



# **MINUTES**

## **REGULAR MEETING**

CITY COUNCIL  
CITY OF SOUTH SAN FRANCISCO

WEDNESDAY, AUGUST 25, 2021  
6:00 p.m.

### **Hybrid In-Person/Virtual Meeting**

*City Council conducted this meeting in-person and remotely via the ZOOM virtual meeting platform in accordance with California Governor Newsom's Executive Orders N-29-20, N-63-20, and N-08-21 and COVID-19 pandemic protocols.*

### **CALL TO ORDER**

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

### **ROLL CALL**

Councilmember Coleman, participated via Zoom  
Councilmember Flores, present in Council Chambers  
Councilmember Nicolas, present in Council Chambers  
Vice Mayor Nagales, participated via Zoom  
Mayor Addiego, present in Council Chambers

### **PLEDGE OF ALLEGIANCE**

Chair Mizzi, Youth Commission, led the Pledge of Allegiance.

### **AGENDA REVIEW**

No changes.

### **ANNOUNCEMENTS FROM STAFF**

Assistant City Manager and Parks and Recreation Director Ranals provided Cultural Arts Commission announcements including the Cultural Arts Virtual Jewelry Auction beginning August 27, 2021, and the Virtual General Art Exhibit ending August 31, 2021.

### **PRESENTATIONS**

1. Recognition of September as National Suicide Prevention Month (*Mark Addiego, Mayor*)

Mayor Addiego acknowledged Police Chief Azzopardi and his team for their work in addressing mental health and read into the record a proclamation recognizing September as National Suicide Prevention Month.

2. Recognition honoring Trap's Tire and Auto, and ProColor Collision South San Francisco, for their work with the catalytic converter etching program. *(Mark Addiego, Mayor)*

Councilmember Flores thanked Joe Trapani, Trap's Tire and Auto, and Cesar Dominguez, ProColor Collision, for their willingness to participate in the program. He indicated there were over 200 appointments from residents participating in the program.

Cesar Dominguez, ProColor Collision, thanked Council for the recognition and opportunity to serve the community.

## **PUBLIC COMMENTS**

*Members of the public were encouraged to submit public comments in writing in advance of the meeting via eComment or during the meeting via Zoom.*

Assistant City Clerk Avila read into the record public comments from the following individuals via eComment:

- Guest user
- Rosa Camacho, Cotter Church Supplies
- Trevor Kay
- Cindy Alger
- Angelique Presidente
- Rose Doles

## **COUNCIL COMMENTS/REQUESTS**

Mayor Addiego provided clarification on the lighting of Sign Hill, noting his intention to light City Hall in honor of Childhood Cancer Awareness. He invited the community to join the Council on Wednesday, September 1, 2021, at 8:30 p.m., on the steps of City Hall. He requested adjourning in memory of Joe Kruljac, resident of Sunshine Gardens with roots in Colma, California.

Councilmember Nicolas reminded residents of the opportunity to apply for a free laptop by applying at [www.ssf.net/laptops](http://www.ssf.net/laptops) or calling 650-829-6620. She discussed the Peninsula Clean Energy website noting opportunities for rebates for replacing water heaters or purchasing an electric vehicle. She thanked the Parks and Recreation team for the successful movie night.

Councilmember Flores discussed the recent Movie in the Park at Martin Elementary School and thanked Bay Area Health Advisory Council for donating COVID prevention goody bags and County Health for providing COVID vaccinations. He acknowledged the SSF Rotary Club members for the cleanup day around City Hall. He alerted residents to the opportunity to obtain air purifiers from Clean the Air at Home and stated more information was available at [ssf.net/CleanAir](http://ssf.net/CleanAir).

Vice Mayor Nagales expressed concern with extended power outages in South San Francisco, especially in the Westborough neighborhoods. He requested staff look to improving infrastructure with PG&E. He requested a status update on the Safeway location on Spruce and El Camino Real. Economic and Community Development Director Greenwood reported that, on July 30, 2021, a new developer, Steel Wave, submitted a proposal for the site, which would include a 63,000-square foot showcase Safeway. He anticipated the store would be open for business in September or October 2022.

Councilmember Coleman noted a concern from the community regarding the public comment process and suggested screen sharing. He commended the city on its efforts in addressing climate change and discussed the Air Purifier program that the CDBG Committee granted to address disparities of climate change. He also thanked the businesses participating in the Catalytic Converter Etching program.

*Meeting recessed: 6:36 p.m.*

*Meeting resumed: 6:39 p.m.*

### CONSENT CALENDAR

*The City Clerk duly read the Consent Calendar, after which Council voted and engaged in discussion of specific item as follows. Items 7 was pulled for further discussion*

3. Motion to approve the Minutes for the meetings of June 15, 2021, and June 23, 2021.
4. Motion to cancel the Regular City Council meeting of September 22, 2021. *(Rosa Govea Acosta, City Clerk)*
5. Report regarding Resolution No. 154-2021 determining the continued existence of an emergency and the need to continue emergency repairs in response to the Sign Hill Diamond Fire. *(Greg Mediati, Deputy Director of Parks and Recreation)*
6. Report regarding Resolution No. 155-2021 approving amendments to the City Council Procedures and Protocols Handbook *(Rosa Govea Acosta, City Clerk and Sky Woodruff, City Attorney)*
7. Report regarding Resolution No. 156-2021 authorizing submittal of a Breakthrough Grant application to fund housing preservation policy and program development from the Partnership for the Bay's Future Policy Fund. *(Nell Selander, Deputy Director of Economic Development and Housing)*
8. Report regarding Ordinance No. 1626-2021 amending Title 2 and Title 20 of the City of South San Francisco Municipal Code, adopting Chapter 2.84 to allow for setting compensation of advisory body members by City Council resolution. *(Sky Woodruff, City Attorney)*

Item 7 - Councilmember Nicolas commended the city on its efforts for producing affordable housing and addressing economic challenges.

Vice Mayor Nagales asked if there were any deed restricted units. Economic and Community Development Director Selander indicated there were deed restrictions expiring and staff was working to preserve those units.

Motion — Vice Mayor Nagales/Second – Councilmember Coleman: To approve Consent Calendar items 3 -8, by roll call vote: AYES: Councilmembers Coleman, Flores, and Nicolas, Vice Mayor Nagales and Mayor Addiego; NAYS: None; ABSENT: None; ABSTAIN: None.

## PUBLIC HEARING

9. Report regarding Resolution No. 157-2021 confirming and approving the emergency nuisance abatement cost report and certifying a special assessment against real property located on Westborough Blvd. between Oakmont Dr. and Galway Pl. (APN 091-022-030) for collection of abatement costs amounting to \$35,958.97. (*Sky Woodruff, City Attorney*)

*Public Hearing opened: 6:46 p.m.*

City Attorney Woodruff presented the staff report and indicated that multiple complaints from neighbors regarding nuisance conditions on a vacant property located on Westborough Blvd. between Oakmont Dr. and Galway Pl. (the "Property") prompted the opening of this code enforcement investigation in 2017. Overgrown foliage, debris, weeds, dead or rotting trees and other organic matter, and other circumstances on the Property presenting fire, health, or safety dangers to pedestrians, roadway traffic, motorists, and adjacent properties were among the complaints received.

From 2017 to 2021, staff mailed multiple notifications and letters to property owner FAS TEAM LLC, informing them of multiple code enforcement infractions and requesting that the subject parcel be brought into compliance. The owner did not respond or bring the property into compliance. The City Manager issued a summary abatement under SSFMC Section 8.54.150 due to the noncompliance and escalating severity of the conditions. Staff mailed a Notice of Summary Abatement to the Owner on May 4, 2021, advising him that the city would execute the corrective procedures required to remove the immediate threat to public health and then charge for the cost of abatement.

Vice Mayor Nagales thanked staff for their work and inquired about the site's history and why the city had no ownership. City Attorney Woodruff indicated that the parcel may have been a remnant from the subdivision and provided an overview of the next steps if the owner fails to comply. Parks Manager Richardson provided a history of the site and stated that the Callan family previously owned the property before being sold to Florida LLC.

Mayor Addiego inquired about the city's process of contacting the owner. City Attorney Woodruff indicated that the staff made numerous attempts to no avail. Code Enforcement Office Arias stated that staff last made contact in 2019. Mayor Addiego encouraged staff to continue to seek ownership of the parcel.

Motion — Vice Mayor Nagales/Second – Councilmember Nicolas: that this Resolution No. 157-2021 be approved, by roll call vote: AYES: Councilmembers Coleman, Flores, and Nicolas, Vice Mayor Nagales and Mayor Addiego; NAYS: None; ABSENT: None; ABSTAIN: None.

10. Report regarding consideration of a Zoning Text Amendment to prohibit Research & Development uses in the El Camino Real Corridor; modify the definitions of Freight Truck/Warehouse uses to introduce a Parcel Hub definition and where these uses are conditionally permitted or prohibited; and update the Accessory Dwelling Unit performance standards to comply with new State Law changes; and determination that the project is covered by a previously adopted environmental document consistent with the California Environmental Quality Act (CEQA). (*Tony Rozzi, AICP, Chief Planner*)

Chief Planner Rozzi presented the report and stated that adoption of the proposed ordinance is not expected to have any immediate financial consequences for the city. Although the loss of Research and Development uses along the El Camino Real may decrease the favorable economic consequences of new construction, substantial sections of the city east of US-101 and portions of the industrial regions west of US-101 will remain correctly zoned for such activities.

Vice Mayor Nagales requested clarification on owner-occupancy requirements and legislation impacts. Chief Planner Rozzi provided clarification and noted the deed restriction requirements. Mayor Addiego thanked staff for their work and efforts to retain potential housing locations.

Councilmembers Coleman and Flores inquired about congestion issues around the corridor. Chief Planner Rozzi provided an overview of the El Camino Corridor and noted the active application on the southernmost tip. He explained that the applicant had 180 days to move forward from pre-application.

Councilmember Coleman asked if there would be an additional application. Chief Planner Rozzi stated there were two applications for the 11 to 12-acre site. Councilmember Coleman asked how close the property was to public transit. Chief Planner Rozzi stated it was a half mile to the nearest high-quality transit station.

Motion - Vice Mayor Nagales / Second - Councilmember Nicolas: To introduce and waive further reading of an ordinance amending Title 20 of the South San Francisco Municipal Code, by roll call vote: AYES: Councilmembers Coleman, Flores, and Nicolas, Vice Mayor Nagales and Mayor Addiego; NAYS: None; ABSENT: None; ABSTAIN: None.

#### ADMINISTRATIVE BUSINESS

11. Receive the Racial and Social Equity Commission Report and First Year Action Plan. *(Lisa Costa Sanders, project Administrator)*

Kim Dorman, Raimi and Associates, presented the final report of the SSF Commission on Racial and Social Equity noting that the Commission provided an opportunity for the community to come together to set priorities for racial and socioeconomic equity. For almost a year, the Commission met virtually on a bimonthly and then monthly basis. The Commission's final report summarizes the planning process and offers an overview of the data that supports the Commission's recommendations.

Commissioner Monzon thanked the Council for their support and expressed his desire to enrich the Latino community.

Commissioner Vaughn expressed his satisfaction with the Commission and noted the meaningful work done by the Commission. He thanked Mayor Addiego for his support and noted his impact in the community. He highlighted the Commission and community objectives and expressed enthusiasm that the city was implementing parts of the plan.

Mayor Addiego thanked Professor Vaughn and Commissioner Monzon for serving on the commission and serving the community.

Councilmember Nicolas thanked all the Commissioners for their time and commitment to the initiative. She stated the report created a foundation for change and expressed pride in the city.

Vice Mayor Nagales thanked the Commissioners for their support and noted the difficulty of the conversations. He discussed programs implemented and necessary continued work including creation of a Community Safety and Equity Advisory Board.

Councilmember Coleman thanked the youth, community, and former Councilmembers for advocating for change for marginalized communities. He thanked the Commission and looked forward to future program implementation.

Councilmember Flores thanked the Commissioners and Council for their support and expressed hope that the plan would be implemented. He requested that the information be released in Spanish with copies available at the Library and City Hall.

12. Report regarding Resolution No. approving the third amendment to the Purchase and Sale Agreement for the property located at 432 Baden Avenue. (*Julie Barnard, Economic Development Coordinator*)

Economic Development Coordinator Barnard presented the report and provided an overview of the proposed amendment to the sale and purchase agreement. Jim Rendler, Vice President for Future Housing, discussed financing efforts and expressed appreciation to the Council for their consideration.

Councilmember Nicolas expressed support for the project. Economic Development Coordinator Barnard explained that staff could return with a revised third amendment with no land donation, supplemented with a loan from affordable housing funds. She stated there was approximately \$7.5 million in unencumbered funds.

Councilmember Flores thanked the developer for his efforts in developing a significant fully affordable project and suggested that staff consider other options without impacting the School District.

Councilmember Coleman discussed RHNA numbers and the need affordable housing. Economic and Community Development Deputy Director Selander provided an overview of the project, which maximized allowable development in the downtown.

Vice Mayor Nagales noted an income of less than \$54,000 was necessary to participate in affordable housing programs and the average median income in San Mateo County was \$149,000. He stated the project would assist the most impacted South San Francisco residents. He discussed affordability and live work preference. He agreed to use affordable housing funds.

City Manager Futrell stated it would be necessary to bring back an amended proposal at the upcoming Council meeting. He explained that the City would work on the procedure to backfill with City's housing funds to receive 36 affordable housing units.

***Item heard – no motion.***

13. Report regarding Resolution No. 158-2021 approving budget amendment 22.016 appropriating \$100,000 in American Rescue Plan Act funds (Fund 201) in Fiscal Year 2021-22 for the City of South San Francisco's Shop Local Gift Card Program (*Heather Ruiz, Management Ruiz, Management Analyst*)

Economic and Community Development Director Greenwood thanked Council for initiating the program and the opportunity to aid the most vulnerable residents. He discussed the Council's endorsement of the program. He explained the request to approve a budget amendment to use Federal American Rescue Plan dollars to pay back the city. Management Analyst Ruiz presented the report, explaining the Shop Local Gift Card Program.

Councilmember Flores thanked the Council, staff, South San Francisco Chamber of Commerce CEO, Liza Normandy, and community. He noted that the gift cards were used to give back to local merchants via the American Recovery Plan Act. He encouraged a streamlined program and surveys to ensure the neediest received gift cards.

Councilmember Nicolas expressed her support of the program and thanked Councilmember Flores for his leadership. Councilmembers Nagales and Coleman thanked Councilmember Flores for leading the program. Mayor Addiego expressed his support for the program and noted the number of community members served.

Motion - Councilmember Flores / Second - Councilmember Nicolas: To approve Resolution No. 158-2021 approving budget amendment 22.016 appropriating \$100,000 in American Rescue Plan Act funds (Fund 201) in Fiscal Year 2021-22 for the City of South San Francisco's Shop Local Gift Card Program, by roll call vote: AYES: Councilmembers Coleman, Flores, and Nicolas, Vice Mayor Nagales and Mayor Addiego; NAYS: None; ABSENT: None; ABSTAIN: None.

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

14. Designation of Voting Delegates and Alternates for League of California Cities Annual Conference and Expo – September 22-24, 2021 (*Mark Addiego, Mayor*)

Motion - Councilmember Nicolas / Second - Councilmember Flores: To designate Mayor Addiego as Voting Delegate and Councilmember Coleman as 2<sup>nd</sup> Alternate. Approved by roll call vote: AYES: Councilmember Coleman, Flores, and Nicolas, Vice Mayor Nagales and Mayor Addiego; NAYS: None; ABSENT: None; ABSTAIN: None.

#### CLOSED SESSION

*Entered Closed Session: 8:25 p.m.  
Resumed from Closed Session: 8:50 p.m.*

15. Conference with Legal Counsel – Anticipated Litigation  
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): One potential case (Sky Woodruff, City Attorney, Kyle Royer, RTGT Law, and Leah Lockhart, Human Resources Director)

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

ADJOURNMENT

Being no further business Mayor Addiego adjourned the meeting in memory of Joe Kruljac at 8:51 p.m.

Respectfully submitted by:

Approved by:

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

\_\_\_\_\_  
Mark Addiego  
Mayor

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