

City of South San Francisco

P.O. Box 711
South San Francisco, CA



Regular Meeting Agenda

Wednesday, May 14, 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 ORDERROLL 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 recognizing May 18-24, 2025 as National Public Works Week. \(Eddie Flores, Mayor\)](#)
2. [Proclamation celebrating May as Older Americans’ Month. \(Eddie Flores, Mayor\)](#)

3. [Proclamation recognizing May as National Bike Month. \(Eddie Flores, Mayor\)](#)
4. [Proclamation recognizing May as Mental Health Awareness Month. \(Eddie Flores, Mayor\)](#)
5. [Certificate honoring Lisbeth Flores, Junior High Academic Decathlon Champion. \(Eddie Flores, Mayor\)](#)

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.

6. [Motion to approve the Minutes of April 9, 2025, April 29, 2025, and April 30, 2025. \(Rosa Govea Acosta, City Clerk\)](#)
7. [Motion to approve the re-appointment of two \(2\) Conference Center Authority Members, one \(1\) South San Francisco representative to the San Mateo County Mosquito & Vector Control District, and solicit applicants to fill two \(2\) seats for the Housing Authority. \(Rosa Govea Acosta, City Clerk\)](#)
8. [Report regarding a motion to accept the construction improvements of the Centennial Trail Improvements Project \(pk2302\) as complete in accordance with plans and specifications \(total construction cost \\$5,157,195.85\). \(Philip Vitale, Deputy Director of Capital Projects\)](#)

9. [Informational report regarding update on the City of South San Francisco's investment portfolio as of March 31, 2025 \(Frank Risso, Treasurer, Karen Chang, Director of Finance, Carlos Oblites, Chandler Asset Management\)](#)
10. [Report regarding a resolution for the procurement of furniture, fixtures, and equipment and authorizing the City Manager to execute a purchasing contract with One Workplace of Santa Clara, CA for the Orange Memorial Park Aquatic Center \(OMPAC\) \(pk 2310\), in the amount not to exceed \\$347,099 \(Philip Vitale, Deputy Director of Capital Projects\).](#)
- 10a. [Resolution approving a purchase agreement with One Workplace to purchase furniture and equipment for the Orange Memorial Park Aquatic Center Project \(OMPAC\) in an amount not to exceed \\$347,099.](#)
11. [Report regarding a Resolution approving Budget Amendment Number 25.053 to proceed with the Stormwater Trash Capture Devices Phase 2 Project \(sd2502\) and development of a Stormwater Asset Management Plan. \(Lawrence Henriquez, Senior Civil Engineer\)](#)
- 11a. [Resolution approving Budget Amendment Number 25.053 appropriating \\$250,000 of available fund balance from the Storm Water Fund \(Fund 740\) to complete the Stormwater Trash Capture Devices Phase 2 Project \(sd2502\) and to develop a Stormwater Asset Management Plan](#)
12. [Report regarding a resolution awarding a construction contract to DC Electric Group, Inc. of Cotati, California, for Downtown and Old Town Lighting Improvements Project \(No. PK2307, Bid No. 2702\) in an amount not to exceed \\$623,860 and related actions. \(Jeffrey Chou, Senior Civil Engineer\)](#)
- 12a. [Resolution awarding a construction contract to DC Electric Group, Inc. of Cotati, California for Downtown and Old Town Lighting Improvements Project \(No. PK2307, Bid No. 2702\) in an amount not to exceed \\$623,860 authorizing a total construction contract authority budget of \\$751,750 and authorizing the City Manager to execute the agreement on behalf of the City; and acceptance of \\$1,263,372 in grant funding from Peninsula Clean Energy Authority and approving associated Budget Amendment Number 25.051.](#)
13. [Report regarding a resolution awarding a construction contract to Tri-Valley Contracting, Inc. of Orinda, California for Junipero Serra Boulevard Buffered Bike Lane Enhancement Project \(Project No. TR2502, Bid No. 2703\) in an amount not to exceed \\$370,295.50 and related actions. \(Jeffrey Chou, Senior Civil Engineer\)](#)

- 13a. Resolution awarding a construction contract to Tri-Valley Contracting, Inc. of Orinda, California for Junipero Serra Boulevard Buffered Bike Lane Enhancement Project (Project No. TR2502, Bid No. 2703) in an amount not to exceed \$370,295.50, authorizing a total construction contract authority budget of \$445,000.00, and authorizing the City Manager to execute the agreement on behalf of the City, and approving Budget Amendment Number 25.052 to add \$120,000 to the project budget.
14. Report regarding a resolution authorizing the acceptance of \$19,861 in donations, sponsorships, and proceeds net of the associated expenses from the 31st Annual Trivia Challenge to support the Library's Project Read program and amending the Library Department's Fiscal Year 2024-25 Operating Budget by \$19,861 to enhance Project Read programs and services and approving Budget Amendment Number 25.049. (Valerie Sommer, Library Director)
- 14a. Resolution authorizing the acceptance of \$19,861 in donations, sponsorships, and proceeds net of the associated expenses from the 31st Annual Trivia Challenge to support the Library's Project Read program and amending the Library Department's Fiscal Year 2024-25 Operating Budget by \$19,861 to enhance Project Read programs and services and approving Budget Amendment Number 25.049.
15. Report regarding a resolution accepting \$4,924.40 from the South San Francisco Friends of the Library to support Library collections, programs, and services, and amending the Library Department's Fiscal Year 2024-25 Operating Budget and approving Budget Amendment Number 25.050. (Valerie Sommer, Library Director)
- 15a. Resolution accepting \$4,924.40 from the South San Francisco Friends of the Library to support Library collections, programs and services, amending the Library Department's Fiscal Year 2024-25 Operating Budget and approving Budget Amendment Number 25.050.
16. Report regarding a resolution authorizing the City Manager to execute a Second Amendment to the professional services agreement with HR&A Advisors, Inc. to increase the contract authority by \$50,120 for additional expenses and community outreach associated with the anti-displacement roadmap for an amount not to exceed \$437,720 (Tony Rozzi, AICP, Deputy Economic and Community Development Director)
- 16a. Resolution authorizing the City Manager to execute a Second Amendment to the professional services agreement with HR&A Advisors, Inc. to increase the contract authority by \$50,120 for additional expenses and community outreach associated with the anti-displacement roadmap for an amount not to exceed \$437,720.

17. [Report regarding awarding a construction contract to JJR Construction, Inc. of San Mateo, California, for the CDBG Ramps and Paths Project \(No. ST2506, Bid No. 2701\) in an amount not to exceed \\$723,267.25, authorizing a total construction contract authority budget of \\$833,267.25. \(John Wilson, Associate Civil Engineer\)](#)
- 17a. [Resolution awarding a construction contract to JJR Construction, Inc. of San Mateo, California for the CDBG Ramps and Paths Project \(No. ST2506, Bid No. 2701\) in an amount not to exceed \\$723,267.25, authorizing a total construction contract budget of \\$833,267.25, and authorizing the City Manager to execute the agreement on behalf of the City.](#)

PUBLIC HEARING

18. [Report regarding a second reading and adoption of an ordinance amending Title 6, Chapter 6.46 of the South San Francisco Municipal Code \(Tobacco Retailer Permit\) to adopt by reference Title 4, Chapter 4.98 of the San Mateo County Ordinance Code, and repealing in its entirety Title 6, Chapter 6.47 \(Sales of Flavored Tobacco Products, Pharmacy Sales of Tobacco Products, and Sales of Electronic Smoking Devices Prohibited\) \(Rich Lee, Assistant City Manager; Sgt. Sean Curmi, South San Francisco Police Department; Lt. Amy Sariotti, South San Francisco Police Department; Alexandra Wolf, Assistant City Attorney\)](#)
- 18a. [Ordinance amending Title 6, Chapter 6.46 of the South San Francisco Municipal Code \(Tobacco Retailer Permit\) to adopt by reference Title 4, Chapter 4.98 of the San Mateo County Ordinance Code, and repealing in its entirety Title 6, Chapter 6.47 \(Sales of Flavored Tobacco Products, Pharmacy Sales of Tobacco Products, and Sales of Electronic Smoking Devices Prohibited\). \(second reading\)](#)

ADMINISTRATIVE BUSINESS

19. [Report providing an update on the Linden Avenue Park project \(project no. pk2305\). \(Philip Vitale, Deputy Director of Capital Projects\)](#)
20. [Report Regarding an Ordinance to Adopt the Updated California Fire Hazard Severity Zone \(FHSZ\) Maps for the City of South San Francisco \(Ian Hardage, Fire Marshal\)](#)
- 20a. [An ordinance adding Chapter 15.25 to the City of South San Francisco Municipal Code designating Fire Hazard Severity Zones](#)
21. [Report regarding a proposed Affordable Housing Financing Plan \(AHFP\) that would guide the City of South San Francisco's biennial funding priorities in relation to existing housing goals, policies, programs, and funding availability. \(Pierce Abrahamson, Management Analyst II\)](#)

22. [Report regarding a resolution authorizing the City Manager to execute a Third Amendment to the Purchase and Sale Agreement with Eden Housing for the former City-owned parcel at 201 Baden Avenue and another resolution approving Budget Amendment Number 25.055 to remove a budget designation for the project and approving the rescission of a Letter of Intent to fund a canceled affordable housing project at 201 Baden Avenue \(Pierce Abrahamson, Management Analyst II\)](#)
- 22a. [Resolution authorizing the City Manager to execute a Third Amendment to the Purchase and Sale Agreement with Eden Housing for the former City-owned parcel at 201 Baden Avenue.](#)
- 22b. [Resolution of the City Council of the City of South San Francisco approving the rescission of a Letter of Intent and Budget Amendment Number 25.055 to remove an associated budget designation to fund a now canceled affordable rental housing project at 201 Baden Avenue with Local Housing Trust Fund funds.](#)
23. [Report regarding a resolution approving the First Amendments to the Loan Agreement and Affordable Housing Regulatory Agreement between the City of South San Francisco and BRIDGE Housing Corporation for the development of 158 affordable housing units at 1051 Mission Road and associated actions, including approving Budget Amendment Number 25.054, and a resolution affirming the City's support for BRIDGE's Affordable Housing Sustainable Communities \(AHSC\) Grant application and authorizing the City Manager to execute an AHSC Implementation and Cooperation Agreement and an AHSC Scope of Work for an Anti-Displacement Strategy. \(Nell Selander, Economic & Community Development Director\)](#)
- 23a. [Resolution affirming the City's support for BRIDGE Housing Corporation's application to the Affordable Housing Sustainable Communities \(AHSC\) Grant program and authorizing the City Manager to execute an AHSC Implementation and Cooperation and an AHSC Anti-Displacement Strategy Commitment Letter.](#)
- 23b. [Resolution approving the First Amendment to the Loan Agreement between the City of South San Francisco and BRIDGE Housing Corporation for the development of 158 affordable housing units at 1051 Mission Road, First Amendment to the Affordable Housing Regulatory Agreement, Letter of Intent to allocate Local Housing Trust Fund grant funds, and Budget Amendment Number 25.054.](#)

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

CLOSED SESSION

24. [Conference with Legal Counsel - Anticipated Litigation](#)
[Significant exposure to litigation pursuant to Government Code Section 54956.9\(d\)\(2\):](#)
[One potential case](#)
25. [Closed Session: Public Employment](#)
[\(Pursuant to Government Code Section 54957\)](#)
[Title: City Manager](#)
26. [Conference with Real Property Negotiators](#)
[\(Pursuant to Government Code Section 54956.8\)](#)
[Property: City property at Oyster Point \(APN 015-010-970\)](#)
[City Negotiators: Nell Selander, Director of Economic and Community Development;](#)
[Ernesto Lucero, Economic Development Manager](#)
[Negotiating Party: Ensemble Investments](#)
[Under Negotiations: Price and terms](#)

ADJOURNMENT