

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
MARCH 23, 2026

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CALL TO ORDER:

Mayor Sylvester called the regular meeting to order at 7:07 P.M. and read the City's Land Acknowledgement:

The City of Daly City acknowledges that we are on the ancestral lands of the Ramaytush (rah-my-toosh) Ohlone (O-lon-ee) peoples. We recognize their enduring connection to this region and honor their history, culture, and contributions. As the Indigenous protectors of this land, we affirm their sovereign rights as the original inhabitants of this land and pay respects to the Ancestors, Elders, and Relatives of the Ramaytush Ohlone peoples.

ROLL CALL: Councilmembers Present
Glenn R. Sylvester, Mayor
Teresa G. Proaño, Vice Mayor (joined remotely pursuant to AB 2449)
Dr. Roderick Daus-Magbual
Pamela DiGiovanni
Juslyn C. Manalo (joined at 7:54 P.M.)

Staff Present
Thomas J. Piccolotti, City Manager
Rose Zimmerman, City Attorney
Gail Intendencia, Assistant City Clerk

Staff Absent
K. Annette Hipona, City Clerk

Vice Mayor Proaño announced her participation in the meeting remotely pursuant to AB 2449 due to emergency circumstances related to travel.

It was moved by Councilmember Daus-Magbual, seconded by Councilmember DiGiovanni and carried by voice vote for Vice Mayor Proaño to fully participate in the meeting remotely.

PRESENTATIONS:

SB 63 Local Investment Plan - SamTrans
(Charlsie Chang, Government and Community Affairs Officer, SamTrans)

FY 2025 Year-End Review & Financial Forecast
(Tim Nevin, Assistant City Manager/Interim Director of Finance & Administrative Services)

Note on Public Comments:

To provide public comments, members of the public have the option to- 1) attend in person, 2) email the City Clerk, or 3) submit comments through the public comment portal on the City's website. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting are instructed to call the office of the City Clerk at 991-8078 prior to the meeting.

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APPROVAL OF MINUTES:

Regular Meeting of March 9, 2026

It was moved by Councilmember DiGiovanni, seconded by Councilmember Daus-Magbual and carried to approve the minutes of March 9, 2026.

APPROVAL OF AGENDA:

It was moved by Councilmember Daus-Magbual, seconded by Councilmember DiGiovanni and carried to approve the agenda.

STAFF COMMUNICATIONS:

City Manager Piccolotti provided a brief update on the proposed Tenant Anti-Harassment Ordinance and the work currently underway. According to Piccolotti, there continues to be community interest in advancing tenant protections in Daly City, with the concerns raised being acknowledged by the City. As reflected in the Council's adopted resolution, staff is proceeding with a review and evaluation process to better understand the ordinance and its potential implementation in Daly City. This includes reviewing the legal framework, assessing administrative and fiscal considerations, and evaluating how the ordinance would function within the City's existing structure. Staff is also continuing stakeholder outreach and engagement, including discussions with tenant advocates, landlords, and representatives from the real estate community, including SAMCAR, to gather input on the ordinance and its potential impacts. Currently, tenants are protected under California law, including the Tenant Protection Act of 2019, and the proposed ordinance would expand into the area of landlord conduct and harassment, which staff is continuing to evaluate. Consistent with Council direction, staff will return with a progress update as part of the mid-year budget cycle, generally in the June to July timeframe, including findings and options for Council consideration. Piccolotti informed the Council that staff will continue to keep the Council and the public informed as this work progresses.

ORAL COMMENT:

Mayor Sylvester provided instructions on how to submit public comments for tonight's meeting.

The following AFSCME employees discussed employee pay and the current labor negotiations with the City, asking the Council for support with their contract. Jessica Lee discussed the financial struggles faced by the lowest-paid AFSCME workers, emphasizing the need for salary increases due to inflation and rising costs. Trevor Courtney shared his experiences working in the Streets Division, stressing the importance of recognizing employees during the labor negotiation process. Joshua Rees conveyed a Library Assistant's concerns about inadequate pay, requiring the employee to apply for food stamps, and the need for wages to be better aligned with the cost of living. While Anthony Walters, Union Representative for AFSCME Local 829, acknowledged progress in negotiations, he expressed concern that proposed wage increases for AFSCME workers were not as high as those for other union groups, and called for significant cost of living adjustments, improved benefits, and binding arbitration.

Jessica Lee
Anthony Walters

Trevor Courtney
Joshua Rees

Miefo Omynae raised concerns about the increasing utility bills at the Franciscan Mobile Home Park following the change in management. Miefo pointed out that some residents are paying two to three times more than others, with some utility bills reaching as high as \$1,000 per month.

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The following speakers urged the Council to meet with Faith In Action Bay Area (FIABA) leaders and their coalition to advance an anti-harassment ordinance to protect tenants, and to receive a progress update from the City. Tenants, educators, and community organizers stood in solidarity with FIABA to advocate for tenant rights and protections; they shared testimonies of landlord harassment, unsafe living conditions, and unjust evictions, emphasizing the urgent need for local protections that go beyond the limitations of existing state laws like AB 1482. They highlighted the negative effects of unsafe housing and tenant harassment on both individuals and communities, particularly for the most vulnerable groups such as immigrant communities and students. Although individuals acknowledged the resolution passed by the Council last year, some expressed disappointment at the lack of action taken since then. The speakers collectively called for immediate action by the Council, asking them to create housing stability, uphold human dignity, and ensure safe living conditions for all tenants by passing the proposed anti-harassment ordinance. Anabelle Ga and Dennis Castro provided interpreter services for Spanish and Tagalog speakers during the meeting.

Kalimah Salahuddin, REACH Coalition
Sandra Pryor, FIABA
Anneka M., FIABA
Jeannel P., Tanggol Migrante Movement
Tinzar Winn, FIABA
Ashley B., FIABA
Laura Cieza, FIABA
Neil C., Party for Socialism & Liberation
Adi D., FIABA
Wendy Cruz, FIABA
Sandro Bautista, FIABA
Luke L., Party for Socialism & Liberation
Xochitl Espinoza

Tahirah Dean, Attorney with Public Advocates
Albania Fuentes, FIABA
Melissa Mejia, FIABA
Kai S., Tanggol Migrante Movement
Shine A.
Carter Pohl, Working Families Party
Kevin O., teacher
Mark Abad, teacher
Adel M., FIA
Abby Taylor, FIABA
Calyxa Liu, Party for Socialism & Liberation
Noa Cojocar, Party for Socialism & Liberation
Thanna R., FIA

Mayor Sylvester thanked the community for being present and speaking on issues that concerned them, thanking them for their time.

CONSENT AGENDA:

It was moved by Councilmember Manalo, seconded by Councilmember Daus-Magbual and carried to approve the consent agenda, with the exception of item # 9, which was pulled for further discussion.

Resolutions:

Set Time and Place of Public Hearing Regarding Linda Vista Area of Benefit Fiscal Year 2026-2027 (Set Time: 5/11/26)

Resolution 26-46, Setting Time And Place Of Public Hearing Re: Approve Engineer's Report And To Establish The Annual Benefit Assessments For The Linda Vista Area For Fiscal Year 2026-2027

Set Time and Place for a Public Hearing to Consider One-Year HUD Action Plan for Fiscal Year 2026-27 (Set Time: 4/27/26)

Resolution 26-47, Setting Time And Place Of Public Hearing To Consider One-Year HUD Action Plan For Fiscal Year 2026-2027 To Reflect The Use Of CDBG And HOME Funds

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Approve Allocations of HOME, HOME-ARP, PLHA and SB341 funds for 493 Eastmoor Avenue Affordable Housing Development

Resolution 26-48, Authorizing Allocations Of Permanent Local Housing Allocation Funds For 493 Eastmoor Affordable Housing Development

Authorize Reservoir 1 Roof Replacement

Resolution 26-49, Authorizing Execution Of A Professional Services Agreement With San Francisco Roofing Services, Inc. To Replace The Roof For Reservoir 1

Accept and Appropriate Additional Funds from the Aging and Disability Services of San Mateo County

Director of Recreation Services Denise Brown provided the staff report and addressed questions about the program's funding.

It was moved by Councilmember DiGiovanni, seconded by Councilmember Daus-Magbual and carried by voice vote to adopt the resolution.

Resolution 26-50, Accepting And Appropriating Additional Funds From The Aging And Disability Services San Mateo County

Receive and file Housing Successor Agency Annual Report For Fiscal Year 2024-2025

Check Registers

Check Registers for the Month of Feb 2026

END OF CONSENT AGENDA

PUBLIC HEARINGS:

Adoption of an Ordinance Adding Chapter 15.09 to the Daly City Municipal Code Establishing Construction Hours on Private Property

Acting Director of Economic & Community Development Michael Van Lonkhuysen provided a staff report to establish construction hours for outdoor construction activities on private property. Van Lonkhuysen addressed questions on the process for handling regulation violations, how the proposed hours were determined, the impact of daylight savings time on these hours, the possibility of including Sunday construction hours, the potential for adjusting the hours, and clarified which types of construction would be affected by the ordinance.

Van Lonkhuysen acknowledged the Council's comments, stating that amendments could be made to the ordinance. He proposed returning to the Council with a refined version that incorporates the Council's feedback, particularly about daylight savings time, Sunday hours, hour adjustments, and information on major construction. Van Lonkhuysen proposed continuing the matter to the regular meeting of April 27, to which the Council agreed. City Attorney Zimmerman recommended reintroducing the ordinance during the meeting on April 27.

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Zone Change ZC-02-26-17000 - Amendments to the City of Daly City Municipal Code Chapters 17.04.010, 17.37.030, 17.34.050, 17.44.100, and 17.45.150, Regulating the Building Height Definition, Front-Yard Paving, Use Permit Requirements on Condominium Maps, and the Expirations of Use Permit and Design Review Approvals

Acting Director Van Lonkhuysen provided the staff report for a zone change regulating the definition of building height, front-yard paving, use permit requirements on condominium development, and the expirations of use permit and design review approvals. Van Lonkhuysen addressed questions concerning grandfathered properties, the purpose of the landscape triangles, whether the landscape triangles would be included in the proposed ordinance, the duration of a permit upon its approval, the average number of City permits issued per project and whether permits can run concurrently, actions taken by the department after a permit expires, the possibility of permit extensions, the length of those extensions, and recommendations made by the Planning Commission.

Mayor Sylvester opened the public hearing. There were no public comments.

It was moved by Councilmember Daus-Magbual, seconded by Councilmember DiGiovanni and carried to close the public hearing.

It was moved by Mayor Sylvester to accept the Planning Division's original recommendation to approve an initial use permit and design review for three years, with the possibility of additional extensions being approved by the Council as necessary. The motion was seconded by Councilmember Manalo and carried for the City Attorney to read the ordinance by title only, with the recommended amendments.

Mayor Sylvester introduced the ordinance.

Ordinance 1489, Amending Chapter 17 Of The Municipal Code Re: Zoning Ordinance Updates

Zone Change ZC 04-24-16507 – Adoption of Commercial Cannabis Non-Retail (-CCNR) Combining District and Amendments to the Zoning Map Rezoning Parcels to be included in the -CCNR Commercial Cannabis Combining District

Acting Director Van Lonkhuysen provided the staff report to rezone sites on Mission Street and Geneva Avenue, allowing only non-retail cannabis uses on these parcels and creating the new -CCNR Combining District, which is defined as places where distribution activities or light manufacturing could occur. Van Lonkhuysen referred to the Council's directions in September 2025. Van Lonkhuysen addressed questions regarding light manufacturing and infused products, whether individuals can make infused products inside their homes, whether businesses within the overlay map can make deliveries, the proposed areas for the -CCNR Combining District, and whether locations in the Hillside neighborhood are included.

Mayor Sylvester opened the public hearing. There were no comments.

It was moved by Councilmember Daus-Magbual, seconded by Councilmember Manalo and carried to close the hearing.

It was moved by Councilmember Daus-Magbual and seconded by Councilmember Manalo for the City Attorney to read the ordinance by title only, with Councilmember DiGiovanni voting "No." The voice vote carried.

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Councilmember Daus-Magbual introduced the ordinance.

Ordinance 1490, Adding Chapter 17.62 To The Daly City Municipal Code Re: -CCNR Commercial Cannabis Non-Retail Combining District And Rezoning Existing Parcels Located At Mission Street Between Crocker Avenue And Templeton Avenue, Geneva Avenue Between Talbert Street And Bayshore Boulevard, Geneva Avenue Between Castillo Street And Calgary Street To -CCNR Commercial Cannabis Non-Retail Combining District

REPORTS:

Council Committee

San Mateo County Mosquito & Vector Control District (Sylvester)
Bay Area Water Supply & Conservation Agency (BAWSCA) (Manalo)
City/County Association of Governments (C/CAG) (Manalo)

City Council

Vice Mayor Proaño reported attendance at the following events: the Daly City Colma Chamber of Commerce Scholarship meeting at Rene's Fine Dining; the DCPLA's St. Patrick's Day Luncheon, alongside Mayor Sylvester and his wife, Councilmembers DiGiovanni and Manalo, City Manager Piccolotti, Assistant City Manager Nevin, and Assistant to the City Manager Ramos; the Ad Hoc Finance Committee with Mayor Sylvester and staff; the swearing-in ceremony for Christina Luna and Angella Powell into the Library Board of Trustees alongside Councilmember Manalo and Mayor Sylvester; the History Guild's celebration, which showcased photos and artwork; Skyline College's Breakfast alongside Councilmembers Daus-Magbual and Manalo, City Manager Piccolotti, Director Cosgrove and various City directors; and the Women's History Month event at City Hall, giving kudos to Director Sakkal and her team for their work on the celebration, and congratulating the women who were honored that evening.

Councilmember DiGiovanni reported attendance at the following events: Daly City's birthday anniversary celebration, which featured a short film about the City's history; the Women's History Month event, giving kudos to the Council for their presence and support of the evening's awardees, former Congresswoman Speier for her attendance, and Chair Tissier and the rest of the Women's Commission for their selections.

Councilmember Manalo acknowledged the AFSCME employees who spoke and shared their experiences, as well as the residents who shared their views about safe housing as a basic human right. Manalo reported attendance at several events: the 115th birthday celebration for Daly City at City Hall, acknowledging Vice Mayor Proaño for her work on the event committee and the community members for their attendance; the St. Patrick's Day Luncheon hosted by DCPLA to raise funds for the City's libraries; the Irish flag-raising ceremony, thanking City Manager Piccolotti and noted Assistant City Manager Nevin's birthday falls on the same day; a tour of the Chinese Hospital on Gellert Boulevard, highlighting that the majority of the physicians there are women; the Claw & Order Crab Feed in collaboration with the Chamber of Commerce; the SMC AAPI Alliance which honored the San Mateo Labor Council with Julie Lind; the San Mateo Childhood Climate Summit and Build Up Green Spaces (BUGS) event, aimed to promote healthy and climate-resilient playgrounds, highlighting Daly City's Magical Bridge playground and childcare facility developments during the summit; the oath-taking ceremony for Christina Luna and Angella Powell at the Library Board meeting; YouthPoint's celebration, formerly known as the Daly City Youth Health Center; the President's Breakfast at Skyline College, where Manalo sits on the President's Council alongside Vice Mayor Proaño and Councilmember Daus-Magbual, thanking City Manager

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Piccolotti for sponsoring a table and Director Cosgrove for supporting the youth at Skyline; and the Women's History Month event, thanking Mayor Sylvester for his support, Director Sakkal for her work on the event, the wife of Supervisor Canepa for the commendations and proclamation for the Women's Commission, and the women from the Daly City community who were honored that evening.

Councilmember Daus-Magbual thanked the representatives from Faith In Action, their coalition, and residents for coming to the meeting with their families. He thanked City Manager Piccolotti and City Attorney Zimmerman for outlining the next steps for creating an anti-harassment ordinance for tenants and looked forward to collaborating with staff to manifest something substantial.

Councilmember DiGiovanni acknowledged the AFSCME employees and the coalition with Faith In Action for their comments at tonight's meeting.

Councilmember Manalo requested consideration for establishing a task force to address concerns raised by the community about tenants facing harassment in their homes, and to better engage the community, citing previous efforts by the City to address issues like front yard paving and short-term rentals by using a similar approach.

Mayor Sylvester acknowledged the residents for attending the Council meeting and speaking about their concerns and stated the Council could not take any action that had not been agendized. Mayor Sylvester requested City Manager Piccolotti to reread the next steps for the proposed ordinance. City Manager Piccolotti restated the report he gave during Staff Communications, outlining next steps for the proposed tenant anti-harassment ordinance.

Mayor Sylvester reported attendance at the following events: Daly City's 115th birthday celebration, recognizing the residents and the Daly City Council for their contributions in shaping the City into what it is; and the Daly City State of the City address by the Mayor, thanking City Manager Piccolotti and his staff, Assistant to the City Manager Ramos, all Daly City staff, and his colleagues on the Council for their ideas and wisdom, expressing his pride in being a part of the City. Sylvester also acknowledged the leadership of the former Mayor, Councilmember Daus-Magbual. Sylvester also attended the Women's History Month event, acknowledging Councilmember Manalo as the impetus for establishing the Women's Commission, and acknowledging Director Sakkal and staff for the great celebration.

Councilmember Manalo congratulated Mayor Sylvester on a successful State of the City address.

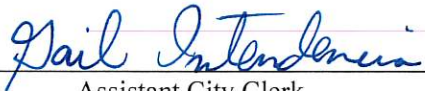
ADJOURNMENT:

Mayor Sylvester adjourned the meeting at 10:37 P.M. in memory of Luisa Conui Cacal and the victims of the avalanche in Lake Tahoe, including Caroline Sekar.

Approved as submitted, this 13th

day of April 2026.

Glenn R. Sylvester
Mayor


Assistant City Clerk