



# **MINUTES**

## **REGULAR MEETING**

**CITY COUNCIL  
CITY OF SOUTH SAN FRANCISCO**

**WEDNESDAY, JULY 27, 2022**

**6:00 p.m.**

**TELECONFERENCE MEETING  
Via Zoom**

*The City Council may meet by teleconference, consistent with the Brown Act as amended by AB 361 (2021). Under the amended rules, the City will not provide a physical location for members of the public to participate in the teleconference meeting.*

### **CALL TO ORDER**

Mayor Nagales called the meeting to order at 6:00 p.m.

### **ROLL CALL**

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

### **PLEDGE OF ALLEGIANCE**

Mayor Nagales led the pledge.

### **AGENDA REVIEW**

No changes.

### **ANNOUNCEMENTS FROM STAFF**

Police Chief Campbell introduced School Liaison Officers Tom Lopez and Michael Valdez, who would be working with the South San Francisco Unified School District. Officers Lopez and Valdez expressed their enthusiasm to work in the schools.

### **PUBLIC COMMENTS**

*The following individuals provided public comment:*

- Lucia Lachmayr
- Matt Klein
- Mason Goldman
- Karl
- Yzobel
- Emilio Casal

## COUNCIL COMMENTS

Mayor Nagales reminded residents of National Night Out on August 2, 2022. He discussed recognition of the Economic Advancement Center.

Vice Mayor Nicolas encouraged participation in National Night Out. She also commended the Economic Advancement Center. She thanked Supervisor Pine for assisting with homeless outreach. She requested adjourning in memory of Marino Reyes and Laura Duran.

Councilmember Addiego remembered and requested adjourning in memory of Fred Bertetta Jr., former President and CEO of Olympian Oil Company. He reminded the community to reduce water usage, specifically the Boys and Girls Club. He discussed the rise of catalytic converter theft and encouraged staff to explore enforcement actions. City Manager Futrell discussed pending bills. Chief Campbell discussed rising cases in the Bay Area and patrols in South San Francisco. Councilmember Addiego requested the Mayor allow him and Vice Mayor Nicolas to develop an alternative to the proposed ballot measure on childcare. Vice Mayor Nicolas indicated her willingness to work on childcare options. Mayor Nagales appointed Councilmember Addiego and Vice Mayor Nicolas as members of a subcommittee.

Councilmember Coleman discussed his recent experience as a victim of catalytic converter theft and indicated support legislation. He suggested staff pursue a program in partnership with local businesses. He suggested renovations of Dundee Park. Mayor Nagales discussed the Parks 11 list and suggested clarification.

Councilmember Flores thanked staff for the tour of the new civic campus center and expressed his enthusiasm of the project. He discussed his opportunity to share his immigration story at the Community Learning Center. He discussed the San Mateo Council of Cities held in South San Francisco and thanked staff for its assistance. He discussed the City of Vallejo's ordinance regarding the theft of catalytic converters, current bills and need to do more.

## CONSENT CALENDAR

*The City Clerk duly read the Consent Calendar, after which Council voted and engaged in discussion of specific item as follows. Item No. 4 was pulled by Vice Mayor Nicolas for further discussion.*

1. Motion to approve the Minutes for the meetings of June 22, 2022, and June 23, 2022. *(Rosa Govea Acosta, City Clerk)*
2. Motion to cancel the Regular City Council meeting of August 24, 2022 *(Rosa Govea Acosta, City Clerk)*
3. Report regarding Ordinance No. 1635-2022 to adopt the military equipment use policy, for continued or future use of specifically defined military equipment pursuant to Assembly Bill (AB) 481 as it relates to the funding, acquisition, or use of military equipment. *(Adam Plank, Police Captain)*
4. Report regarding Resolution No. 124-2022 approving budget amendment 23.009 appropriating \$250,000 in the City of South San Francisco's Low- and Moderate-Income Housing Fund in Fiscal Year 2022-2023 for Emergency Rental Assistance for South San Francisco residents facing financial hardship due to housing insecurity, with an additional

\$37,500 for the administration of the program, totaling \$287,500. (*Carina Lazo, Management Analyst I*)

5. Report regarding Resolution No. 125-2022 approving an amendment to consulting services agreement with CSS Environmental Services, Inc. of Novato, California for the Environmental Monitoring of the former Oyster Point Landfill in an amount not to exceed \$300,000, authorizing a total budget of \$360,000 and authorizing the City Manager to execute the agreement. (*Dave Bockhaus, Deputy Director of Public Works*)

**Item No. 4:** Vice Mayor Nicolas inquired about the program and previous approvals. She asked if former applicants could reapply. Acting Deputy Director Lucero explained it was a one-time use. Vice Mayor Nicolas discussed eviction issues and increased rents. Acting Deputy Director Lucero indicated that staff could explore expanding the program. Elida Sobalvarro-Ramirez, YMCA, provided an overview of the program and funding.

Mayor Nagales provided an overview of the current eviction process and rent cap beginning August 1, 2022. He indicated support for expanding the program to ensure others who applied before could continue to use funds. He asked if funds could be used for utilities. Acting Deputy Director Lucero stated the current program did not allow use of fund for utilities. Mayor Nagales asked about tracking of funds and whether those using funds were remaining in South San Francisco. Acting Deputy Director Lucero indicated that staff had the ability to track, and it would request the quarterly reports from the YMCA.

Councilmember Flores noted the need to monitor applicants and provide data of beneficiaries. He indicated support for expanding the program to cover utilities. Councilmember Addiego inquired whether the County was still providing assistance. Ms. Sobalvarro-Ramirez stated the County was still providing support. Vice Mayor Nicolas discussed CA Water funds available to users. Ms. Sobalvarro-Ramirez stated the YMCA was recently made aware of those funds and would refer clients.

Motion — Vice Mayor Nicolas /Second – Councilmember Addiego: To approve Consent Calendar 1-5, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

## PUBLIC HEARING

*Public hearing opened: 6:59 p.m.*

6. Report regarding consideration of a Planning Commission recommendation to approve applications for a General Plan Amendment, Downtown Station Area Specific Plan Amendment, Rezoning Map to Create a Planned Development District, Design Review, and Transportation Demand Management Plan to allow a multi-family residential development consisting of 292 units on 40 Airport Boulevard, and associated California Environmental Quality Act Analysis. (*Christopher Espiritu, Senior Planner and Tony Rozzi, Chief Planner*)

Senior Planner Espiritu announced the errata to replace Exhibit A of Item 6b and a public comment from Alexander Melendez was received echoing general support for the project. He presented the report including existing conditions, proximity to public transportation, proposed project, current zoning, requested entitlements, proposed planned development district, public hearings and review,

environmental review, community benefits proposal, anticipated impact fees, and staff recommendation.

Ryan McNamara, Blake Griggs Properties, provided an overview of their developments, contextual neighborhood map, existing use, development overview, site plan and project benefits.

Councilmember Addiego discussed efforts for potential ingress along Airport Boulevard and denial by the property owner. He indicated support for the proposed project.

Mayor Nagales applauded the family orientated units and expressed enthusiasm for the project.

Councilmember Flores inquired about the addition of trees to soften the area. Mr. McNamara discussed the addition of trees at the pet park. Councilmember Flores highlighted the all-electric portion, arrival signage, walkability, location for affordable units and improved pedestrian access. He indicated support for the project.

Vice Mayor Nicolas indicated support for the project including all electric, affordable housing and transit orientation. Councilmember Flores concurred with his colleagues. Mayor Nagales discussed the use of parking stacks.

*Public hearing closed: 7:35 p.m.*

Motion — Mayor Nagales /Second – Councilmember Addiego: To approve Resolution No. 126-2022, making findings, as recommended by the Planning Commission, to adopt the Sustainable Communities Environmental Assessment Consistent with the 2040 Plan Bay Area Environmental Impact Report in accordance with Section 21155.2 of the California Public Resources Code, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Vice Mayor Nicolas /Second – Councilmember Flores: To approve Resolution No. 127-2022, making findings, as recommended by the Planning Commission, to conditionally approve a Downtown Station Area Specific Plan Amendment, Design Review, and Transportation Demand Management plan to allow a multi-family residential development, consisting of 292 units and 308 parking spaces at 40 Airport Boulevard, subject to the draft conditions of approval and subject to future approval of a General plan Amendment, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Councilmember Coleman /Second – Mayor Nagales: To introduce on first reading, an ordinance amending the South San Francisco Zoning Map (RZ20-0001) to create a Planned Development District to allow the construction of a multi-family residential development consisting of 292 units on 40 Airport Boulevard, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

*Meeting recessed: 7:36 p.m.*

*Meeting resumed: 7:45 p.m.*

*Public hearing opened: 7:45 p.m.*

7. Report regarding a resolution amending the 1999 General Plan Land Use and Sub-Areas Elements as a single batch to allow final approval of four proposals: (1) 580 Dubuque Avenue to allow an eight-story office/R&D building; (2) 900 Gateway Boulevard for Phase 4 of the Gateway of the Pacific to transfer development capacity from adjacent rail spur properties to the Gateway of Pacific Phase 4 North building; (3) establish regulations for a 28.5-acre site known as Southline for an office/R&D campus; and (4) 40 Airport Boulevard to allow a multi-family residential development consisting of 292 units (if the underlying project is approved by City Council by separate action), and associated California Environmental Quality Act Analysis. *(Tony Rozzi, Chief Planner)*

Lindsay D'Andrea, City Attorney's Office, introduced the item, explaining the General Plan Amendment process. Principal Planner Friedman discussed the distributed errata sheet and provided an overview of the project.

*Public hearing closed: 7:50 p.m.*

Motion —Councilmember Flores /Second – Vice Mayor Nicolas: To approve Resolution No. 128-2022, affirming compliance with CEQA for the General Plan Amendment batch amending the 1999 General Plan Land Use and Sub-Areas Elements as a single batch to allow final approval of: 580 Dubuque Avenue to allow an eight-story Office/R&D building; 900 Gateway Boulevard for Phase 4 of the Gateway of the Pacific to transfer development capacity from adjacent rail spur properties to the Gateway of Pacific Phase 4 North building; and establishing regulations for a 28.5-acre site known as Southline for an Office/R&D campus, and 40 Airport Boulevard to allow a multi-family residential development consisting of 292 units (if the underlying project is approved by City Council by separate action), based on appropriate environmental analysis completed for each conditionally approved project, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Councilmember Coleman /Second – Mayor Nagales: To approve Resolution No. 129-2022, making findings and making findings and amending the 1999 General Plan Land Use and Sub-Areas Elements as a single batch to allow final approval of proposals: 580 Dubuque Avenue to allow an eight-story Office/R&D building; 900 Gateway Boulevard for Phase 4 of the Gateway of the Pacific to transfer development capacity from adjacent rail spur properties to the Gateway of Pacific Phase 4 North building; and establishing regulations for a 28.5-acre site known as Southline for an Office/R&D campus; 40 Airport Boulevard to allow a multi-family residential development consisting of 292 units (if the underlying project is approved by City Council by separate action), by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

#### ADMINISTRATIVE BUSINESS

8. Report regarding a resolution to approve Compensation Plans for the Public Safety Managers and Executive Management employee units for a term of July 1, 2022 - June 30, 2025, and approving the Fiscal Year 2022-2023 Salary Schedule *(Leah Lockhart, Human Resources Director)*

Human Resources Director Lockhart presented the report and provided an overview of the proposals.

Motion — Vice Mayor Nicolas /Second – Mayor Nagales: To approve Resolution No. 130-2022, approving the Compensation Plans for the Public Safety Managers and Executive Management employee units for a term of July 1, 2022-June 30, 2025, approving the City Salary Schedule for 2022-2023, and approving budget amendment number 23.011, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

9. Report regarding a second reading and adoption of an Ordinance amending Chapter 20.220 (“Gateway Specific Plan District”) of the South San Francisco Municipal Code and an Ordinance adopting the Third Amendment to the Second Amended and Restated Development Agreement to allow for the transfer of development capacity from adjacent rail spur properties to Phase 4 of the Gateway Business Park Master Plan Project, including an additional 120,221 square feet to the Gateway of Pacific Phase 4 North building. (*Billy Gross, Principal Planner*)

Principal Planner Gross presented the staff report.

Motion — Mayor Nagales /Second – Councilmember Addiego: To adopt Zoning Ordinance, ORD 1636-2022 amending Chapter 20.220 (“Gateway Specific Plan District”) of the South San Francisco Municipal Code, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Vice Mayor Nicolas /Second – Councilmember Coleman: To adopt Ordinance No. 1637-2022 adopting a Third Amendment to the Second Amended and Restated Development Agreement (DAA21-0003) between the City of South San Francisco and BMR Gateway of Pacific I LP, BMR Gateway of Pacific II LP, BMR Gateway of Pacific III LP, and BMR Gateway of Pacific IV LP for the Gateway Business Park Master Plan Project to make minor modification, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

10. Report regarding an ordinance amending the South San Francisco Zoning Map (RZ21-0003) to create a Planned Development District to allow the construction of an eight-story Office/R&D building on 580 Dubuque Avenue. (Christopher Espiritu, Senior Planner and Tony Rozzi, Chief Planner)

Senior Planner Espiritu presented the staff report.

Motion — Councilmember Addiego /Second – Mayor Nagales: To introduce on first reading, an ordinance amending the South San Francisco Zoning Map (RZ21-0003) to create a Planned Development District to allow the construction of an eight-story Office/R&D building on 580 Dubuque Avenue, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

11. Report regarding a second reading and adoption of an Ordinance to add Chapter 20.290 (“Southline Campus Specific Plan District”) to the South San Francisco Municipal Code and amending the South San Francisco Zoning Map to add the Southline Campus Specific Plan (S-C) Zoning District, and an Ordinance adopting a Development Agreement with LPGS (Tanforan) LLC for the redevelopment of a 28.5-acre industrial site with up to 2.8 million square feet of office / research and development (R&D) uses (*Adena Friedman, Principal Planner*)

Principal Planner Friedman presented the staff report.

Motion — Councilmember Flores /Second – Councilmember Addiego: To adopt Ordinance No. 1638-2022 adding Chapter 20.290 (“Southline Campus Specific Plan District”) to the South San Francisco Municipal Code, and amending the South San Francisco Zoning Map to add the Southline Campus Specific Plan (S-C) Zoning District, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

Motion — Councilmember Coleman /Second – Vice Mayor Nicolas: To adopt Ordinance No. 1639-2022 adopting a Development Agreement with LPGS (Tanforan) LLC for the redevelopment of a 28.5 acre industrial site with up to 2.8 million square feet of office / research & development (R&D) uses, by roll call vote: AYES: Councilmembers Addiego, Coleman, and Flores, Vice Mayor Nicolas, and Mayor Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

#### ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

Mayor Nagales proposed hybrid meetings for the upcoming August 10, 2022, Council meeting.

#### CLOSED SESSION

*Entered Closed Session: 08:08 p.m.*

12. Conference with Legal Counsel-Anticipate Litigation  
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4): One potential case

*Resumed from Closed Session: 08:32 p.m.*

Report out of Closed Session by Mayor Nagales: No reportable action.

#### ADJOURNMENT

Being no further business Mayor Nagales adjourned the meeting in memory of Marino Reyes, Laura Duran, and Fred Bertetta Jr. at 8:33 p.m.

Submitted by:

Approved by:

\_\_\_\_\_  
Rosa Govea Acosta, MMC, CPMC  
City Clerk

\_\_\_\_\_  
Mark Nagales  
Mayor

Approved by the City Council: \_\_\_\_ / \_\_\_\_ / \_\_\_\_