



MINUTES

REGULAR MEETING

**CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO**

**WEDNESDAY, JUNE 11, 2025
6:30 p.m.**

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

CALL TO ORDER

Mayor Flores called the meeting to order at 6:30 p.m.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Executive Director & CEO of South San Francisco Conference Center Jim McGuire led the Pledge of Allegiance.

AGENDA REVIEW

No changes.

LEVINE ACT DISCLOSURES (SB 1181)

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

ANNOUNCEMENTS FROM STAFF

Library Director Sommers apprised the community and the Council of the following event:

- Juneteenth Author Talk with J.R. Rice & Lee Foster on Thursday, June 26, 2025, at 6:30 p.m., Library | Parks and Recreation, 1st Floor (Council Chambers), 901 Civic Campus Way, SSF.

Parks and Recreation Director Mediati apprised the community and the Council of the following event:

- Opening weekend of the 2025 June Art Show "Freedom: The Future of Hope" on Friday, June 27, 2025, at 6:00 p.m. through Friday, July 25, 2025.

Executive Assistant to the City Manager Patea apprised the community and the Council of the following events:

- South City Proud event on Saturday, June 28, 2025, 10:00 a.m. – 2:00 p.m. at the Grand Avenue Breezeway, 366 Grand Ave, SSF.
- City Offices will be closed due to the observance of the Independence Day Holiday on Friday, July 4, 2025.

Police Chief Campbell and Fire Marshall Ian Hardage provided a public safety message about the 4th of July celebration, noting that all fireworks are illegal in South San Francisco. The South San Francisco Police Department may issue citations and arrest violators for using fireworks. Chief Campbell encourages a safe celebration. Fire Marshall Hardage noted the vulnerability of fireworks due to loss of homes and injuries. He cautioned the community about the use of fireworks and the associated risks of the season. Community members are encouraged to attend events on the peninsula.

Battalion Chief Jesse Lange apprised the community and the Council of the following event:

- “Touch a Truck” event on Saturday, July 19, 2025, Fire Station 61, 480 North Canal Street, SSF, from 10:00 a.m. to 12:00 p.m. (noon)

COUNCIL COMMENTS/REQUESTS

Vice Mayor Addiego apprised the community of events attended and noted the importance of representation for the community.

Councilmember Nicolas apprised the community of events attended and thanked the staff for their support and participation in the BIO International Convention Boston 2025.

Councilmember Nagales apprised the community of events attended. He thanked Congressman Mullin for the support of South San Francisco projects. He requested to adjourn in memory of Benito “Jamie” Del Rosario Jr., a long-time Westborough resident who passed away on June 16, 2025.

Councilmember Coleman apprised the community of events attended.

Mayor Flores apprised the community of events attended and noted South San Francisco's recognition at the BIO International Convention in Boston 2025.

PUBLIC COMMENTS - NON-AGENDA AND CONSENT CALENDAR ITEMS

The following individuals addressed the City Council:

- Annie
- Cory David
- Asha
- Lola Castro
- Lorraine Yin
- Cynthia Marcopulos

- Fionnola Villamejor
- Timothy Russell – Renaissance Entrepreneurship Center – *Consent Calendar Item #5*
- Erick Colomer – JobTrain (Economic Advancement Center) – *Consent Calendar Item #5*

CONSENT CALENDAR

City Clerk Govea Acosta duly read the Consent Calendar, after which the Council voted and engaged in discussion of specific items as follows.

1. Motion to approve the Minutes for the meeting of June 11, 2025. (Rosa Govea Acosta, City Clerk)
2. Motion to accept the Training Tower Maintenance Project (pfl704) improvements as complete in accordance with project documents. (Lawrence Henriquez, Senior Civil Engineer)
3. Report regarding **Resolution No. 80-2025** authorizing the transfer of \$13,787,957 from the Sewer Capacity Charge Fund (730) to the Sewer Enterprise Fund (710) in accordance with the 2017 Development Mitigation Fee Study and approving Budget Amendment Number 25.057 (Amanda Parker-Govea, Management Analyst I)
4. Report regarding **Resolution No. 81-2025** approving a consulting services agreement with Daryl D. Jones, Inc., for Telecommunications Engineering and Police Information Technology Administration Services for a three-year term in an amount not to exceed \$650,000 and authorizing the City Manager to execute the consulting services agreement. (Ken Chetcuti, Police Captain)
5. Report regarding **Resolution No. 82-2025** approving a sixth amendment to the agreement with JobTrain, Inc. for workforce development support services in an amount not to exceed \$75,835 and a sixth amendment to the agreement with Renaissance Entrepreneurship Center for entrepreneurship development services in an amount not to exceed \$184,165. (Michael Guss, Economic Development Specialist)
6. Report regarding adoption of **Resolution No. 83-2025** conditionally committing \$2,366,828 from the Commercial Linkage Fee Fund in support of the proposed Rotary Gardens affordable housing development project, located at 500 and 522 Linden and authorizing staff to negotiate a loan effectuating the commitment. (Mike Noce, Housing Manager)
7. Report regarding **Resolution No. 84-2025** approving Amendment No. 2 to the Professional Services Agreement with Redwood Public Law, LLP (Sharon Ranals, City Manager)

Motion – Vice Mayor Addiego /Second – Councilmember Nagales: To approve Consent Calendar items 1-7, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

PUBLIC HEARING

Public hearing opened: 7:23 p.m.

8. Report regarding consideration of Genentech's acquisition of certain public rights-of-way within the Genentech Campus, proposed rezoning of private properties to be added to the Genentech Master Plan District, associated amendments to the General Plan, Genentech Campus Master Plan, and Zoning Map and finding that the 2025 Addendum is the appropriate environmental document for the Project, per CEQA Guidelines Section 15162 (Billy Gross, Principal Planner).

Principal Planner Gross presented the report and introduced Sophie Martin, Real Estate Strategy Director of Genentech, who provided an overview of the proposed campus development.

Councilmember Coleman requested clarification on the Proposed Roadway Network (Figure 14) and access to streets located within the map. Planner Gross noted that corrections would be made to the plans for further clarity.

Councilmember Nagales requested clarification on the traffic count and community access to the private road. Planner Gross provided an overview of the data obtained, and Director Martin provided an overview of campus access.

Councilmember Nicolas noted that South San Francisco has other private roads that are accessible to the community.

Councilmember Coleman requested clarification of the campus vision. Director Martin provided an overview of the proposed project and accessibility.

Mayor Flores requested clarification on site development. Director Martin provided an overview of the site development.

City Attorney Woodruff provided an overview of the proposed project and legal process followed for the matter, including posting of notices/flyers in the proposed area, Public Hearing Notices for both the Planning Commission meeting on May 15, 2025, and the City Council meeting of July 25, 2025.

PUBLIC COMMENTS

*The following individuals submitted comments via the **eComments** portal:*

- Anonymous (24 comments received)
- Tom Carney
- Terry Jenkins
- Cynthia Marcopulos (3 comments received)
- Katherine Acosta
- Joe K
- Sharon Menesini
- Bob Padilla
- Barbara Erhard
- Cory David

- Phil Fiorese
- G. Frieta
- Val Keech
- Peggy Deras
- Nancy Glide

The following individuals addressed the City Council:

- Mary Prem
- Cynthia Marcopulos
- Annie
- Fionnola Villamejor
- Cory David

Public hearing closed: 8:21 p.m.

The Council engaged in discussions and questions with responses from Economic and Community Development Director Selander and Genentech's Real Estate Strategy Director Martin. A consensus from the Council noted the importance of the project and the community benefit that will arise from it. Mayor Flores thanked the community for their input and acknowledged all comments received for this item.

The following individual addressed the City Council:

- Margaret Baxter

- 8a. Resolution No. 85-2025 making findings and determining that City's conveyance of certain public rights-of-way (DNA Way, Point San Bruno Boulevard, and Cabot Road) within the Genentech Campus Master Plan boundaries, proposed rezoning of private properties to be added to the Genentech Master Plan District, and its associated amendments to the General Plan, Genentech Master Plan, and Zoning Map are fully within the scope of environmental analysis in the certified Genentech 2020 Master Plan Environmental Impact Report and the certified SSF 2040 General Plan Environmental Impact Report and that the 2025 Addendum to the prior EIRs is the appropriate environmental document for the Project.

Motion – Mayor Flores /Second –Vice Mayor Addiego: To approve **Resolution No.85-2025** making findings and determining that City's conveyance of certain public rights-of-way (DNA Way, Point San Bruno Boulevard, and Cabot Road) within the Genentech Campus Master Plan boundaries, proposed rezoning of private properties to be added to the Genentech Master Plan District, and its associated amendments to the General Plan, Genentech Master Plan, and Zoning Map are fully within the scope of environmental analysis in the certified Genentech 2020 Master Plan Environmental Impact Report and the certified SSF 2040 General Plan Environmental Impact Report and that the 2025 Addendum to the prior EIRs is the appropriate environmental document for the Project, by roll call vote: AYES: Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; and Vice Mayor Addiego NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

- 8b. Resolution No. 86-2025 of the City Council of the City of South San Francisco vacating certain public rights-of-way commonly known as DNA Way, Cabot Road, and Point San Bruno Boulevard located entirely within the Genentech Campus

Motion – Councilmember Nagales /Second –Vice Mayor Addiego: To approve **Resolution No. 86-2025** of the City Council of the City of South San Francisco vacating certain public rights-of-way commonly known as DNA Way, Cabot Road, and Point San Bruno Boulevard located entirely within the Genentech Campus, by roll call vote: AYES: Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; and Vice Mayor Addiego NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

- 8c. Resolution No. 87-2025 approving a Purchase and Sale Agreement with Genentech, Inc. for the disposition of the vacated public streets Cabot Road, Point San Bruno Boulevard, and DNA Way located entirely within the Genentech Campus for the sum of \$25,000,000 and authorizing the City Manager to execute the Purchase and Sale Agreement.

Motion – Councilmember Coleman /Second –Councilmember Nicolas: To approve **Resolution No. 87-2025** approving a Purchase and Sale Agreement with Genentech, Inc. for the disposition of the vacated public streets Cabot Road, Point San Bruno Boulevard, and DNA Way located entirely within the Genentech Campus for the sum of \$25,000,000 and authorizing the City Manager to execute the Purchase and Sale Agreement, by roll call vote: AYES: Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; and Vice Mayor Addiego; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

- 8d. Ordinance amending the South San Francisco Zoning Map to include additional properties within the Genentech Master Plan District.

Motion – Councilmember Nicolas /Second –Councilmember Nagales: To introduce, on first reading, an Ordinance amending the South San Francisco Zoning Map to include additional properties within the Genentech Master Plan District, by roll call vote: AYES: Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; and Vice Mayor Addiego; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

- 8e. Resolution No. 88-2025 making findings and approving amendments to the Genentech 2020 Master Plan and associated General Plan Amendments.

Motion – Councilmember Coleman /Second – Mayor Flores: To approve **Resolution No. 88-2025** making findings and approving amendments to the Genentech 2020 Master Plan and associated General Plan Amendments, by roll call vote: AYES: Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; and Vice Mayor Addiego; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

*Meeting recessed at 8:51 p.m.
Meeting resumed at 9:04 p.m.*

ADMINISTRATIVE BUSINESS

9. Report regarding **Resolution No. 89-2025** approving the South San Francisco Conference Center Authority Fiscal Year 2025 - 26 Budget. (Jim McGuire, South San Francisco Conference Center Authority Executive Director)

Executive Director Jim McGuire presented the report and provided an overview of revenue sources. The Council expressed its appreciation for the work and dedication that have enhanced the visibility of the South San Francisco Conference Center by increasing its revenue during challenging times.

Motion – Councilmember Nicolas /Second – Mayor Flores: To approve **Resolution No. 89-2025** approving the South San Francisco Conference Center Authority Fiscal Year 2025 - 26 Budget, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, and Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

10. Report regarding resolution authorizing fiscal year 2025-2026 Interim Funding for The South San Francisco Conference Center. (Jim McGuire, South San Francisco Conference Center Executive Director)

10a. Resolution approving interim funding for Fiscal Year 2025-26 for the South San Francisco Conference Center.

Item 10 and 10a. – not heard

11. Report regarding Resolution No. 90-2025 adopting the City of South San Francisco Operating Budget for Fiscal Year 2025-26 and approving the Gann Appropriation Limit. (Karen Chang, Director of Finance and Greg Henry, Financial Services Manager)

Finance Director Chang presented the report.

Motion – Councilmember Coleman /Second – Councilmember Nicolas: To approve **Resolution No. 90-2025** adopting the City of South San Francisco Operating Budget for Fiscal Year 2025-26 and approving the Gann Appropriation Limit, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, and Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

12. Resolution approving interim spending authority for the first 90 days of Fiscal Year 2025-26.

12a. Report regarding a resolution approving the proposed Capital Improvement Program for fiscal year 2025-26. (Eunejune Kim, Director of Public Works/City Engineer and Matthew Ruble, Principal Engineer)

Items 12 and 12a. – not heard

13. Report regarding Resolution No. 91-2025 approving the Capital Improvement Program for Fiscal Year 2025-26. (Eunejune Kim, Director of Public Works/City Engineer, and Matthew Ruble, Principal Engineer)

Principal Engineer Ruble presented the report.

Motion – Councilmember Nicolas /Second – Councilmember Nagales: To approve **Resolution No. 91-2025** approving the Capital Improvement Program for Fiscal Year 2025-26, approving the appropriations request of \$24.03 million, authorizing City staff to prepare plans and specifications and advertise for construction bids for the projects under this program, and approving Budget Amendment Number 25.060 authorizing the amendment to the Fiscal Year 2024-25 budget to reallocate \$12.68 million from prior-year funding, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

14. Report regarding Resolution No. 92-2025 waiving all fees associated with City permits for the Oyster Point Marina - West Basin Access Improvements (Permit Numbers B25-1175 and E25-0541) project to be funded and performed by the San Mateo County Harbor District. (Sharon Ranals, City Manager)

City Manager Ranals presented the report. Vice Mayor Addiego noted the positive relationship with the SMC Harbor District and emphasized the project's importance. Councilmember Coleman also stated that the collaboration has improved and thanked Commissioner Zemke for advocating on the city's behalf.

The following individual addressed the City Council:

- San Mateo County Harbor District Commissioner Zemke

Motion – Councilmember Nicolas /Second – Councilmember Nagales: To approve **Resolution No. 92-2025** waiving all fees associated with City permits for the Oyster Point Marina - West Basin Access Improvements (Permit Numbers B25-1175 and E25-0541) project to be funded and performed by the San Mateo County Harbor District, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, Mayor Flores, and Councilmember Nicolas; NAYS: None; ABSENT: None; ABSTAIN: None. ABSTAIN: None.

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

Mayor Flores informed the Council and the community about his advocacy efforts as President of the Peninsula Division of the League of California Cities, representing the South San Francisco community.

CLOSED SESSION

Entered into Closed Session: 9:46 p.m.

15. Conference with Labor Negotiators

(Pursuant to Government Code Section 54957.6)

Agency designated representatives: Sharon Ranals, City Manager, Rich Lee, Assistant City Manager, Leah Lockhart, Human Resources Director, Jesse Lad, Redwood Public Law, Christopher Boucher, Boucher Law

Employee organizations: AFSCME Local 829, IAFF Local 1507, SSF Police Association, Teamsters Local 856-Confidential, Teamsters Local 856-Mid-Management,

Unrepresented Groups: Executive Management, Public Safety Managers

Resumed from Closed Session: 10:39 p.m.

Report out of Closed Session by Mayor Flores: Direction given. No reportable action.

ADJOURNMENT

Being no further business, Mayor Flores adjourned the City Council meeting at 10:40 p.m.

Adjourned in Memory of
Benito “Jamie” Del Rosario Jr.

Submitted by:

Approved by:

Rosa Govea Acosta
City Clerk

Eddie Flores
Mayor

Approved by the City Council: _____ / _____ /2025

NOTE: The Meeting Minutes represent actions taken during the meeting of the City Council. These action minutes are the City’s record of actions that took place at the meeting.

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

Pursuant to Government Code section 54957.5 all written public comments submitted to the City Council become public record and will be made available to the public. Public comments submitted via the eComment portal can be viewed in the City Clerk’s repository at <https://ci-ssf-ca.granicusideas.com/meetings?scope=past>