



MINUTES

REGULAR MEETING

**CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO**

**WEDNESDAY, AUGUST 13, 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, absent
Mayor Flores, present

PLEDGE OF ALLEGIANCE

Assistant City Manager Lee led the pledge.

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

Communication Manager Lau apprised the community of the following:

- 2025 Citizens Academy applications due on Friday, August 15, 2025
- Cultura Fest occurring on Saturday, August 23, 2025, from 11:00 a.m. – 5:00 p.m. at 400 Grand Ave.
- Know Your Rights Business Workshop, Tuesday, August 19, 2025, at 2:00 p.m. at La Nueva Perla, 222 Lux Ave.

Senior Engineer Torres updated the community on the School Street One-Way Demonstration Project that will run for 3 weeks beginning August 24, 2025. He welcomed community feedback to be submitted to SchoolStFeedback@ssf.net

Mayor Flores invited the community to attend the Child Care Town Hall hosted by San Mateo County Supervisors Jackie Speier and Lisa Gauthier on Thursday, August 14, 2025, at 6:00 p.m. at the Library Parks and Recreation Building as well as Cultura Fest on Saturday, August 23, 2025.

PRESENTATIONS

1. Proclamation celebrating August as National Water Quality Month. (Eddie Flores, Mayor)

Mayor Flores proclaimed August as Nation Water Quality Month and presented the proclamation to Plant Superintendent Schumacker. Plant Superintendent Schumacker thanked the Council for their recognition.

COUNCIL COMMENTS/REQUESTS

Councilmember Nicolas congratulated the Firefighters Union and Councilmember Nagales on a successful Touch A Truck Event and shared she is exploring a program with YMCA to support seniors. She apprised the community of additional events attended to include Disaster Prep Day alongside CERT volunteers at the San Mateo County Event Center, Author Talk featuring former Mayor of Colma, John Goodwin, and National Night Out. She thanked all those involved in creating successful events. She requested the meeting be adjourned in memory of Wilfredo de Leon, Arthur Azucena, and Edna Oraa.

Councilmember Coleman expressed his disappointment in the closing of two Planned Parenthood locations in San Mateo County. He shared the City of South San Francisco is partnering with many to host a Know Your Rights Workshop in response to ICE raids. He also shared the conferences attended to include AAPI LEAD, Local Progress Conference, and Montgomery County Delegation.

Councilmember Nagales shared the success of the Touch A Truck and Diaper Donation Event and thanked all who contributed. He reported attending the Brain Explorations event, hosted by South San Francisco high school students, and the Toy Drive hosted in collaboration with UCSF, supporting children with neurological conditions. He also hosted a National Night Out event, attended an Author Talk featuring John Goodwin, and participated in the ABAG Roadshow as a San Mateo County representative. He expressed disappointment over the closure of the Planned Parenthood clinic and emphasized the importance of accessible healthcare.

Mayor Flores shared his ongoing efforts to address constituent concerns and thanked City staff for their support. He expressed gratitude to the Mayor of Kishiwada for the invitation to attend the World Expo in Osaka, noting that a slideshow will be presented at the next Council meeting. He reported attending the National Association of Latino Elected Officials Conference, the North County Mayors' Collaborative, a press conference hosted by Congressman Mullin, and ribbon cuttings for Solis Boxing and Early Days Childcare Center. He also provided an update from the Anti-Displacement Citizens Advisory Committee and thanked all who contributed to the success of the National Night Out events. Lastly, he requested the meeting be adjourned in memory of Shakuntla Roselyn Dutt and Yina Ramos Bello.

PUBLIC COMMENTS - NON-AGENDA AND CONSENT CALENDAR ITEMS

The following individuals addressed the City Council:

- Cory David
- Margaret Baxter
- Mary Prem
- Gladys Reyes
- Cynthia Marcopulos
- Annie

The following individual submitted a comment via the eComments portal:

- Anonymous

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. 3 was pulled by Mayor Flores for further discussion.

2. Motion to approve the Minutes for the meetings of July 9, 2025, and July 15, 2025. (Rosa Govea Acosta, City Clerk)
3. Motion to accept the construction improvements of the Crack Seal, Patch, and Base Repair Project, as complete in accordance with plans and specifications (total construction cost \$583,158.91). (Angel Torres, Senior Civil Engineer)
4. Report regarding Resolution No. 109-2025 awarding a construction contract to Roofing Constructors Inc., dba Western Roofing Services of San Leandro, California for the Corporation Yard Roofing Project (Project No. pf2202; Bid No. 2704) in an amount not to exceed \$1,586,100 and authorizing a total construction budget of \$1,744,710. (Jacob Gilchrist, Director of Capital Projects)
5. Report regarding Resolution No. 110-2025 accepting \$18,750 from Child Care Coordinating Council of San Mateo County, Inc. towards the South San Francisco Promotores Program, authorizing the City Manager to execute a Memorandum of Understanding, and approving Budget Amendment Number 26.015. (Ernesto Lucero, Economic Development Manager)
6. Report regarding Resolution No. 111-2025 accepting \$4,579.83 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 26.011. (Valerie Sommer, Library Director)
7. Report regarding Resolution No. 112-2025 accepting \$25,000 from Genentech, Inc to support the Library's Summer Learning Challenge 2026, amending the Library Department's Fiscal Year 2025-2026 Operating Budget, and approving Budget Amendment Number 26.013. (Valerie Sommer, Library Director)

8. Report regarding Resolution No. 113-20205, Resolution No. 114-2025, and Resolution No. 115-2025, authorizing the submittal of three grant applications to the San Mateo County Transportation Authority for Cycle 3 Transportation Demand Management Program Funding and similar grant applications requiring less than a total of \$1,220,000 in local match funds. (John Wilson, Senior Engineer)

Item No. 3: Mayor Flores highlighted the project's success and requested staff to report on the updates. Senior Engineer Torres reviewed the repair improvements completed and highlighted the future areas scheduled for improvements as outlined in the vicinity map.

Motion – Councilmember Nagales /Second – Councilmember Nicolas: To approve Consent Calendar items 2-8, by roll call vote: AYES: Councilmembers Nagales, Nicolas, and Coleman, and Mayor Flores; NAYS: None; ABSENT: Vice Mayor Addiego; ABSTAIN: None.

PUBLIC HEARING

Public hearing opened: 7:34 p.m.

9. Report regarding consideration of a Planning Commission recommendation of a Zoning Map Amendment, Planned Development, Tentative Parcel Map, Design Review, and Transportation Demand Management Program to construct 70 single-family townhouse units located at 500 Railroad Avenue in the T4 Lindenville (T4L) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC) and finding the project is consistent with the certified General Plan Environmental Impact Report, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183. (Victoria Kim, Associate Planner)

Associate Planner Kim presented the report.

Applicant Ken Cui of Newlife Investments, LLC. presented the proposed project, The Gateway. Eugene Sim, principal architect with Sim Architects Inc., discussed the innovative design elements of the project.

The Council engaged in questions and discussions regarding parking, traffic impacts, project timeline, bike lanes, and public spaces. Responses were provided by staff, the applicants, and City Attorney Woodruff. Construction coordination and its potential impacts on current residents were also addressed, with an emphasis on ensuring efficiency and minimizing disruption.

The Council expressed support for the project, highlighting the importance of homeownership opportunities and accessibility to transportation.

The following individuals submitted comments via the eComments portal:

- Anonymous (4 comments received)

Public hearing closed: 8:50 p.m.

- 9a. Resolution No. 116-2025 making findings and determining that the environmental effects of the construction of 70 single-family townhouse units located at 500 Railroad Avenue, were sufficiently analyzed under the certified 2040 General Plan Environmental Impact Report and based on the Compliance Checklist (EIR24-0002), no additional environmental analysis is needed pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15183.

Motion – Councilmember Nagales /Second – Councilmember Nicolas: To approve Resolution No. 116-2025 making findings and determining that the environmental effects of the construction of 70 single-family townhouse units located at 500 Railroad Avenue, were sufficiently analyzed under the certified 2040 General Plan Environmental Impact Report and based on the Compliance Checklist (EIR24-0002), no additional environmental analysis is needed pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15183 by roll call vote: AYES: Councilmembers Nagales, Nicolas, and Coleman, and Mayor Flores; NAYS: None; ABSENT: Vice Mayor Addiego; ABSTAIN: None.

- 9b. Ordinance amending the South San Francisco Zoning Map (RZ25-0002) to rezone two vacant parcels (APNs 014-061-070 and 014-072-050) from T4 Lindenville (T4L) to a Planned Development District to allow the construction of 70 single-family townhouse units located at 500 Railroad Avenue.

Motion – Councilmember Coleman /Second – Councilmember Nagales: To introduce an Ordinance amending the South San Francisco Zoning Map (RZ25-0002) to rezone two vacant parcels (APNs 014-061-070 and 014-072-050) from T4 Lindenville (T4L) to a Planned Development District to allow the construction of 70 single-family townhouse units located at 500 Railroad Avenue, by roll call vote: AYES: Councilmembers Nagales, Nicolas, and Coleman, and Mayor Flores; NAYS: None; ABSENT: Vice Mayor Addiego; ABSTAIN: None.

- 9c. Resolution No. 117-2025 making findings and recommending that City Council approve a Planned Development, Tentative Parcel Map, Design Review, and Transportation Demand Management Program to construct 70 single-family townhouse units located at 500 Railroad Avenue in the T4 Lindenville (T4L) Zoning District.

Motion – Mayor Flores /Second – Councilmember Nicolas: To approve Resolution No. 117-2025 making findings and recommending that City Council approve a Planned Development, Tentative Parcel Map, Design Review, and Transportation Demand Management Program to construct 70 single-family townhouse units located at 500 Railroad Avenue in the T4 Lindenville (T4L) Zoning District, by roll call vote: AYES: Councilmembers Nagales, Nicolas, and Coleman, and Mayor Flores; NAYS: None; ABSENT: Vice Mayor Addiego; ABSTAIN: None.

ADMINISTRATIVE BUSINESS

10. Informational report regarding update on the City of South San Francisco's investment portfolio as of June 30, 2025 (Frank Risso, Treasurer, Karen Chang, Director of Finance, Carlos Oblites, Chandler Asset Management)

City Treasurer Risso introduced Senior Portfolio Strategist Carlos Oblites with Chandler Asset Management. Senior Portfolio Strategist Oblites presented the portfolio.

The Council thanked City Treasurer Risso, Senior Portfolio Strategist Oblites, and staff for the information presented and hard work.

11. Report regarding a resolution to approve successor Memorandums of Understanding between the City of South San Francisco and the American Federation of State, County and Municipal Employees Local 829, Teamsters Local 856 Mid-Management Unit, Teamsters Local 856 Confidential Unit, South San Francisco Police Association, and International Association of Firefighters Local 1507, and a resolution approving an amendment to the Executive Management Compensation Plan, and approving Budget Amendment number 26.010 (Leah Lockhart, Human Resources Director)

Human Resources Director Lockhart presented the report.

The Council thanked Director Lockhart, the bargaining units, and the employees of the organization for their efforts in bringing the item forward. Mayor Flores emphasized the value and importance of the employees to the City of South San Francisco.

- 11a. Resolution No. 118- 2025 approving successor Memorandums of Understanding between the City of South San Francisco and the American Federation of State, County and Municipal Employees Local 829, Teamsters Local 856 Mid-Management Unit, Teamsters Local 856 Confidential Unit, South San Francisco Police Association, and International Association of Firefighters Local 1507, approving the associated wage and salary schedule, and approving Budget Amendment Number 26.010

Motion – Councilmember Nicolas /Second – Councilmember Coleman: To approve Resolution No. 118- 2025 approving successor Memorandums of Understanding between the City of South San Francisco and the American Federation of State, County and Municipal Employees Local 829, Teamsters Local 856 Mid-Management Unit, Teamsters Local 856 Confidential Unit, South San Francisco Police Association, and International Association of Firefighters Local 1507, approving the associated wage and salary schedule, and approving Budget Amendment Number 26.010, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, and Mayor Flores; NAYS: None; ABSENT: Councilmember Nicolas; ABSTAIN: None.

- 11b. Resolution No. 119-2025 approving amendments to the Executive Management Compensation Plan and approving the associated salary schedule for the Executive Management unit.

Motion – Councilmember Nagales /Second – Councilmember Coleman: To approve Resolution No. 119-2025 approving amendments to the Executive Management Compensation Plan and approving the associated salary schedule for the Executive Management unit, by roll call vote: AYES: Vice Mayor Addiego, Councilmember Nagales, Councilmember Coleman, and Mayor Flores; NAYS: None; ABSENT: Councilmember Nicolas; ABSTAIN: None.

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

12. Discussion on League of California Voting Delegate for 2025. (Eddie Flores, Mayor)

The Council nominated and supported Mayor Flores in serving as the City's voting delegate for the League of California Cities.

Councilmember Coleman reported that the HOPE (Housing Our People Effectively) Interagency Council has decided to dissolve the Council due to overlapping responsibilities with other existing county bodies. Additionally, he provided updates on local revenue measures SB 63, related to transportation funding, and SB 79, concerning transit-oriented development.

CLOSED SESSION

Entered into Closed Session: 9:30 p.m.

13. Conference with Legal Counsel-Existing Litigation

(Pursuant to Government Code Section 54956.9(d)(1))

Name of case: L C General Engineering & Construction, Inc. vs. City of South San Francisco (San Mateo County Superior Court Case No. 22-CIV-03755)

14. 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

Employee Organizations: International Union of Operating Engineers, Local 39.

Unrepresented Groups: Executive Management, Public Safety Managers

15. Conference with Real Property Negotiators

(Pursuant to Government Code Section 54956.8)

Properties: 616 and 700 Linden Avenue, South San Francisco
(APNs 012-174-300 and 012-145-370)

Agency Negotiators: Nell Selander, Economic and Community Development Director; Greg Mediati, Parks and Recreation Director; and Sky Woodruff, City Attorney

Negotiating Parties: San Mateo Countywide Oversight Board

Under Negotiations: Price and terms

Resumed from Closed Session: 10:33 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 10:34 p.m.

Adjourned in Memory of

Wilfredo de Leon, Arthur Azucena, Edna Oraa,
Shakuntla Roselyn Dutt and Yina Ramos Bello.

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>