

City of South San Francisco

P.O. Box 711
South San Francisco, CA



Regular Meeting Agenda

Wednesday, October 22, 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. [2025 Fire Prevention Poster Contest Winners. \(Eddie Flores, Mayor\)](#)
2. [Proclamation recognizing October as Disability Awareness Month. \(Eddie Flores, Mayor\)](#)

3. [Proclamation recognizing October as Breast Cancer Awareness Month. \(Eddie Flores, Mayor\)](#)
4. [Proclamation recognizing October as Italian Heritage Month. \(Eddie Flores, Mayor\)](#)

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 of the meetings of September 24, 2025, and October 4, 2025. \(Office of the City Clerk\)](#)
6. [Motion to approve the re-appointment of one \(1\) Measure W Citizens' Oversight Committee member. \(Rosa Govea Acosta, City Clerk\)](#)
7. [Report regarding a resolution authorizing the City Manager to execute a Third Amendment to the Purchase and Sale Agreement with Ensemble Investments, LLC for the disposition of the City-owned property located at 367 Marina Boulevard \(APN 015-011-350\) for a hotel development. \(Nell Selander, Economic and Community Development Director\).](#)
- 7a. [Resolution authorizing the City Manager to execute the Third Amendment to the Purchase and Sale Agreement with Ensemble Investments, LLC for the disposition of a City-owned property located at 367 Marina Boulevard \(APN 015-011-350\) for a hotel development.](#)

8. [Report regarding a resolution approving Program Supplemental Agreement No. F028 Revision 2 in the amount of \\$196,205 with the State of California for the Bridge Preventive Maintenance Program \(Project No. st1703\) and authorizing the approval of Budget Amendment Number 26.020. \(Lawrence Henriquez, Senior Civil Engineer\)](#)
- 8a. [Resolution authorizing the approval of Program Supplement Agreement No. F028 Revision 2 and Budget Amendment Number 26.020 to include Program Supplemental Agreement No. F028 Revision 2 with the State of California for the Bridge Preventive Maintenance Program \(Project No. st1703\) in an amount of \\$196,205 with a total local match of \\$25,421 from the Infrastructure Reserve Fund.](#)
9. [Report Regarding a Resolution Authorizing an Agreement with Trimble Unity Construct for Capital Project Management Software and Support Services and approving Budget Amendment Number 26.031\) \(John Wilson, Senior Engineer\)](#)
- 9a. [Resolution Authorizing an Agreement with Trimble Unity Construct for Capital Project Management Software and Support Services and approving Budget Amendment Number 26.031](#)
10. [Report regarding a resolution amending Resolution 109-2025 to allow the City Manager to utilize any unspent amount of the total project budget, if necessary, towards additional construction contingency budget for The Corporation Yard Roofing Project \(Project No. pf2202\). \(Jake Gilchrist, Director of Capital Projects\)](#)
- 10a. [Resolution amending Resolution 109-2025 to allow the City Manager to utilize any unspent amount of the total project budget, if necessary, towards additional construction contingency budget for the Corporation Yard Roofing Project \(Project No. pf2202\).](#)
11. [Report regarding a Resolution to amend Resolution 134-2025 authorizing a total project budget of \\$900,000 for the Dundee Park Remodel \(pk2402\). \(Jake Gilchrist, Director of Capital Projects\).](#)
- 11a. [Resolution amending Resolution 134-2025 authorizing a total Project budget of \\$900,000 for the Dundee Park Remodel \(pk2402\).](#)
12. [Report regarding a resolution authorizing the acceptance of grant funding of up to \\$5,000 from the Peninsula Library System via County of San Mateo Measure K funds to encourage community-building in which library programs will bring people together in trusted environments, where participants can explore and learn together, finding common ground and connection at the South San Francisco Public Library, amending the Library Department's Fiscal Year 2025-26 Operating Budget and approving Budget Amendment Number 26.027. \(Adam Elsholz, Assistant Library Director\)](#)

- 12a. [Resolution authorizing the acceptance of grant funding of up to \\$5,000 from the Peninsula Library System via County of San Mateo Measure K funds to encourage community-building in which library programs will bring people together in trusted environments, where participants can explore and learn together, finding common ground and connection at the South San Francisco Public Library, amending the Library Department's Fiscal Year 2025-2026 Operating Budget and approving Budget Amendment Number 26.027. \(Adam Elsholz, Assistant Library Director\)](#)
- 13. [Report Regarding a Resolution to Accept United States Department of Transportation Grant and Updating TR2501 - Vision Zero Action Plan \(Budget Amendment No. 26.029\) \(John Wilson, Senior Engineer\)](#)
- 13a. [Resolution Accepting United States Department of Transportation Grant and Updating TR2501 - Vision Zero Action Plan \(Budget Amendment Number 26.029\)](#)
- 14. [Report regarding a resolution authorizing the City Manager to enter into a purchasing agreement on behalf of the City of South San Francisco with Diamondback Fire and Rescue, Inc. in the amount of \\$85,491.13 to purchase two complete sets of vehicle extrication equipment; approve Budget Amendment Number 26.028 to the Fire Department operating budget in an amount not to exceed \\$44,204.13; authorize the appropriation of \\$19,662.96 of available fund balance from the Fire Public Safety Impact Fee Fund \(Fund 821\); and authorize the appropriation of \\$24,541.17 of designated fund balance of developer impact fees from the Genesis North Tower development \(account 270-27475\)\(Devin Flannery, Deputy Fire Chief\).](#)
- 14a. [Resolution authorizing the City Manager to enter into a purchasing agreement on behalf of the City of South San Francisco with Diamondback Fire and Rescue, Inc. in the amount of \\$85,491.13 to purchase two complete sets of vehicle extrication equipment; approve Budget Amendment Number 26.028 to the Fire Department operating budget in an amount not to exceed \\$44,204.13; authorize the appropriation of \\$19,662.96 of available fund balance from the Fire Public Safety Impact Fee Fund \(Fund 821\); and authorize the appropriation of \\$25,541.17 of designated fund balance from developer impact fees from Genesis North Tower \(account 270-27475\) \(Devin Flannery, Deputy Fire Chief\).](#)
- 15. [Report regarding a resolution authorizing the acceptance of donations from various community partners totaling \\$179,000 for Fiscal Year 2025-26, as well as in-kind donations for the Parks and Recreation Department's Concert in the Park event. \(Erin O'Brien, Business Program Manager, Parks and Recreation Department\)](#)
- 15a. [Resolution authorizing the acceptance of donations from various community partners totaling \\$179,000 for Fiscal Year 2025-26, and in-kind donations for the Parks and Recreation Department's Concert in the Park event.](#)

16. [Report regarding a resolution authorizing the acceptance of \\$372,849 in grant funding from the California Department of Housing and Community Development through the Permanent Local Housing Allocation program, approving Budget Amendment Number 26.030. \(Elia Moreno, Housing Management Analyst I\)](#)
- 16a. [Resolution authorizing the acceptance of \\$372,849 in grant funding from the California Department of Housing and Community Development through the Permanent Local Housing Allocation \(PLHA\) program, approving Budget Amendment Number 26.030.](#)
17. [Report regarding a resolution approving the acceptance of Older Americans Act grant funds from the San Mateo County Aging and Adult Services Division in the amount of \\$100,962 and amending the Parks and Recreation Department Fiscal Year 2025-26 Operating Budget pursuant to Budget Amendment Number 26.026. \(Angela Duldulao, Deputy Director of Parks and Recreation\)](#)
- 17a. [Resolution approving the acceptance of Older Americans Act grant funds from the San Mateo County Aging and Adult Services Division in the amount of \\$100,962 and amending the Parks and Recreation Department Fiscal Year 2025-26 Operating Budget pursuant to Budget Amendment Number 26.026.](#)
18. [Report regarding second reading and adoption of an Ordinance adopting amendments to Title 20 \(Zoning\) of the South San Francisco Municipal Code to make minor revisions to Section 20.110 \(Civic Districts\) related to a height exception for screening for roof-mounted equipment. \(Adena Friedman, Chief Planner\)](#)
- 18a. [Ordinance Amending Title 20 of the South San Francisco Municipal Code to make minor revisions to Section 20.110 \(Civic Districts\) related to a height exception for screening for roof-mounted equipment.](#)
19. [Report regarding an ordinance repealing current Building Code regulations under Title 15 of the South San Francisco Municipal Code and adopting by reference the 2025 California Building Standards Codes with certain local amendments. Second reading \(Erik Rietdorf, Chief Building Official\)](#)

- 19a.** [Ordinance repealing and replacing Chapters 15.06 \(California Administrative Code\), 15.08 \(California Building Code\), 15.10 \(International Property Maintenance Code, 2021 Edition\), 15.12 \(California Plumbing Code\), 15.14 \(California Residential Code\), 15.16 \(California Mechanical Code\), 15.20 \(California Electrical Code\), 15.22 \(California Green Building Standards Code\), 15.24 \(California Fire Code\), 15.25 \(Designation of Fire Hazard Severity Zones\) 15.26 \(California Energy Code\), 15.32 \(California Historical Building Code\), 15.34 \(California Existing Building Code\), and 15.36 \(California Referenced Standards Code\), and adding to Chapter 15.25 \(California Wildland-Urban Interface and Designation of Fire Hazard Severity Zones\), of the South San Francisco Municipal Code in order to adopt by reference and amend provisions of the 2025 Edition of the California Building Standards Code, California Code of Regulations, Title 24, parts 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and International Property Maintenance Code, 2024 Edition](#)
- 20.** [Report regarding a second reading and adoption of an Ordinance amending the South San Francisco Zoning Map to rezone the properties at 131 Terminal Court, 120 Terminal Court, 196 Produce Avenue, 160 Produce Avenue, and 140 Produce Avenue from Mixed Industrial High \(MIH\) to Business Technology Park - High \(BTP-H\), and an Ordinance adopting a Development Agreement to construct a life science campus totaling approximately 1,700,000 square feet on a 17.67-acre site at 131 Terminal Court in accordance with Title 19 and 20 of the South San Francisco Municipal Code. \(Billy Gross, Principal Planner\)](#)
- 20a.** [Ordinance amending the South San Francisco Zoning Map to rezone the properties at 131 Terminal Court, 120 Terminal Court, 196 Produce Avenue, 160 Produce Avenue, and 140 Produce Avenue from Mixed Industrial High \(MIH\) to Business Technology Park - High \(BTP-H\).](#)
- 20b.** [Ordinance adopting a Development Agreement to construct a life science campus totaling approximately 1,700,000 square feet on a 17.67-acre site at 131 Terminal Court and the previously entitled 101 Terminal Court Project in accordance with Title 19 and 20 of the South San Francisco Municipal Code.](#)

ADMINISTRATIVE BUSINESS

- 21.** [Report regarding a resolution adopting the City of South San Francisco Age-Friendly Action Plan. \(Laura Armanino, Recreation Program Manager\)](#)
- 21a.** [Resolution adopting the City of South San Francisco Age-Friendly Action Plan for calendar years 2026-2029.](#)

22. [Report regarding an update on Launch Local!, the Vacant Retail Activation Pilot Program and a resolution approving a sublease agreement with Christopher Nguyen, d.b.a. Six Bicycles, for the commercial space at 634 El Camino Real. \(Katie Donner, Management Analyst I\)](#)
- 22a. [Resolution approving a sublease agreement with Christopher Nguyen, d.b.a Six Bicycles, for the commercial space at 634 El Camino Real.](#)
23. [Report regarding the El Camino Real Mobility Plan and the countywide Grand Boulevard Initiative \(Megan Wooley-Ousdahl, Deputy City Manager\)](#)

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

24. [Proclamation recognizing United Against Hate Week October 19-25, 2025. \(Eddie Flores, Mayor\)](#)

CLOSED SESSION

25. [Conference with Legal Counsel - Existing Litigation \(Pursuant to Government Code Section 54956.9\(d\)\(1\)\)](#)
[Name of Case: Browne, Phillip vs. City of South San Francisco \(Worker's Compensation Appeals Board Case No. ADJ19626532\)](#)
[Name of Case: Workers' Compensation Claims Nos. 21002462 and 24002264 \(Sky Woodruff, City Attorney, Kyle Royer, RTGR Law, and Leah Lockhart, Human Resources Director\)](#)
26. [Conference with Legal Counsel-Anticipated Litigation](#)
[Initiation of litigation pursuant to Government Code Section Section 54956.9\(d\)\(4\):](#)
[Two potential cases](#)

ADJOURNMENT