

City of South San Francisco

P.O. Box 711
South San Francisco, CA



Regular Meeting Agenda

Wednesday, May 13, 2026

6:30 PM

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

City Council

MARK ADDIEGO, Mayor (District 1)
MARK NAGALES, Vice Mayor (District 2)
BUENAFLORES NICOLAS, Councilmember (District 3)
JAMES COLEMAN, Councilmember (District 4)
EDDIE FLORES, Councilmember (District 5)
ROSA GOVEA ACOSTA, City Clerk
FRANK RISSO, City Treasurer
LAURA SNIDEMAN, 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/88928221854>
Webinar ID: 889 2822 1854 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@ssfca.gov 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@ssfca.gov, 72-hours before the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

LEVINE 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 17-23, 2026 as National Public Works Week. \(Mark Addiego, Mayor\)](#)
2. [Proclamation recognizing May as Mental Health Awareness Month. \(Mark Addiego, Mayor\)](#)

COUNCIL COMMENTS/REQUESTS/HONORING THE LIFE OF 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

All matters under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted by one motion, without discussion, and are not read individually. 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.

3. [Motion to approve minutes of April 22, 2026 \(Office of the City Clerk\)](#)
4. [Motion to approve the re-appointment of three \(3\) Conference Center Authority Members, and one \(1\) Equity and Public Safety Commissioner. \(Rosa Govea Acosta, City Clerk\)](#)
5. [Report recommending a 1-year service agreement between the City of South San Francisco and the City of Pacifica, with the option to extend contract for up to 4 additional 1-year terms, to continue providing Police Communication Services from July 1, 2026, to June 30, 2027. \(Captain Adam Plank\)](#)
- 5a. [Resolution approving a 1-year service agreement between the City of South San Francisco and the City of Pacifica, with the option to extend contract for up to 4 additional 1-year terms, to continue providing Police Communication Services from July 1, 2026, to June 30, 2027.](#)
6. [Report regarding a resolution awarding a construction contract to Dryco Construction, Inc. of Sacramento, California, for the 2026 Street Surface Seal Project \(No. st2505, Bid No. 2708\) in an amount not to exceed \\$3,031,894.22 and related actions \(Jeffrey Chou, Senior Civil Engineer\)](#)

- 6a. [Resolution awarding a construction contract to Dryco Construction, Inc. of Sacramento, California for 2026 Street Surface Seal Project \(No. st2505, Bid No. 2708\) in an amount not to exceed \\$3,031,894.22, authorizing a total construction contract authority budget of \\$3,486,678.35, and authorizing the City Manager to execute the agreement on behalf of the City; rejecting all bid protests and approving associated Budget Amendment Number 26.064.](#)
7. [Report regarding a resolution approving Budget Amendment Number 26.063 and authorizing an increase to the Construction Contingency for the Contract with DC Electric Group, Inc. for the Downtown and Old Town Lighting Improvements Project \(No. pk2307\) \(Jeffrey Chou, Senior Civil Engineer\)](#)
- 7a. [Resolution approving Budget Amendment Number 26.063 and authorizing an increase to the Construction Contingency for the Contract with DC Electric Group, Inc. for the Downtown and Old Town Lighting Improvements Project \(No. pk2307\)](#)
8. [Report regarding a resolution authorizing the submittal of an application to the California Transportation Commission for Cycle 8 Active Transportation Program funding and similar grant applications requiring no more than \\$3,800,000 in local match funds for the South City Active Connections to Jobs and the Bay Project. \(John Wilson, Senior Civil Engineer\)](#)
- 8a. [Resolution authorizing the submittal of an application to the California Transportation Commission for Cycle 8 Active Transportation Program funding and similar grant applications requiring no more than a total of \\$3,800,000 in local match funds](#)
9. [Report regarding a resolution adopting a proposed list of projects for fiscal year 2026-27 funded by SB1: The Road Repair and Accountability Act of 2017. \(Angel Torres, Senior Civil Engineer\)](#)
- 9a. [Resolution adopting a proposed list of projects for fiscal year 2026-27 funded by SB1: The Road Repair and Accountability Act of 2017.](#)
10. [Report regarding the summary vacation of public utility easements on the following properties within the City: 405 Cypress Avenue, 204 Miller Avenue, 208 Miller Avenue, 214 Miller Avenue, and 216 Miller Avenue, to allow for development of the properties. \(Matthew Ruble, Principal Engineer\)](#)
- 10a. [A resolution approving the summary vacation of public utility easements on the following properties: APNs 012-314-100 \(405 Cypress Avenue\), 012-314-110 \(204 Miller Avenue\), 012-314-180 \(208 Miller Avenue\), 012-314-190 \(214 Miller Avenue\), and 012-314-220 \(216 Miller Avenue\) to allow for development of the properties.](#)

11. [Report regarding a resolution authorizing the City Manager or their authorized designee to execute the first amendment of a professional services agreement with Protiviti Government Services, Inc. for database extraction and transformation services in a total not-to-exceed amount of \\$285,000. \(Tony Barrera, Director of Information Technology Department\)](#)
- 11a. [Resolution authorizing the City Manager or their authorized designee to execute the first amendment of a professional services agreement with Protiviti Government Services, Inc., for database extraction and transformation services in a total not-to-exceed amount of \\$285,000.](#)
12. [Report regarding two resolutions, one that includes awarding a construction contract to CLW Builders, Inc. of San Francisco, California for the Westborough Preschool Project \(Project No. pf2101\) in an amount not to exceed \\$12,721,000 among other actions and one that accepts Community Project Funding grant funds in an amount of \\$850,000 and approves Budget Amendment Number 26.065 for a total project budget of \\$16,400,000. \(Jacob Gilchrist, Director of Capital Projects\)](#)
- 12a. [Resolution awarding a construction contract to CLW Builders, Inc. of San Francisco, California for the Westborough Preschool Project \(Project No. pf2101\) in an amount not to exceed \\$12,721,000, and authorizing a total Project Budget of \\$16,400,000.](#)
- 12b. [Resolution authorizing the acceptance of Community Project Funding grant funds from the Department of Housing and Urban Development Economic Development Initiative for Fiscal Year 2025-26 in an amount of \\$850,000 for the Westborough Preschool project pursuant to Budget Amendment Number 26.065.](#)
13. [Report regarding a resolution authorizing the acceptance of one electric assist Technology Book Bike valued at \\$3,650 - \\$3,800 from the EmPOWERing Access Project, a collaborative initiative supported by the Southern California Library Cooperative and the California State Library. \(Adam Elsholz, Assistant Library Director\)](#)
- 13a. [Resolution authorizing the acceptance of one electric assist Technology Book Bike valued at \\$3,650 - \\$3,800 from the EmPOWERing Access Project, a collaborative initiative supported by the Southern California Library Cooperative and the California State Library.](#)
14. [Report regarding a resolution approving a lease agreement with Aurelio Roman, d.b.a. Angel Barber Shop, for the commercial space at 244 Grand Avenue, and a resolution approving a lease agreement with Aurelio Roman, d.b.a. Nails Elegant, for the commercial space at 246 Grand Avenue. \(Katie Donner, Management Analyst I\)](#)

- 14a. [Resolution approving a lease agreement with Aurelio Roman, doing business as, Angel Barber Shop, for the commercial space at 244 Grand Avenue.](#)
- 14b. [Resolution approving a lease agreement with Aurelio Roman, doing business as, Nails Elegant, for the commercial space located at 246 Grand Avenue.](#)
15. [Report regarding a resolution accepting \\$5,000 from the South San Francisco Friends of the Library to support Library collections, programs, and services, amending the Library Department's fiscal year 2025-26 operating budget and approving Budget Amendment Number 26.062. \(Valerie Sommer, Library Director\)](#)
- 15a. [Resolution accepting \\$5,000 from the South San Francisco Friends of the Library to support Library collections, programs and services, amending the Library Department's fiscal year 2025-26 operating budget, and approving Budget Amendment Number 26.062](#)
16. [Report regarding a resolution approving Budget Amendment Number 26.059 appropriating up to \\$3,115,000 from the Commercial Linkage Fee Fund to support Synergy Community Development Corporation's acquisition of the Metropolitan Hotel at 220 Linden Avenue and authorizing the City Manager or their authorized designee to execute a loan agreement with Synergy Community Development Corporation to preserve affordable housing. \(Mike Noce, Housing Manager; Pierce Abrahamson, Management Analyst II\)](#)
- 16a. [Resolution approving Budget Amendment Number 26.059 appropriating up to \\$3,115,000 from the Commercial Linkage Fee Fund to support Synergy Community Development Corporation's acquisition of the Metropolitan Hotel at 220 Linden Avenue and authorizing the City Manager or their authorized designee to execute a loan agreement and related documents with Synergy Community Development Corporation.](#)
17. [Report regarding adoption of 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. \(Nell Selander, Director of Economic and Community Development\)](#)

- 17a. [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.](#)
18. [Report regarding a second reading and adoption 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. \(Rosa Govea Acosta, City Clerk, and Sky Woodruff, City Attorney\)](#)
- 18a. [Ordinance amending Chapter 9.08 \("Fowl, Livestock, Undomesticated Animals"\) of Title 9 \("Animals"\) 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.](#)

PUBLIC HEARING

19. [Report regarding a resolution approving proposed changes to the Master Fee Schedule for the Fiscal Year 2026-27. \(Christie Donnelly, Finance Director\)](#)
- 19a. [Resolution adopting the proposed changes and fees to the City of South San Francisco Master Fee Schedule for FY 2026-27.](#)

ADMINISTRATIVE BUSINESS

20. [Report regarding the Property Tax in-lieu of Vehicle License Fees shortfall \(Rich Lee, Assistant City Manager\)](#)
21. [Report regarding amendments to 2026 City Council Priorities Action Plan \(Rich Lee, Assistant City Manager\)](#)
22. [Report regarding a resolution affirming that the proposed Consumer Price Index-based adjustments to solid waste and biosolids transportation rates are consistent with the franchise agreement with South San Francisco Scavenger Company, Inc., effective July 1, 2026. \(Eunejune Kim, Public Works Director\)](#)
- 22a. [Resolution affirming that the proposed Consumer Price Index-based adjustments to solid waste and biosolids transportation rates are consistent with the franchise agreement with South San Francisco Scavenger Company, Inc., effective July 1, 2026](#)

23. [Report regarding a Resolution of the City Council supporting the City/County Association of Governments of San Mateo County's \(C/CAG's\) 2026 San Bruno / South San Francisco Community Based Transportation Plan. \(Megan Wooley-Ousdahl, Deputy City Manager\)](#)
- 23a. [Resolution of the City Council of the City of South San Francisco supporting the City/County Association of Governments of San Mateo County's \(C/CAG's\) 2026 San Bruno / South San Francisco Community-Based Transportation Plan.](#)

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

CLOSED SESSION

24. [Conference with Real Property Negotiators \(Pursuant to Government Code Section 54956.8\)](#)
[Property: 905 Linden Avenue \(APN 012-101-100\)](#)
[City Negotiators: Pierce Abrahamson, Management Analyst II, Mike Noce, Housing Manager, Nell Selander, Economic and Community Development Director, and Sky Woodruff, City Attorney](#)
[Negotiating Party: Habitat For Humanity Greater San Francisco](#)
[Under Negotiations: Price and terms](#)

ADJOURNMENT