health Care District at its special meeting on September 29, 2025, and Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

PENINSULA HEALTH CARE DISTRICT

By: _____

Its: Chief Executive Officer