



## MINUTES SPECIAL MEETING

CITY COUNCIL  
CITY OF SOUTH SAN FRANCISCO  
COUNCIL RETREAT

Meeting held at:  
South San Francisco Police Operations Center – Community Room  
1 Chestnut Avenue  
South San Francisco, CA

SATURDAY, FEBRUARY 11, 2023  
9:00 a.m.

### CALL TO ORDER

9:00 a.m.

### PLEDGE OF ALLEGIANCE

Interim City Manager Ranals led the pledge.

### ROLL CALL

Councilmember Addiego, present  
Councilmember Coleman, present  
Councilmember Flores, present  
Vice Mayor Nagales, present  
Mayor Nicolas, present  
City Treasurer Riso, present

### AGENDA REVIEW

No changes.

### PUBLIC COMMENTS

None

#### **1. Mayor Nicolas to provide an overview and purpose of meeting.**

Mayor Nicolas welcomed staff and members of the community indicating the purpose of the meeting was a discussion of matters of interest to the Council.

#### **2. Discussion of matters of general interest for the City may include the following topics:**

- a. 2022 General Plan values and guiding principles
- b. 2022 Major Accomplishments

Mayor Nicolas reviewed the values and guiding principles and 2022 accomplishments. Vice Mayor Nagales thanked the staff and Council for their efforts in moving the city forward.

Councilmember Flores acknowledged the work of staff and County partners during the COVID-19 pandemic. He noted the importance of the Economic Advancement Center to local businesses and community members.

Councilmember Addiego noted the great work of staff in addressing community needs during the pandemic. Councilmember Coleman noted that the Council works well together, and he thanked Economic and Community Development Director Selander and her staff for their work on the Housing Element plan that was done in 2022. Economic and Community Development Director Selander announced that the California Department of Housing & Community Development awarded \$28.8M to the City of South San Francisco through the Infill Infrastructure Grant to make way for the construction of 158 affordable new homes by BRIDGE.

c. 2023 Calendar of Events and Proclamations

Communications Director Arroyo provided an overview of the 2023 Citywide events calendar for discussion. She noted that there would be a Volunteer Appreciation Gala scheduled during the Volunteer Appreciation Month of April with approximately 150 volunteers. Sponsors are welcome.

Councilmember Coleman suggested hosting evening concerts and movie nights in the park as they are trendy. He also suggested one-night cooking, art, and pottery classes with a more robust celebration during Pride month.

Interim City Manager Ranals noted the Parks and Recreation department's effort to increase classes and programming. Community members are encouraged to provide program suggestions directly to the department.

d. 2023 City Council and Council Advisory Bodies meeting format

City Attorney Woodruff presented an overview of the state rules for remote participation by Council and advisory body members beginning March 1, 2023. He provided an overview of Assembly Bill 361 (AB 361) and its exceptions noting the required State of Emergency. He explained Assembly Bill 2449 (AB 2449) and its limitations. Beginning March 1, 2023, all meetings will be in-person, including public and staff participation.

City Attorney Woodruff noted that some agencies would continue to offer Zoom for public participation, with all members participating in person at a regular council meeting choosing to use pre-COVID teleconference rules to participate remotely. Interim City Manager Ranals noted the challenges of conducting hybrid meetings. City Clerk Govea Acosta concurred with the staffing challenges for conducting hybrid meetings and stated that the advisory bodies look to the City Council for direction.

Council expressed their desire to continue having virtual public participation via Zoom. Staff and consultants will attend in person when presenting an item.

City Attorney noted the Council's consensus to continue hybrid meetings for the City Council and Planning Commission beginning March 1, 2023. Virtual participation will be limited to the public for all regularly scheduled meetings.

Meeting Recessed: 10:15 a.m.  
Meeting Resumed: 10:30 a.m.

e. 2023-2024 Vision, Goals, and Priority Projects

Interim City Manager Ranals provided an overview of the 2023 Vision, Goals, and Priority Projects. At the request of Councilmember Flores, Director Mediati provided an overview of the project planning and adoption process of the Orange Park Master Plan.

Councilmember Flores noted the importance of the city's master plan and commended the staff for their hard work and the funding received. Deputy City Manager Arroyo provided an overview of the proposed partnership with West Coast Farmers Market to bring back a market. She noted that staff reviewed feasible locations and that the market would be ideal at Orange Memorial Park year-round with hot food and craft tables.

At the request of Councilmember Flores, Deputy City Manager Fernandez provided an overview of the proposed Community Facilities District and indicated that the city would issue a Request for Proposals for a special tax consultant. Councilmember Coleman inquired about extending boundaries to downtown in the East of 101. City Attorney Woodruff noted the challenges with expanding the boundaries, particularly near residential areas.

Councilmember Coleman inquired about the groundbreaking of the aquatics center. Deputy Director of Capital Projects and the Director of Capital Projects Gilchrest provided an overview of the current project status and timeline.

Councilmember Addiego stated the importance of affordable housing for the community and requested information about ROEM housing project on Grand Avenue. Economic and Community Development Director Selander provided an overview of the project status and noted that applications for the site would open in March 2023.

Meeting Recessed: 11:52 p.m.

Meeting Resumed: 12:15 p.m.

f. Summary of Council Goals and Priorities by District

Councilmember Addiego proposed district funding for each Councilmember. Councilmember Coleman inquired about mailers, and Councilmember Flores suggested that the city issue mass mailings but noted the importance of district funding. City Attorney Woodruff noted FPPC mass mailing rules and the guidelines restricting the promotion of literature with Council photos. City Attorney Woodruff and City Manager will review guidelines to draft a proposal for the Council's review.

Councilmember Coleman discussed Cannabis Retail with an overview of the cities that have opened retail shops. Vice Mayor Nagales noted the need for data to determine future approval for storefront retail and future restrictions, emphasizing the need to keep them away from schools. Councilmember Coleman noted the topic's negative connotation and explained the entry and purchase process. Councilmember Flores stated that the League of California Cities had provided an educational component to the use of Cannabis and encouraged staff and Council to review the site. Mayor Nicolas requested additional information for the Council. Councilmember Addiego noted the benefits of using a licensed retailer vs. an illegal purchase. Interim City Manager Ranals will schedule this item for a future study session and present information about current use, regulation, and revenue for the Council's consideration. Vice Mayor Nagales provided an overview of the Guaranteed Basic Income Program, noted the failed funding and a future coordinated effort through the Economic Advance Center (EAC), and proposed a second round of funding. Councilmember Flores requested an overview of the previous funding and families served. Economic and Community Development Director Selander provided an

overview of the program and indicated that final information on participation would be distributed to Council once it was received. The YMCA informed applicants that the program funding had ended and provided resources for additional assistance. Mayor Nicolas requested data to determine the feasibility of new funding. Economic and Community Development Director Selandar will bring additional data to a future study session, including a preliminary program for the Council's consideration.

Mayor Nicolas discussed the Childcare Master Plan and stated that Councilmember Addiego would be stepping down as an appointed representative. She suggested a study session to discuss impacts and ensure all stakeholders are included in future conversations. Councilmember Flores expressed the need to create a task force like the General Plan with representation from all districts and stakeholders. Vice Mayor Nagales applauded his colleagues for the work done to address the community's childcare needs. Parks and Recreation Director Mediati provided an overview of the city's childcare master plan.

Councilmember Flores discussed the concerns raised to the Council about apprenticeship programs for the skilled and experienced labor workforce. Vice Mayor Nagales noted the importance of local hires and community reinvesting. City Attorney Woodruff provided an overview of the city's legal challenges in the development and approval process and suggested identifying legal limits with an additional analysis of residential and commercial developments. Staff will do additional research and bring it to Council for further direction.

Vice Mayor Nagales discussed creating an affordable housing program exclusively for South San Francisco residents, like San Francisco's Housing Portal, Dahlia. He noted that the County of San Mateo launched Doorway, which is used Countywide. Economic and Community Development Director Selander provided an overview of Doorway and Bay Area Housing Finance Authority (BAHFA). BAHFA is a first-of-its-kind regional authority created to address the Bay Area's chronic housing challenges. Mayor Nicolas suggested a future presentation on accessing affordable housing via the current portals. Staff will schedule a webinar to provide additional affordable housing information.

Councilmember Flores discussed a citywide anti-displacement policy and noted it would be a long-term project for commercial and residential units, using the City of Berkeley's anti-displacement programs as templates. Vice Mayor Nagales noted that the housing element requires a component of anti-displacement policies. Councilmember Coleman expressed his support and suggested the implementation of a database for easy access. Economic and Community Development Director Selander will do research and provide additional information to Council.

Councilmember Coleman provided a copy of the City of San Carlos Energy & Electrification program and noted the benefits. Deputy City Manager Fernandez noted that staff has been in contact with the City of San Carlos staff to discuss the program, citing the demographics of San Carlos and South San Francisco are different. Councilmember Addiego requested additional information, including the energy system grid status. Deputy City Manager Fernandez indicated that the city had hired consultants and will provide additional information to Council as it is received.

Mayor Nicolas discussed the Age-Friendly Community Task Force Focus Group and noted the city's goal to improve the livability of older adult residents.

## ADJOURNMENT

Being no further business Mayor Nicolas adjourned the meeting at 12:58 p.m.

Submitted by:

Approved:

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Rosa Govea Acosta, MMC, CPMC  
City Clerk

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Buenaflor Nicolas  
Mayor

Approved: \_\_\_\_ / \_\_\_\_ / \_\_\_\_