



**MINUTES  
FEBRUARY 20, 2025  
CITY OF SOUTH SAN FRANCISCO  
REGULAR PLANNING COMMISSION**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**TIME: 7:00 PM**

**ROLL CALL / CHAIR COMMENTS**

**PRESENT:** Chair Faria, Vice Chair Funes-Ozturk  
Commissioners: Shihadeh, Tzang, Baker, Pamukcu  
**ABSENT:** Evans

**STAFF PRESENT:** Adena Friedman – Chief Planner, Victoria Kim – Associate Planner,  
Ali Wolf – Assistant City Attorney, Cynthia Fregoso – Clerk

**AGENDA REVIEW**

No changes.

**ANNOUNCEMENTS FROM STAFF**

None

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

**CONSENT CALENDAR – Voting Key: (yes, no, abstain)**

1. Consideration and approval of minutes from the November 21, 2024 Planning Commission

**Motion to approve: Commissioner Tzang,  
Second – Commissioner Shihadeh, approved by roll call (6-0-0)**

**Meeting Video: [City of South San Francisco Planning Commission Meeting 2/20/2025](#)**

**PUBLIC HEARING**

2. Report regarding consideration and approval for Design Review and a Conditional Use Permit to allow a proposed three-story personal storage building located at 1341 San Mateo Avenue in the Mixed Industrial High (MIH) Zoning District in accordance

with Title 20 of the South San Francisco Municipal Code (SSFMC) and determination that the project is consistent with the certified 2040 General Plan Environmental Impact Report, and qualifies for streamlining and a categorical exemption, pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15168, 15183, and 15332. (Victoria Kim, Associate Planner)

- 2a Resolution making findings and determining that the environmental effects of the construction of a three-story personal storage building located at 1341 San Mateo Avenue, were sufficiently analyzed under the certified 2040 General Plan Environmental Impact Report and based on the Infill Checklist, no additional environmental analysis is needed pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15168, 15183 and 15332.

**Motion to approve: Commissioner Shihadeh,  
Second – Commissioner Baker, approved by roll call (6-0-0)**

- 2b Resolution making findings and approving entitlements for Design Review and a Conditional Use Permit to construct a three-story personal storage building located at 1341 San Mateo Avenue in the Mixed Industrial High (MIH) Zoning District.

**Motion to approve: Commissioner Shihadeh,  
Second – Commissioner Tzang, approved by roll call (6-0-0)**

***Public Hearing Opened 7:04pm  
Public Hearing Closed 7:45pm***

**Meeting Video [City of South San Francisco Planning Commission Meeting 2/20/2025](#)**

## **ADMINISTRATIVE BUSINESS**

3. Re-affirmation of the previous appointment of a subcommittee to serve as the appeals panel for appeals regarding Chapter 8.70 of Title 8 of the South San Francisco Municipal Code related to property owner obligations to tenants displaced from unsafe or substandard units (Adena Friedman, Chief Planner and Alexandra Wolf, Assistant City Attorney)

**Motion to approve: Chair Faria,  
Second – Commissioner Baker, approved by roll call (6-0-0)**

4. Annual Reorganization of the Chair and Vice Chair of the South San Francisco Planning Commission (Adena Friedman, Chief Planner)

Reorganize – Sarah Funes-Ozturk as Chair

**Motion to approve: Commissioner Tzang,  
Second – Chair Faria, approved by roll call (6-0-0)**

Reorganize – Aysha Pamukcu as Vice Chair

**Motion to approve: Commissioner Faria,  
Second – Commissioner Baker, approved by roll call (6-0-0)**

**Meeting Video: [City of South San Francisco Planning Commission Meeting 2/20/2025](#)**

#### **ITEMS FROM THE COMMISSION**

None

#### **ADJOURNMENT**

Chair Funes-Ozturk adjourned the Planning Commission meeting at 8PM.

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Adena Friedman, Chief Planner

Secretary to the Planning Commission  
City of South San Francisco

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Sarah Funes-Ozturk , Chairperson or  
Aysha Pamukcu, Vice Chairperson

Planning Commission  
City of South San Francisco