



MINUTES **REGULAR MEETING**

CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO

WEDNESDAY, MARCH 13, 2024
6:30 p.m.

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

**Additional In-Person Location:
9 Malvar Street, Zone 6, Talisay,
Batangas, Philippines**

CALL TO ORDER

Mayor Coleman called the meeting to order at 6:31 p.m.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Library Director Sommer led the pledge.

AGENDA REVIEW

City Manager Ranals stated that Closes Session Item No. 18 would be deferred to a future meeting and requested that the Consent Calendar be read prior to proceeding with Public Comments.

ANNOUNCEMENTS FROM STAFF

- Devin Stenhouse, Diversity, Equity, and Inclusion Officer
- Rich Lee, Assistant City Manager

PRESENTATIONS

1. Proclamation honoring Women in Construction Week, March 3-9, 2024. (James Coleman, Mayor)

Mayor Coleman read the proclamation into the record and recognized a group of women in construction who accepted the proclamation and thanked the Council for the recognition.

2. Proclamation celebrating Women's History Month. (James Coleman, Mayor)

Vice Mayor Flores read the proclamation into the record and recognized Parks and Recreation Commissioner Betty Battaglia and thanked her for all her contributions to the community. Commissioner Battaglia thanked the Council for the recognition.

3. Proclamation recognizing March as Irish Heritage Month. (James Coleman, Mayor)

Mayor Coleman recognized March as Irish Heritage Month and presented the proclamation to Sister Cities Program President Frank McAuley. President McAuley thanked the council for their recognition.

4. Presentation on the South San Francisco Promotores Program. (Katie Donner, Management Analyst I)

Management Analyst Donner provided a presentation on the South San Francisco Promotores Program.

COUNCIL COMMENTS/REQUESTS

Councilmember Nicolas requested information regarding the Promotores Program to include the length of client residency in South San Francisco. She also shared that free tax services are being offered in Daly City at 725 Price Street with no appointment necessary for individuals earning \$64,000 or less. She also invited the community to the Library on March 29, 2024, at 10:30 a.m., to join her in reading books about women in leadership.

Vice Mayor Flores updated the community on the events he attended and celebrated to include the Lunar New Year event hosted by the Organization of Chinese Americans, the Life Science Roundtable hosted by Biocom, and the Educational Government Affairs event at Genentech. He also thanked the community for the opportunity to engage in multiple conversations and will stated he would continue engaging.

Councilmember Nagales provided an overview of the events he attended to include the public safety town hall meeting in Westborough, the little league parade at the new Orange Park field, and a special service held at St. Augustine's Church. He also thanked the Police Department for all they continue to do to keep us safe.

Councilmember Addiego requested that the meeting be adjourned in memory of community advocate George Mozingo.

Mayor Coleman shared that the City of South San Francisco is one of three recipients of the Reconnecting Communities grant in California and thanked staff for their efforts. He shared that he attended the public safety town hall in Westborough and highlighted our initiatives in reducing crime. He also acknowledged the numerous emails sent to Council requesting to save the Municipal Services Building and shared the item will be agendized for a study session as the city has not decided the purpose of the building.

CONSENT CALENDAR

The City Clerk duly read the Consent Calendar, after which the Council voted and engaged in discussion of specific items as follows. Item No. 10 was pulled by Councilmember Addiego for further discussion.

5. Motion to approve the Minutes for February 21, 2024, and February 28, 2024. (Rosa Govea Acosta, City Clerk)
6. Report regarding Resolution No. 42-2024 continuing to declare and ratify the existence of a local emergency relating to major storm and flooding events. (Sharon Ranals, City Manager and Sky Woodruff, City Attorney)
7. Report regarding Resolution No. 43-2024 approving and authorizing the City Manager to enter into an agreement between the City of South San Francisco and California Water Service for new water services to the Orange Memorial Park Aquatic Center (project pk2310) in an amount not to exceed \$643,466. (Philip Vitale, Deputy Director of Capital Projects)
8. Report regarding Resolution No. 44-2024 authorizing the City Manager to execute a Second Amendment to the Purchase Agreement with One Workplace for the Civic Campus Phase 2: Library, Parks & Recreation, and Community Theater/Council Chamber. (Jacob Gilchrist, Director of Capital Projects)
9. Report regarding Resolution No. 45-2024 authorizing grant applications for the South San Francisco Shoreline Protection and Connectivity Project feasibility study (Audriana Hossfeld, Senior Engineer)
10. Report regarding Resolution No. 46-2024 authorizing the acceptance of a \$256,347 grant from the California State Library to support the Gene Mullin Community Learning Center's English as a Second Language Program for Fiscal Year 2024-25 and Fiscal Year 2025-26. (Valerie Sommer, Library Director)
11. Report regarding Resolution No. 47-2024 accepting \$31,955 in San Mateo County Measure K funds via the Peninsula Library System to support the Library's Summer Learning Challenge 2024 and amending the Library Department's Fiscal Year 2023-24 Operating Budget and approving Budget Amendment Number 24.038. (Valerie Sommer, Library Director)
12. Report regarding Resolution No. 48-2024 authorizing the acceptance of \$35,733.57 in donations, sponsorships, and proceeds net of the associated expenses from the 30th Annual Trivia Challenge to support the Library's Project Read program and amending the Library Department's Fiscal Year 2023-24 Operating Budget by \$21,500 to enhance Project Read programs and services and approving Budget Amendment Number 24.040. (Valerie Sommer, Library Director)

Item No. 10: Councilmember Addiego requested that Library Director Sommer provide an overview of the Gene Mullin Community Learning Center. Director Sommer provided an overview of the services and educational programs available.

Motion – Councilmember Nicolas /Second – Councilmember Nagales: To approve Consent Calendar 5-12, by roll call vote: AYES: Councilmember Addiego, Nagales, Nicolas, and Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: None; ABSTAIN: None

PUBLIC COMMENTS – NON-AGENDA ITEMS

Written Comments Submitted via eComments:

- 124 Comments Submitted

The following individuals addressed the City Council:

- Jacob Rantisi
- Izzy Rantisi
- Andrew
- Hibah
- Aaron Greif
- Cesar R
- Camellia Nasrah
- Nadar Karik
- Tom Carney
- Bonnie Morgan
- Gabby D
- Ada
- Inga
- Ronnie
- Paz
- Cynthia Marcapolus
- Katrina
- Hanoch
- Yosi
- Neda
- Shawn
- Masha Kohn
- Reem
- Charles Domfest
- Ladislao Rodriguez
- Hen Prizant
- Sunshine
- Masha
- Ela
- Stephanie
- Jay Katt
- Ali R
- DeVante

*Meeting recessed at 7:46 p.m.
Meeting resumed at 7:57 p.m.*

PUBLIC HEARING

13. Report regarding consideration of a Zoning Text Amendment, a Development Agreement, Design Review and Sign Permit to allow for the installation of a 65-foot tall, double-faced, digital billboard on property located adjacent to 140 Beacon Avenue in a PG&E easement along Highways 101 & 380 in the Business Technology Park-High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and environmental analysis and determination under the California Environmental Quality Act (CEQA) of project consistency with a prior Mitigated Negative Declaration under CEQA Guidelines Sections 15164. (Christy Usher, Senior Planner)

Senior Planner Usher presented the report.

Public hearing opened: 8:06 p.m.

The applicant, Outfront Foster Interstate, provided a presentation of the proposed billboards.

Councilmember Nagales requested clarification on the placement of the digital billboard and the process of soliciting ads to be displayed as he expressed concerns. The applicant provided a response and discussed there is a process to follow and indicated there are forms of protected speech.

Councilmember Nicolas provided feedback on the item and noted issues raised but expressed support for the item. Councilmember Addiego provided feedback and stated he was not ready to move forward with the item. Vice Mayor Flores addressed the concerns discussed and suggested establishing a mechanism of approval. Mayor Coleman discussed the benefits of approving the item.

Public hearing closed: 8:32 p.m.

- 13a. Resolution No. 49-2024 making findings and a determination that the Outfront Media Digital Billboard Project at 140 Beacon Avenue is fully within the scope of environmental analysis as described in a 2015 Initial Study/ Mitigated Negative Declaration (IS/MND) (State Clearinghouse number 2013062062) that analyzed the potential environmental impacts of billboards along the west side of U.S. Highway 101 and that the 2023 Addendum to the IS/MND is the appropriate environmental document for the project.

Motion – Councilmember Nicolas /Second – Vice Mayor Flores: To approve Resolution No. 49-2024 making findings and a determination that the Outfront Media Digital Billboard Project at 140 Beacon Avenue is fully within the scope of environmental analysis as described in a 2015 Initial Study/ Mitigated Negative Declaration (IS/MND) (State Clearinghouse number 2013062062) that analyzed the potential environmental impacts of billboards along the west side of U.S. Highway 101 and that the 2023 Addendum to the IS/MND is the appropriate environmental document for the project, by roll call vote: AYES: Councilmember Nicolas, and Vice Mayor Flores, and Mayor Coleman; NAYS: Councilmember Addiego, Nagales; ABSENT: None; ABSTAIN: None

- 13b. Resolution No. 50-2024 making findings and approving a Design Review and Sign Permit to allow for the installation of a 65-foot tall, double-faced, digital billboard on property located adjacent to 140 Beacon Avenue.

Motion –Vice Mayor Flores /Second – Councilmember Nicolas: To approve Resolution No. 50-2024 making findings and approving a Design Review and Sign Permit to allow for the installation of a 65-foot tall, double-faced, digital billboard on property located adjacent to 140 Beacon Avenue, by roll call vote: AYES: Councilmember Nicolas, and Vice Mayor Flores, and Mayor Coleman; NAYS: Councilmember Addiego, Nagales; ABSENT: None; ABSTAIN: None

- 13c. Ordinance amending South San Francisco Municipal Code Section 20.360.004 (General Standards for All Signs) to allow four digital billboards along the US 101 corridor.

Motion – Vice Mayor Flores /Second – Councilmember Nicolas: To introduce an Ordinance amending South San Francisco Municipal Code Section 20.360.004 (General Standards for All Signs) to allow four digital billboards along the US 101 corridor, by roll call vote: AYES: Councilmember

Nicolas, and Vice Mayor Flores, and Mayor Coleman; NAYS: Councilmember Addiego, Nagales; ABSENT: None; ABSTAIN: None

- 13d. Ordinance adopting a Development Agreement with Outfront Foster Interstate, LLC, to allow for the installation of a 65-foot tall, double-faced, digital billboard on property located adjacent to 140 Beacon Avenue in a PG&E easement along HWY 101 & 380 in the Business Technology Park-High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code

Motion – Councilmember Nicolas /Second – Vice Mayor Flores: To introduce an Ordinance adopting a Development Agreement with Outfront Foster Interstate, LLC, to allow for the installation of a 65-foot tall, double-faced, digital billboard on property located adjacent to 140 Beacon Avenue in a PG&E easement along HWY 101 & 380 in the Business Technology Park-High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code, by roll call vote: AYES: Councilmember Nicolas, and Vice Mayor Flores, and Mayor Coleman; NAYS: Councilmember Addiego, Nagales; ABSENT: None; ABSTAIN: None

ADMINISTRATIVE BUSINESS

14. Report regarding Resolution No. 51-2024 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 Agreement with BRIDGE Housing Corporation and an AHSC Scope of Work for an Anti-Displacement Strategy. (Nell Selander, Economic & Community Development Director)

Director Selander presented the report.

The Council provided feedback, thanked staff for their hard work, and highlighted the importance of the project.

The following individuals addressed the City Council:

- John Baker

Motion – Councilmember Nagales /Second – Councilmember Nicolas: To approve Resolution No. 51-2024 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 Agreement with BRIDGE Housing Corporation and an AHSC Scope of Work for an Anti-Displacement Strategy, by roll call vote: AYES: Councilmember Addiego, Nagales, Nicolas, and Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: None; ABSTAIN: None

15. Report regarding the El Camino Real Complete Streets Demonstration Project and Corridor Study and Resolution No. 52-2024 authorizing the acceptance of \$161,922 in grant funding from the San Mateo County Transportation Authority and amending the Economic and Community Development Department’s FY 23-24 Operating Budget via Budget Amendment Number 24.042. (Christopher Espiritu, Senior Transportation Planner)

Senior Transportation Planner Espiritu presented the report and provided an overview of the proposed action.

The Council thanked Senior Transportation Planner Espiritu for all his hard work. They requested clarification be provided via Thursday memo to address the 42% noted as other in response to the community survey, provided feedback to ensure bike lanes are maintained, and discussed the property lines of El Camino Real as owned by Caltrans. The Council also suggested outreach be done in multiple languages as communities have inquired about the project.

Written Comments Submitted via eComments:

- 1 Comment Submitted

The following individuals addressed the City Council:

- Keilana Hui
- John Baker

Motion – Councilmember Nagales /Second – Vice Mayor Flores: To approve Resolution No. 52-2024 authorizing the acceptance of \$161,922 in grant funding from the San Mateo County Transportation Authority and amending the Economic and Community Development Department’s FY 23-24 Operating Budget via Budget Amendment Number 24.042, by roll call vote: AYES: Councilmember Addiego, Nagales, Nicolas, and Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: None; ABSTAIN: None

16. Report regarding Resolution No. 53-2024 to accept technical assistance grant funding from the Partnership for the Bay’s Future in an amount up to \$15,000 to fund consultant support for a single room occupancy (SROs) units and mobile home park preservation ordinance and approve Budget Amendment Number 24.039. (Nori Dubon, Housing Fellow)

Director Selander presented the report.

Motion – Councilmember Addiego /Second – Councilmember Nicolas: To approve Resolution No. 53-2024 to accept technical assistance grant funding from the Partnership for the Bay’s Future in an amount up to \$15,000 to fund consultant support for a single room occupancy (SROs) units and mobile home park preservation ordinance and approve Budget Amendment Number 24.039, by roll call vote: AYES: Councilmember Addiego, Nagales, Nicolas, and Vice Mayor Flores, and Mayor Coleman; NAYS: None; ABSENT: None; ABSTAIN: None

*Meeting recessed at 9:14 p.m.
Meeting resumed at 9:23 p.m.*

PUBLIC COMMENTS NON-AGENDA ITEMS (continued)

- Inga
- Keilana Hui
- Anna Stepanenko
- Jacqui F
- Alfredo O
- Kamilah
- Kinda Dawah
- Fuad
- Guest speaker
- Guest speaker
- Russ

- John Tuvo
- Samiha
- Sawsan Dabit
- Oren Arellan
- Guest speaker
- Wesam Dawn
- Guest speaker
- Amber
- Nick Occhipinti
- Mohammed
- Dee
- Guest speaker

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

Councilmember Addiego requested that staff follow up with lane markings on Dubuque Avenue, address the graffiti on the railroad bridge of Airport Boulevard, and search for records indicating who owns Ohlone Land near the Genesis Towers.

Entered into Closed Session: 10:00 p.m.

CLOSED SESSION

17. Conference with Legal Counsel - Existing Litigation
(Pursuant to Government Code Section 54956.9(d)(1))
Name of case: Clark, Stewart vs. City of South San Francisco (Worker’s Compensation Appeals Board Case No. ADJ14902031)
(Sky Woodruff, City Attorney, Kyle Royer, RTGR Law, and Leah Lockhart, Human Resources Director)
18. Closed Session: Conference with Real Property Negotiators
(Pursuant to Government Code Section 54956.8)
Property: 366 Grand Avenue (APN 012-312-310)
Agency negotiator: Nell Selander, ECD Director, and Ernesto Lucero, ECD Manager
Negotiating party: Stacey S. Dobos Trust
Under negotiation: Price and Terms

Item No. 18 not heard.

Resumed from Closed Session: 10:14 p.m.

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

ADJOURNMENT

Being no further business Mayor Coleman adjourned the City Council meeting at 10:15 p.m.

Adjourned in Memory of
 George Mozingo

Submitted by:

Approved by:

Jazmine Miranda
Assistant City Clerk

James Coleman
Mayor

Approved by the City Council: _____ / _____ / _____