



MINUTES **REGULAR MEETING**

CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO

WEDNESDAY, APRIL 22, 2026
6:30 p.m.

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

CALL TO ORDER

Mayor Addiego called the meeting to order at 6:34 p.m.

ROLL CALL

Councilmember Coleman, present
Councilmember Flores, absent
Councilmember Nicolas, present
Vice Mayor Nagales, present
Mayor Addiego, present

PLEDGE OF ALLEGIANCE

Genentech Senior Director Ariane Hogan led the pledge.

LEVINE ACT DISCLOSURES (SB 1181)

Following an inquiry, no conflicts of interest were reported by City Council members.

ANNOUNCEMENTS FROM STAFF

Library Director Sommer apprised the community of the following events:

- American Revolution Experience – Traveling Exhibit beginning Friday, April 24 – Thursday, April 30, 2026, 2nd Floor Community Room, at the Library | Parks & Recreation Building, 901 Civic Campus Way, South San Francisco.
- Hamilton: An American Musical Screening on Wednesday, April 29, 2026, at 5:00 p.m. at the Library | Parks & Recreation Center, City Council Chambers, 901 Civic Campus Way, South San Francisco.

Management Analyst II Stenhouse invited the community to attend the following event:

- South City Centennial Cruise on Saturday, May 9, 2026, Free Bike Checks provided by Six Cycles from 9:00 a.m. to 10:00 a.m. and Bike Ride from 10:00 a.m. to 12:00 p.m., at Centennial Way Park South, Centennial Way Trail between Huntington Ave and S. Spruce Ave. South San Francisco.

PRESENTATIONS

1. Proclamation celebrating Genentech’s 50th year in South San Francisco. (Mark Addiego, Mayor)

Mayor Addiego recognized the 50th anniversary of Genentech in South San Francisco and acknowledged CEO Ashley McGargy. Councilmembers Coleman and Nicolas presented the proclamation highlighting Genentech’s scientific contributions, economic impact, sustainability efforts, and community partnerships. The City Council declared April 7, 2026, as “Genentech Day” in South San Francisco.

2. SamTrans Connect Bay Area (SB63) Local Investment Plan Presentation (Michaela Petrik, Government & Community Affairs Officer)

Government & Community Affairs Officer Petrik presented the Connect Bay Area Act, a potential regional transit funding measure that may appear on the November ballot. She outlined projected transit funding shortfalls, the proposed sales tax measure, and the anticipated allocation of approximately \$50 million annually for San Mateo County transit improvements. She also reviewed ongoing outreach efforts and a public survey to help guide funding priorities and encouraged community participation prior to the April 30 deadline.

3. Presentation from Peninsula Clean Energy on services provided to the South San Francisco community. (Shalini Swaroop, Chief Operations Officer)

Chief Operations Officer Swaroop presented an update on programs, local investments, customer savings, and upcoming clean energy projects. She announced the organization’s rebranding to *WestLite Energy* and requested Council support for the related JPA amendment and public communication.

The following individuals addressed the City Council:

- Rober Whitehead – Building Electrification and REACH Codes

COUNCIL COMMENTS/REQUESTS

Mayor Addiego recognized the 40th anniversary of the Sister City relationship between the City of South San Francisco and Atotonilco El Alto in Jalisco, Mexico. He announced an upcoming soccer exchange at South San Francisco High School on Saturday, April 25, 2026, between the South San Francisco Soccer Club and Atotonilco Fútbol Club.

Councilmember Nicolas requested the meeting be adjourned in memory of Christopher Benavides.

Councilmember Coleman Councilmember Coleman reported attending recent events, including the Biogen ribbon cutting and the Progress Seminar. He noted discussions focused on housing, transportation, AI and workforce impacts, and childcare, and emphasized continued collaboration with regional leaders on these issues.

Vice Mayor Nagales joined in requesting that the meeting be adjourned in memory of Christopher Benavides. He shared that he attended the Biogen ribbon-cutting and noted the company's expansion and historical ties to the city. He also discussed the Progress Seminar, highlighting that South San Francisco was recognized for its work in affordable housing and childcare, and acknowledged Economic and Community Director Nell Selander as a featured panelist. Lastly, he requested staff return with an agenda item on project labor agreements versus pre-qualification, including analysis and recommendations prior to the end of July. City Attorney Woodruff clarified that, under the Brown Act, no substantive discussion may occur on a non-agendized item and informed the Council that it may make a motion to direct staff to agendize the suggested item for a Council vote. Mayor Addiego expressed concern about proceeding with the item, as City Manager Snideman was not present to discuss potential impacts on staff capacity.

Motion – Vice Mayor Nagales/Second – Councilmember Nicolas: To direct staff to agendize a discussion surrounding Project Labor Agreements versus Pre-Qualification Agreements by July 2026, roll call vote:

AYES: Councilmembers Coleman and Nicolas, Vice Mayor Nagales.

NAYS: Mayor Addiego.

ABSENT: Councilmember Flores.

ABSTAIN: None.

PUBLIC COMMENTS - NON-AGENDA AND CONSENT CALENDAR ITEMS

The following individuals addressed the City Council:

- Sonny Koya – Discussed improved striping on Hillside Boulevard
- Annie – Discussed the Council Handbook
- Leslie Fong – Discussed South City Folk Jam Session and Café Zorek
- Fionnola – Discussed government transparency, city leadership and conflicts of interest
- Toni Allen & Trish Althaus – Discussed May Day and Small Business Saturday

Complete Council members' discussions of meeting items can be viewed in archived video/audio recordings on the City's website at <https://www.ssfca.gov/Government/Video-Streaming-City-and-Council-Meetings/City-Council>

CONSENT CALENDAR

Matters under the Consent Calendar are considered to be routine and noncontroversial. Items 4-10 were not read and enacted in one motion, without discussion. Item 11 was pulled by Vice Mayor Nagales for further discussion, after which the Council engaged in discussion and voted as follows.

4. Motion to accept a proclamation celebrating Municipal Clerk's Week May 3 through May 9, 2026. (Rosa Govea-Acosta, City Clerk)
5. Motion to approve the Minutes from the meetings of April 8, 2026. (Office of the City Clerk)
6. Motion to cancel or reschedule the following City Council Meetings in 2026. (Marie Patea, Management Analyst)

7. Report regarding Resolution No. 35-2026 authorizing the City Manager to execute the first amendment of a professional services agreement with Speridian Technologies, LLC. for additional implementation services in an amount of \$307,300 and a total project amount of \$1,026,050 which includes a \$19,950 contingency. (Tony Barrera, Director of Information Technology)
8. Report regarding Resolution No. 36-2026 approving a three-year service agreement extension between the City of South San Francisco and the Town of Colma to continue to furnish computerized police information services to the Colma Police Department. (Adam Plank, Police Captain)
9. Report regarding Resolution No. 37-2026 authorizing the City Manager to execute the three-year professional services agreement with Beazley Security LLC for cybersecurity monitoring, detection, and response services in an amount not to exceed \$325,813.33. (Tony Barrera, Director of Information Technology Department)
10. Report regarding Resolution No. 38-2026 to approve an Administrative Amendment the Peninsula Clean Energy Joint Powers Agreement to formally update the agency's legal name from Peninsula Clean Energy Authority to WestLight Energy. (Marie Patea, Management Analyst)

Motion – Councilmember Nicolas /Second – Vice Mayor Nagales: To approve Consent Calendar Items 4-10, by roll call vote.

AYES: Councilmembers Coleman and Nicolas, Vice Mayor Nagales, and Mayor Addiego

NAYS: None.

ABSENT: Councilmember Flores.

ABSTAIN: None.

11. Report regarding adoption of an Ordinance amending and restating in its entirety Chapter 8.70 Property Owner Obligations with Respect to Tenants Displaced from Unsafe or Substandard Units of the South San Francisco Municipal Code. (Elia Moreno, Housing Management Analyst I)

Item No. 11: Vice Mayor Nagales requested an update on the stakeholder meeting held in response to expressed concerns. Management Analyst Moreno provided an update, noting that staff met with property owners and property management representatives following the introduction of the ordinance. Stakeholders raised concerns regarding relocation assistance requirements and inspection notification procedures. Staff reviewed the concerns and determined no changes to the ordinance were necessary, citing existing safeguards, required notice to property owners prior to inspections, and the limited use of the ordinance since its adoption in 2019.

Motion – Vice Mayor Nagales /Second – Councilmember Coleman: To approve Consent Calendar Item 11, by roll call vote.

AYES: Councilmembers Coleman and Nicolas, Vice Mayor Nagales, and Mayor Addiego.

NAYS: None.

ABSENT: Councilmember Flores.

ABSTAIN: None.

PUBLIC HEARING

Public hearing opened: 7:40 p.m.

12. Report regarding consideration of proposed amendments to the existing Development Agreement for 1051 Mission Road (known as the "PUC Site") to revise the economic terms to provide support for the affordable housing portions of the project, extend the term of the Development Agreement, and related resolutions to facilitate project financing (Nell Selander, Director of Economic and Community Development)

Economic and Community Development Director Selander presented proposed amendments to the Development Agreement, revised project phasing, and actions to support grant funding and project financing. Director Selander also discussed the withdrawal of Bridge Housing, potential assignment to a new affordable housing partner, and related resolutions.

In response to Council questions, L37 Managing Partner Eric Tao discussed prior unsuccessful AHSC grant applications and expressed confidence in the current application, citing changes in the development team, continued cost reductions, and ongoing financing efforts. Councilmembers raised concerns about project delays, funding uncertainty, and timing constraints, and staff responded to questions about funding sources, the project schedule, and partner transitions.

Public hearing closed: 8:17 p.m.

- 12a. Ordinance approving the First Major Amendment to the Development Agreement for 1051 Mission Road (known as the "PUC Site") to revise the economic terms, to provide support for the affordable housing portions of the project, and extend the term of the Development Agreement, and a determination that the amendments are consistent with the General Plan and with previously adopted environmental documentation

Motion – Vice Mayor Nagales /Second – Councilmember Coleman: To introduce an Ordinance approving the First Major Amendment to the Development Agreement for 1051 Mission Road (known as the "PUC Site") to revise the economic terms, to provide support for the affordable housing portions of the project, and extend the term of the Development Agreement, and a determination that the amendments are consistent with the General Plan and with previously adopted environmental documentation, by roll call vote.

AYES: Councilmembers Coleman and Nicolas, Vice Mayor Nagales.

NAYS: Mayor Addiego.

ABSENT: Councilmember Flores.

ABSTAIN: None.

- 12b. Resolution No. 39-2026 approving a Fourth Phasing Plan for 1051 Mission Road (known as the "PUC Site") to extend milestone dates consistent with the First Major Amendment to the Development Agreement
- 12c. Resolution No. 40-2026 approving BRIDGE Housing's request to transfer its membership interest in 1051 Mission Affordable, LLC to SSF PUC Housing Partners, LLC and approving subsequent transfer to a new affordable housing developer

12d. Resolution No. 41-2026 in support of an Affordable Housing Sustainable Communities (AHSC) Grant application for the 1051 Mission Road affordable housing project and authorizing the City Manager to execute an AHSC Implementation and Cooperation Agreement for transportation related improvements and an AHSC Scope of Work for an Anti-Displacement Strategy

12e. Resolution No. 42-2026 committing up to \$14.6 million provided by the first market rate residential phase of the 1051 Mission Road project to the affordable housing building for the purposes of San Mateo County Measure K and California State Low Income Housing Tax Credits funding requests.

Motion – Councilmember Coleman /Second – Councilmember Nicolas: To approve Resolution No. 39-2026 approving a Fourth Phasing Plan for 1051 Mission Road (known as the "PUC Site") to extend milestone dates consistent with the First Major Amendment to the Development Agreement; Resolution No. 40-2026 approving BRIDGE Housing's request to transfer its membership interest in 1051 Mission Affordable, LLC to SSF PUC Housing Partners, LLC and approving subsequent transfer to a new affordable housing developer; Resolution No. 41-2026 in support of an Affordable Housing Sustainable Communities (AHSC) Grant application for the 1051 Mission Road affordable housing project and authorizing the City Manager to execute an AHSC Implementation and Cooperation Agreement for transportation related improvements and an AHSC Scope of Work for an Anti-Displacement Strategy; and Resolution No. 42-2026 committing up to \$14.6 million provided by the first market rate residential phase of the 1051 Mission Road project to the affordable housing building for the purposes of San Mateo County Measure K and California State Low Income Housing Tax Credits funding requests; by roll call vote.

AYES: Councilmembers Coleman and Nicolas, Vice Mayor Nagales, and Mayor Addiego.

NAYS: None.

ABSENT: Councilmember Flores.

ABSTAIN: None.

ADMINISTRATIVE BUSINESS

13. Report regarding introduction of an ordinance amending Chapter 9.08 of the South San Francisco Municipal Code to reassign the site inspection authority for animal permits from the County Health Officer to the City Code Enforcement Officer. (Rosa Govea Acosta, City Clerk and Sky Woodruff, City Attorney)

City Attorney Woodruff presented the report and explained that the ordinance is necessary due to the County discontinuing site inspection services and would transfer inspection responsibility for animal housing facilities to the City's Code Enforcement Division. He confirmed staff will receive appropriate training and coordinate with the County during the transition.

Motion – Councilmember Nicolas /Second – Vice Mayor Nagales: To introduce an ordinance amending Chapter 9.08 of the South San Francisco Municipal Code to reassign the site inspection authority for animal permits from the County Health Officer to the City Code Enforcement Officer, by roll call vote.

AYES: Councilmembers Coleman and Nicolas, Vice Mayor Nagales, and Mayor Addiego.

NAYS: None.

ABSENT: Councilmember Flores.

ABSTAIN: None.

14. Report regarding Resolution No. 43-2026 awarding a construction contract to JDB and Sons Construction, Inc. of San Francisco, California, for the Mission Road Underground Utility District Project (No. st1904, Bid No. 2711) in an amount not to exceed \$6,688,000 and related actions. (Jeffrey Chou, Senior Civil Engineer)

Senior Civil Engineer Chou presented the report. Council engaged in questions and discussion regarding Rule 20A prioritization, utility participation, and the 15% construction contingency. Principal Engineer Ruble clarified PG&E allocation criteria, confirmed one utility opted out, and explained the contingency was based on utility coordination and pre-construction investigation.

Motion – Councilmember Nicolas /Second – Vice Mayor Nagales: To approve Resolution No. 43-2026 awarding a construction contract to JDB and Sons Construction, Inc. of San Francisco, California, for the Mission Road Underground Utility District Project (No. st1904, Bid No. 2711) in an amount not to exceed \$6,688,000 and related actions, by roll call vote.

AYES: Councilmembers Coleman and Nicolas, Vice Mayor Nagales, and Mayor Addiego.

NAYS: None.

ABSENT: Councilmember Flores.

ABSTAIN: None.

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

None.

CLOSED SESSION

Entered into Closed Session: 8:37 p.m.

15. Conference with Real Property Negotiators
(Pursuant to Government Code Section 54956.8)
Property: 220 Linden Avenue (APN 012-316-010)
City Negotiators: Mike Noce, Housing Manager, Nell Selander, Economic and Community Development Director, and Sky Woodruff, City Attorney
Negotiating Party: Synergy Community Development Corporation and 220 Linden Ave, LLC
Under Negotiations: Price and terms
16. Conference with Labor Negotiators (Pursuant to Government Code Section 54957.6)
Agency designated representatives: Rich Lee, Assistant City Manager, Leah Lockhart, Human Resources Director
Employee Organizations: Teamsters Local 856, Confidential Unit and Mid-Management Unit.

Resumed from Closed Session: 9:13 p.m.

Report out of Closed Session by Mayor Addiego: Direction given - no reportable action.

ADJOURNMENT

Being no further business, Mayor Addiego adjourned the City Council meeting at 9:14 p.m.

**Adjourned in Memory of
Christopher Benavides**

Submitted by:

Approved by:

Jazmine Miranda
Assistant City Clerk

Mark Addiego
Mayor

Approved by the City Council: _____ / _____ /2026

NOTE: Meeting Minutes serve as the City's official record of actions taken by the City Council during a meeting.