

City of South San Francisco

P.O. Box 711
South San Francisco, CA



Regular Meeting Agenda

Wednesday, September 10, 2025

6:30 PM

**Library Parks & Recreation Building, Council Chambers
901 Civic Campus Way, South San Francisco, CA**

City Council

EDDIE FLORES, Mayor (District 5)
MARK ADDIEGO, Vice Mayor (District 1)
JAMES COLEMAN, Councilmember (District 4)
MARK NAGALES, Councilmember (District 2)
BUENAFLORES NICOLAS, Councilmember (District 3)
ROSA GOVEA ACOSTA, City Clerk
FRANK RISSO, City Treasurer
SHARON RANALS, City Manager
SKY WOODRUFF, City Attorney

How to observe the Meeting (no public comment, including via Zoom):

- 1) Local cable channel: Astound, Channel 26, Comcast, Channel 27, or AT&T, Channel 99
- 2) <https://www.ssf.net/Government/Video-Streaming-City-and-Council-Meetings/City-Council>
- 3) <https://www.youtube.com/@CityofSouthSanFrancisco/streams>
- 4) Zoom meeting (streaming only): <https://ssf-net.zoom.us/j/81072693726>
Webinar ID: 810 7269 3726 Join by Telephone: +1 669 900 6833

How to submit written Public Comment before the City Council Meeting:

Members of the public are encouraged to submit public comments in writing in advance of the meeting via the eComment tab by 4:30 p.m. on the meeting date. Use the eComment portal by clicking on the following link: <https://ci-ssf-ca.granicusideas.com/meetings> or by visiting the City Council meeting's agenda page. eComments are also directly sent to the iLegislate application used by City Council and staff.

How to provide Public Comment during the City Council Meeting:**COMMENTS ARE LIMITED TO THREE (3) MINUTES PER SPEAKER**

During a meeting, comments can only be made in person: Complete a Digital Speaker Card located at the entrance to the Council Chambers. Be sure to indicate the Agenda Item # you wish to address or the topic of your public comment. When your name is called, please come to the podium, state your name and address (optional) for the Minutes.

American Disability Act:

The City Clerk will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to Office of the City Clerk at 400 Grand Avenue, South San Francisco, CA 94080, or email at all-cc@ssf.net. Include your name, address, phone number, a brief description of the requested materials, and preferred alternative format service at least 72-hours before the meeting.

Accommodations: Individuals who require special assistance of a disability-related modification or accommodation to participate in the meeting, including Interpretation Services, should contact the Office of the City Clerk by email at all-cc@ssf.net, 72-hours before the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA REVIEWLEVINE ACT DISCLOSURES (SB 1181)

If you have donated \$500 or more to the campaign of a South San Francisco elected official in the past twelve (12) months, please read the following paragraphs carefully:

- The Levine Act (Gov. Code § 84308) requires any Party, Agent, or Participant, as defined in §84308(a), of a proceeding involving any grants, denials, renewals, restrictions, or modifications to any licenses and permits, entitlements for use, contracts, or franchises (“Proceeding”), to disclose on the record any contributions they have made to any elected, appointed, or candidate for City Officer totaling more than \$500 within the preceding 12 months.
- The Levine Act also requires any elected, appointed, alternate, or candidate for City Officer who has received a contribution totaling \$500 within the past 12 months from a Party, Agent, or Participant of a Proceeding to (1) disclose that fact on the record involving the Proceeding and (2) to recuse themselves from, and in no way attempt to use their official position to influence any decision involving, the Proceeding.
- Elected, appointed, alternates, or candidates for City Officer are prohibited from accepting, soliciting, and directing, and Parties, Participants, and Agents are prohibited from making, campaign contributions of more than \$500 while the Proceeding is pending and for 12 months after the date a final decision is rendered for the Proceeding.

Violations of the Levine Act may result in a civil action brought by the Fair Political Practice Commission (FPPC) for an amount up to five thousand dollars (\$5,000) per violation. Any person who knowingly or willfully violates any provision of the Political Reform Act is guilty of a misdemeanor and subject to a fine of up to the greater of ten thousand dollars (\$10,000) or three times the amount the person unlawfully contributed upon conviction for each violation.

ANNOUNCEMENTS FROM STAFFPRESENTATIONS

1. [Proclamation celebrating National Hispanic Heritage Month. \(Eddie Flores, Mayor\)](#)
2. [Proclamation recognizing September as Prostate Cancer Awareness Month. \(Eddie Flores, Mayor\)](#)

3. [Proclamation recognizing September as National Preparedness Month. \(Eddie Flores, Mayor\)](#)
4. [Proclamation recognizing September 17 – 23, 2025 as Constitution Week. \(Eddie Flores, Mayor\)](#)

COUNCIL COMMENTS/REQUESTS

PUBLIC COMMENTS

Under the Public Comment section of the agenda, members of the public may speak on any item not listed on the Agenda and on items listed under the Consent Calendar. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future Council meeting. Written comments on agenda items received prior to 4:30 p.m. on the day of the meeting will be included as part of the meeting record but will not be read aloud.

If there appears to be a large number of speakers, the Mayor may reduce speaking time to limit the total amount of time for public comments (Gov. Code sec. 54954.3(b)(1)). Speakers that are not in compliance with the City Council's rules of decorum will be muted.

CONSENT CALENDAR

Matters under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted by one motion and without discussion. If, however, any Council member(s) wishes to comment on an item, they may do so before action is taken on the Consent Calendar. Following comments, if a Council member wishes to discuss an item, it will be removed from the Consent Calendar and taken up in order after adoption of the Consent Calendar.

5. [Motion to approve the Minutes from the meetings of August 27, 2025 and September 5, 2025. \(Office of the City Clerk\)](#)
6. [Motion to cancel the Regular City Council meeting of October 8, 2025. \(Rosa Govea Acosta, City Clerk\)](#)
7. [Motion to approve the re-appointment of one \(1\) member to the Housing Authority Tenant Commission, and three \(3\) members to the Youth Commission. \(Rosa Govea Acosta, City Clerk\)](#)
8. [Report regarding a resolution authorizing the City Manager to execute a five-year professional services agreement with Intermedia.net, Inc. for upgrading the City phone system to a Unified Communication hosted platform in the amount not to exceed \\$736,259 \(Tony Barrera, Director of Information Technology\)](#)

- 8a. [Resolution authorizing the City Manager to execute a five-year professional services agreement with Intermedia.net, Inc. for upgrading the City phone system to a Unified Communication hosted platform in the amount not to exceed \\$736,259 \(Tony Barrera, Director of Information Technology\)](#)
- 9. [Report regarding a resolution approving a purchase and sale agreement and accepting a quitclaim deed for a portion of Old Mission Road \(referred to as San Francisco Public Utilities Commission Parcel 21\) and authorizing the City Manager to execute a purchase and sale agreement and certificates of acceptance. \(Jacob Gilchrist, Director of Capital Projects, and Sky Woodruff, City Attorney\)](#)
- 9a. [Resolution approving a purchase and sale agreement and accepting a quitclaim deed for a portion of Old Mission Road \(identified as San Francisco Public Utilities Commission Parcel 21\), for the Community Civic Campus Project and authorizing the City Manager to execute a certificate of acceptance.](#)
- 10. [Report regarding a resolution accepting \\$100,000 from the State of California, Office of Traffic Safety for the “Selective Traffic Enforcement Program” \(STEP\) to be used for personnel overtime, equipment, and training expenses and amend the Police Department’s Operating Budget for fiscal year 2025-26 by approving Budget Amendment Number 26.016 \(Fahmida Murphy, Police Lieutenant and Jim Portolan, Police Sergeant\)](#)
- 10a. [Resolution accepting \\$100,000 from the State of California, Office of Traffic Safety for the “Selective Traffic Enforcement Program” to be used for personnel overtime, equipment, and training expenses and to amend the Police Department’s Operating Budget for fiscal year 2025-26 by approving Budget Amendment Number 26.016.](#)
- 11. [Report regarding a resolution approving Budget Amendment Number 26.019 and authorizing the City’s acquisition of a Below Market Rate \(BMR\) unit at 2230 Gellert Boulevard, Unit 3303 \(APN 104-540-230\). \(Elia Moreno, Management Analyst I\)](#)
- 11a. [Resolution approving Budget Amendment Number 26.019 and authorizing the City’s acquisition of a Below Market Rate \(BMR\) unit at 2230 Gellert Boulevard, Unit 3303 \(APN 104-540-230\).](#)
- 12. [Report regarding a second reading and adoption of an Ordinance adopting a Development Agreement to extend approved entitlements to construct a new Office/R&D Campus and multi-family residential building at 180 El Camino Real in the Planned Development \(PD\) Zoning District for a period of ten \(10\) years in exchange for payment of Community Benefit Monetary Contribution obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code. \(Billy Gross, Principal Planner\)](#)

- 12a. Ordinance adopting a Development Agreement to extend approved entitlements to construct a new Office/R&D Campus and multi-family residential building at 180 El Camino Real in the Planned Development (PD) Zoning District for a period of ten (10) years in exchange for payment of Community Benefit Monetary Contribution obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code.
13. Report regarding a proposed Development Agreement to extend approved entitlements to construct a new Office/R&D Campus at 800 Dubuque Avenue in the East of 101 Transit Core (ETC) Zoning District for a period of ten (10) years in exchange for pre-payment of Community Benefit Program Fee obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code and a recommendation determining consistency of the proposed action with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act. (Tony Rozzi, AICP, Deputy Economic and Community Development Director)
- 13a. Ordinance adopting a Development Agreement to extend approved entitlements to construct a new Office/R&D Campus at 800 Dubuque Avenue in the East of 101 Transit Core Zoning District for a period of ten (10) years in exchange for pre-payment of Community Benefit Program Fee obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code.
14. Report regarding second reading and adoption of an Ordinance adopting amendments to Title 20 (Zoning) of the South San Francisco Municipal Code regarding provisions regulating tobacco use to make minor revisions, corrections, and clarifications to ensure consistency throughout the Municipal Code, and to remove “Hookah Bar / Smoking Lounge” from the Commercial Use Classifications under Section 20.620.040. (Adena Friedman, Chief Planner)
- 14a. Ordinance Amending Title 20 of the South San Francisco Municipal Code to make minor revisions, corrections, and clarifications to ensure consistency throughout the Municipal Code, and to remove “Hookah Bar/Smoking Lounge” from the Commercial Use Classifications under Section 20.620.040.

ADMINISTRATIVE BUSINESS

15. Report regarding a resolution adopting the City of South San Francisco Age-Friendly Action Plan. (Laura Armanino, Recreation Program Manager)
- 15a. Resolution adopting the City of South San Francisco Age-Friendly Action Plan for calendar years 2026-2029.

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

CLOSED SESSION

16. [Closed Session: Public Employment](#)
[\(Pursuant to Government Code Section 54957\)](#)
[Title: City Manager](#)

ADJOURNMENT