



# **MINUTES**

## **REGULAR MEETING**

**CITY COUNCIL  
CITY OF SOUTH SAN FRANCISCO**

**WEDNESDAY, SEPTEMBER 10, 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**

Community Emergency Response Team Member Sonny Koya led the pledge.

### **AGENDA REVIEW**

City Manager Ranals noted Administrative Item No. 15 would be postponed to a future date.

### **LEVINE ACT DISCLOSURES (SB 1181)**

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

### **ANNOUNCEMENTS FROM STAFF**

Executive Assistant to the City Manager Patea informed the public of the following events:

- Cafecito with Mayor Eddie and Councilmember Coleman on Saturday, September 13, 2025, 10:00 a.m. at Royal Pin Donuts.
- Fiestas Patrias, Saturday, September 13, 2025, 5:00-9:00 p.m. at Morales Hal, 209 Miller Avenue.
- Festa Italiana, Sunday, September 14, 2025, 11:00-6:00 p.m. at Orange Memorial Park.
- What's Happening East of 101? Biotech and Beyond Speaker Series, Thursday, September 18, 2025, 5:00-7:00 p.m. at Genentech Building 86, 751 Gateway Boulevard.

Assistant City Manager Lee introduced interim Finance Director Drew Corbett. Finance Director Corbett expressed his gratitude for the opportunity to serve the City of South San Francisco.

Parks and Recreation Director Mediati invited the community to attend the annual Concert in the Park on Saturday, September 20, 2025, 11:30-5:00 p.m. at Orange Memorial Park.

City Manager Ranals provided clarification about city staff who participated as members of the city's delegation trip to Sister City Kishiwada, Japan, and provided an overview of city resources used, noting that a future policy on staff participation would be brought forward during the City Council Handbook review.

## **PRESENTATIONS**

1. Proclamation celebrating National Hispanic Heritage Month. (Eddie Flores, Mayor)

Mayor Flores proclaimed September as National Heritage Month and presented the proclamation to San Mateo County Poet Laureate Antonio de Jesus Lopez. Poet Laureate Lopez expressed his gratitude for the proclamation and shared his poem; *County Be Thy Name*.

2. Proclamation recognizing September as Prostate Cancer Awareness Month. (Eddie Flores, Mayor)

Councilmember Nagales proclaimed September as Prostate Cancer Awareness Month, read the proclamation into the record and presented it to Dr. Barry Chauser of Seton Medical Center. Dr. Chauser highlighted the importance of screenings and expressed his gratitude to the Council for the recognition.

3. Proclamation recognizing September as National Preparedness Month. (Eddie Flores, Mayor)

Mayor Flores recognized the contribution of the City's Community Emergency Response Team (CERT) members and invited each member to introduce themselves by name and length of service. Following the introductions, Mayor Flores presented the proclamation to Fire Chief Samson, who thanked the Council.

4. Proclamation recognizing September 17 – 23, 2025 as Constitution Week. (Eddie Flores, Mayor)

Councilmember Coleman proclaimed September 17-23, 2025, as Constitution Week and presented the proclamation to former elected City Clerk Sylvia Payne. Former City Clerk Payne informed the community of Daughters of the American Revolution (DAR) and noted the exhibit is available in the Library.

## **COUNCIL COMMENTS/REQUESTS**

Councilmember Nicolas highlighted the Tree Lighting Ceremony in remembrance of Childhood Cancer Awareness Month and Juliana Peña. She shared the weekend she spent in Delano to commemorate the 60<sup>th</sup> anniversary of the Delano Grape Strike. Lastly, she requested the meeting be adjourned in memory of Asian American Recovery Services Project Supervisor Nani Wilson and Father Eric Velandrea.

Councilmember Coleman reported attending the Organization of Chinese Americans banquet and congratulated South San Francisco resident Dr. Randall Yip on being honored at the event. He also issued a statement condemning political violence.

Councilmember Nagales reported attending back-to-school night events speed limits were acknowledged with enthusiasm. He also reported he attended the tree lighting event in memory of Juliana Peña. Lastly, he noted the San Mateo County Board of Supervisors approved a resolution establishing a project labor agreement and expressed interest in exploring a similar agreement for the City.

Vice Mayor Addiego stated he had no report but acknowledged Councilmember Coleman's comments regarding the history of political violence.

Mayor Flores requested that the meeting be adjourned in memory of former Cupertino Mayor and League of California Cities Peninsula Division Treasurer and Secretary Hung Wei, as well as Jose Acosta Ahumada, father-in-law of City Clerk Govea Acosta. He also expressed support for considering a project labor agreement and joined in condemning political violence.

#### **PUBLIC COMMENTS - NON-AGENDA AND CONSENT CALENDAR ITEMS**

*The following individual addressed the City Council:*

- Annie
- Cynthia Marcopulos
- Sam Chetchuti
- Cory David
- Tom Carney
- Fionnola

Mayor Flores requested that City Manager Ranals provide clarification on street maintenance responsibilities as they pertain to the City, SamTrans, and property owners. He further recommended that Code Enforcement staff provide a presentation at a future meeting to inform the public of the city's responsibilities. At the request of Councilmember Addiego, Assistant City Manager Lee provided an update and reported that BCDC maintains authority over the Bay Trail.

#### **CONSENT CALENDAR**

*Assistant City Clerk Miranda duly read the Consent Calendar, after which the Council voted and engaged in discussion of specific items as follows. Item No. 11 was pulled by Vice Mayor Addiego and Item No. 14 was pulled by Mayor Flores for further discussion.*

5. Motion to approve the Minutes from the meetings of August 27, 2025, and September 5, 2025. (Office of the City Clerk)
6. Motion to cancel the Regular City Council meeting of October 8, 2025. (Rosa Govea Acosta, City Clerk)
7. Motion to approve the re-appointment of one (1) member to the Housing Authority Tenant Commission, and three (3) members to the Youth Commission. (Rosa Govea Acosta, City Clerk)

8. Report regarding a Resolution No. 129-2025 authorizing the City Manager to execute a five-year professional services agreement with Intermedia.net, Inc. for upgrading the City phone system to a Unified Communication hosted platform in the amount not to exceed \$736,259 (Tony Barrera, Director of Information Technology)
9. Report regarding Resolution No. 130-2025 approving a purchase and sale agreement and accepting a quitclaim deed for a portion of Old Mission Road (referred to as San Francisco Public Utilities Commission Parcel 21) and authorizing the City Manager to execute a purchase and sale agreement and certificates of acceptance. (Jacob Gilchrist, Director of Capital Projects, and Sky Woodruff, City Attorney)
10. Report regarding Resolution No. 131-2025 accepting \$100,000 from the State of California, Office of Traffic Safety for the “Selective Traffic Enforcement Program” (STEP) to be used for personnel overtime, equipment, and training expenses and amend the Police Department’s Operating Budget for fiscal year 2025-26 by approving Budget Amendment Number 26.016 (Fahmida Murphy, Police Lieutenant and Jim Portolan, Police Sergeant)
11. Report regarding Resolution No. 132-2025 approving Budget Amendment Number 26.019 and authorizing the City’s acquisition of a Below Market Rate (BMR) unit at 2230 Gellert Boulevard, Unit 3303 (APN 104-540-230). (Elia Moreno, Management Analyst I)
12. Report regarding a second reading and adoption of Ordinance No. 1675-2025 adopting a Development Agreement to extend approved entitlements to construct a new Office/R&D Campus and multi-family residential building at 180 El Camino Real in the Planned Development (PD) Zoning District for a period of ten (10) years in exchange for payment of Community Benefit Monetary Contribution obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code. (Billy Gross, Principal Planner)
13. Report regarding Ordinance No. 1676-2025 approving a Development Agreement to extend approved entitlements to construct a new Office/R&D Campus at 800 Dubuque Avenue in the East of 101 Transit Core (ETC) Zoning District for a period of ten (10) years in exchange for pre-payment of Community Benefit Program Fee obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code and a recommendation determining consistency of the proposed action with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act. (Tony Rozzi, AICP, Deputy Economic and Community Development Director)
14. Report regarding second reading and adoption of Ordinance No. 1677-2025 adopting amendments to Title 20 (Zoning) of the South San Francisco Municipal Code regarding provisions regulating tobacco use to make minor revisions, corrections, and clarifications to ensure consistency throughout the Municipal Code, and to remove “Hookah Bar / Smoking Lounge” from the Commercial Use Classifications under Section 20.620.040. (Adena Friedman, Chief Planner)

**Item No. 11:** Vice Mayor Addiego requested background information surrounding the acquisition of the BMR unit. Housing Management Analyst Moreno provided clarification on the City's attempt to intervene, along with additional options to explore after purchase.

**Item No. 14:** Mayor Flores indicated he would abstain from voting on this item.

**Motion** – Councilmember Coleman/Second – Vice Mayor Addiego: To approve Consent Calendar items 5-13, by roll call vote: AYES: Councilmembers Nagales, Nicolas, and Coleman, Vice Mayor Addiego and Mayor Flores; NAYS: None; ABSENT: None; ABSTAIN: None.

**Motion** – Councilmember Nagales/Second – Vice Mayor Addiego: To approve Consent Calendar Item No. 14, by roll call vote: AYES: Councilmembers, Nagales, Nicolas, and Coleman, and Vice Mayor Addiego; NAYS: None; ABSENT: None; ABSTAIN: Mayor Flores.

### **ADMINISTRATIVE BUSINESS**

15. Report regarding a resolution adopting the City of South San Francisco Age-Friendly Action Plan. (Laura Armanino, Recreation Program Manager)

*Item No. 15 was postponed to a future meeting date.*

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

Councilmember Coleman requested that the Council consider sending a letter of support for Senate Bill 63, which is a proposed Bay Area transit funding measure.

*Councilmember Nagales recused himself at 8:00 p.m. Due to a conflict of interest.*

After discussion and consideration, there was no consensus on issuing a letter of support.

*Councilmember Nagales resumed participation at 8:01 p.m.*

### **CLOSED SESSION**

*Entered into Closed Session: 8:02 p.m.*

16. Closed Session: Public Employment  
(Pursuant to Government Code Section 54957)  
Title: City Manager

*Resumed from Closed Session: 10:18 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 10:19 p.m.

\*\*\*

**Adjourned in Memory of**  
Nani Wilson, Eric Velandrea, Hung Wei, Jose Acosta Ahumada

\*\*\*

Submitted by:

Approved by:

---

Jazmine Miranda  
Assistant 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>*