



**MINUTES**  
**August 18, 2022**  
**CITY OF SOUTH SAN FRANCISCO**  
**REGULAR PLANNING COMMISSION**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**TIME: 7:01 PM**

**ROLL CALL / CHAIR COMMENTS**

**PRESENT:** Chair Shihadeh, Vice Chair Tzang,  
Commissioners: Evans, Faria, Fernandez, Funes, Murphy  
**ABSENT:** None

**STAFF PRESENT:** Tony Rozzi - Chief Planner - Billy Gross - Principal Planner - Christopher Espiritu - Senior Planner- Stephanie Skangos - Associate Planner  
– Vacant - Clerk

**AGENDA REVIEW**

No changes.

**ORAL COMMUNICATIONS**

None.

**CONSENT CALENDAR**

1. Consideration of Approval of the Draft Meeting Minutes for July 7, 2022 (Tony Rozzi, Chief Planner)

***Motion to approve Consent Calendar – Norm Faria, Commissioner***  
***Second – Alex Tzang, Vice Chairperson, approved by roll call (7-0)***

**Meeting Video:** [Planning Commission on 2022-08-18 7:00 PM \(granicus.com\)](https://www.granicus.com/ViewPage.aspx?id=1111111)

**PUBLIC HEARING**

2. Report regarding consideration of an Environmental Consistency Analysis with the Downtown Station Area Specific Plan Environmental Impact Report pursuant to the California Environmental Quality Act, and applications for a General Plan Amendment, Rezoning Map, Use Permit, Design Review, Transportation Demand Management Plan, and Affordable Housing Agreement to allow a Mixed-Use Development, consisting of 99 residential units with ground floor parking and a 1,500

sq. ft. restaurant, at 421 Cypress Avenue, 209 & 213 Lux Avenue in the Downtown Transit Core (DTC) and Downtown Residential Core (DRC) Zoning Districts, in accordance with Title 20 of the South San Francisco Municipal Code. (Stephanie Skangos, Associate Planner)

2a. Resolution Making Findings and Recommending that the City Council Make Determinations Under the California Environmental Quality Act (CEQA) and Approve Planning Project P21-0009, Including a General Plan Amendment GPA22-0005, Rezoning Map RZ21-0002, Use Permit UP21-0002, Design Review DR21-0005, and Transportation Demand Management Plan TDM21-0002, to Allow a Mixed-Use Development Consisting of 99 Units With Ground Floor Parking and a 1,500 sq. ft. Restaurant Within the Downtown Transit Core (DTC) and Downtown Residential Core (DRC) Zoning Districts at 421 Cypress Avenue, 209 & 213 Lux Avenue.

***Motion on Resolution – 2a. Motion to adopt the Resolution: JulieAnn Murphy, Commissioner, with added COA, Second Norm Faria, Commissioner– 7-0 approved***

***Public Hearing opened 7:08 pm***

***Public Hearing closed 7:59 pm - Stephanie Skangos, Associate Planner***

**Meeting Video: [Planning Commission on 2022-08-18 7:00 PM \(granicus.com\)](https://www.granicus.com/ViewPage.aspx?id=111111)**

3. Report regarding consideration of a Use Permit, Design Review, Tentative Parcel Map and Transportation Demand Management Plan and Addendum to the 2009 Environmental Impact Report to subdivide the property to create a total of three parcels, construct one new multi-family residential building containing 183 residential units, three Office/R&D buildings totaling approximately 750,000 square feet, ancillary uses and associated parking at 180 El Camino Real (Assessor's Parcel Number 014183110) in the El Camino Real Mixed Use (ECRMX) Zoning District. (Billy Gross, Principal Planner)

3a. Resolution making findings and determining that the 180 El Camino Real Residential/R&D Project is fully within the scope of environmental analysis in the 2009 Environmental Impact Report and that the 2022 Addendum to the EIR is the appropriate environmental document for the Project.

3b. Resolution making findings and recommending that the City Council approve a Use Permit, Design Review, Tentative Parcel Map and Transportation Demand Management Plan to subdivide the property to create a total of three parcels, construct one new residential building containing 183 residential units, three Office/R&D buildings totaling approximately 750,000 square feet, ancillary uses and associated parking at 180 El Camino Real (Assessor's Parcel Number 014-183-110) in the El Camino Real Mixed Use (ECRMX) Zoning District.

**Motion on Resolution 3a: NF 1st/ME 7-0**  
**Motion on Resolution 3b: NF 1st/SFO 7-0**

***Public Hearing opened 8:22 pm***  
***Public Hearing closed 9:35 pm - Billy Gross, Principal Planner***

**Meeting Video: [Planning Commission on 2022-08-18 7:00 PM \(granicus.com\)](#)**

4. Report regarding consideration of applications for a General Plan Amendment, Zoning Ordinance Amendment, Use Permit, Design Review, Transportation Demand Management Program, Parcel Map and Initial Study/Mitigated Negative Declaration to construct a seventeen-story office/R&D building with community serving commercial uses, totaling approximately 940,000 square feet, atop a two-story podium parking structure with publicly accessible plazas and landscape areas, and other on- and off-site improvements, on a 3.2-acre site at 121 E Grand Ave in the Transit Office Research and Development (TO/RD) Zoning District. (Allison Knapp, Consulting Planner and Billy Gross, Principal Planner)

4a. Resolution adopting the Initial Study / Mitigated Negative Declaration (ND21-0001) State Clearinghouse #2022060734, in accordance with Section 21080 of the California Public Resources Code and CEQA Guidelines Section 15070 et seq.

4b. Resolution making findings and recommending that the City Council approve a General Plan Amendment, Zoning Text Amendment, Use Permit, Design Review, Tentative Parcel Map and Transportation Demand Management Plan to construct a seventeen-story office/R&D building with community serving commercial uses, totaling approximately 940,000 square feet, atop a two-story podium parking structure with publicly accessible plazas and landscape areas, and other on- and off-site improvements, on a 3.2-acre site at 121 E Grand Ave in the Transit Office/ Research and Development Core (TO/RD) Zoning District.

**Motion on Resolution 4a: JM/NF 7-0**  
**Motion on Resolution 4b: JM/ME 7-0**

***Public Hearing opened 9:55 pm***  
***Public Hearing closed 10:34 pm***

**Meeting Video: [Planning Commission on 2022-08-18 7:00 PM \(granicus.com\)](#)**

## **ADMINISTRATIVE BUSINESS**

None.

## **ITEMS FROM STAFF**

- The next meeting on 9/1/22 will be cancelled

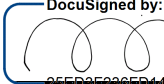
- Payment is coming

## ITEMS FROM THE PUBLIC

- None

## ADJOURNMENT

Chair Shihadeh adjourned the Planning Commission meeting at 10:48PM.

DocuSigned by:  


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Tony Rozzi, Chief Planner, AICP

Secretary to the Planning Commission  
City of South San Francisco

TR/tr

DocuSigned by:  


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Sam Shihadeh, Chairperson or  
Alex Tzang, Vice Chairperson

Planning Commission  
City of South San Francisco