



**MINUTES
JULY 17, 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 Funes-Ozturk, Vice Chair Pamukcu
Commissioners: Faria, Shihadeh, Tzang

ABSENT:

Commissioner: Baker, Evans

STAFF PRESENT: Adena Friedman – Chief Planner, Kimia Mahallati – City Attorney,
Stephanie Skangos – Senior Planner, Tony Rozzi – Deputy ECD Director,
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 June 5, 2025 Planning Commission
2. Report regarding a resolution making findings and determining that the conveyance of the remainder of SFPUC Parcel 21, a property composed of portions of Mission Road and Antoinette Lane not assigned an Assessor's Parcel Number, from the City and County of San Francisco to the City of South San Francisco is in conformance with the South San Francisco adopted General Plan and in accordance with provisions of State Planning Law (Govt. Code Section 65402) (Jacob Gilchrist, Director of Capital Projects)
- 2a. Resolution making findings and determining that the conveyance of the remainder of SFPUC Parcel 21, a property composed of portions of Mission Road and Antoinette Lane not assigned an Assessor's Parcel Number, from the City and County of San Francisco to the City of South San Francisco is in conformance with the South San

Francisco adopted General Plan and in accordance with provisions of State Planning Law. (Govt. Code Section 65402)

**Motion to approve: Commissioner Tzang,
Second – Commissioner Shihadeh, approved by roll call (4-0-0)**

Meeting Video: [Planning Commission 07-17-25](#)

PUBLIC HEARING

3. Report regarding applications for Design Review, Conditional Use Permit and Master Sign Program to construct a new fast-food restaurant with drive-through at 932 and 972 El Camino Real in the T5 Corridor (T5C) Zoning District in accordance with the Title 20 of the South San Francisco Municipal Code (SSFMC), and determination that the project qualifies for a categorical exemption, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332. (Stephanie Skangos, Senior Planner)

Public Hearing Opened 7:09pm

Public Hearing Closed 7:44pm

- 3a. Resolution making findings and a determination that the In-N-Out Burger Restaurant Project located at 932 and 972 El Camino Real qualifies for a categorical exemption, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332.

**Motion to approve: Commissioner Shihadeh,
Second – Commissioner Tzang, approved by roll call (5-0-0)**

- 3b. Resolution making findings and approving entitlements for Design Review, a Conditional Use Permit and Master Sign Program for the construction of a new fast-food restaurant with drive-through located at 932 and 972 El Camino Real in the T5 Corridor (T5C) Zoning District.

**Motion to approve the resolution with the included errata and amendment to Condition of Approval no. 16: Commissioner Faria,
Second – Commissioner Shihadeh, approved by roll call (5-0-0)**

4. Report regarding a proposed Development Agreement to extend approved entitlements to construct a new Office/R&D Campus at 800 Dubuque Avenue in the East of 101 Transit Core (ETC) Zoning District for a period of ten (10) years in exchange for pre-payment of Community Benefit Program Fee obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code and a recommendation determining consistency of the proposed action with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act. (Tony Rozzi, AICP, Deputy Economic and Community Development Director)

Public Hearing Opened 8:00 pm

Public Hearing Closed 8:17 pm

- 4a. Resolution making findings and recommending that the City Council approve a proposed Development Agreement to extend approved entitlements to construct a new Office/R&D Campus at 800 Dubuque Avenue in the East of 101 Transit Core (ETC) Zoning District for a period of ten (10) years in exchange for pre-payment of Community Benefit Program Fee obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code and a recommendation determining consistency of the proposed action with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act.

**Motion to approve: Commissioner Shihadeh,
Second – Commissioner Faria, approved by roll call (5-0-0)**

Meeting Video: [Planning Commission 07-17-25](#)

ITEMS FROM THE COMMISSION

None

ADJOURNMENT

Chair Funes-Ozturk adjourned the Planning Commission meeting at 8:21 PM.

Adena Friedman, Chief Planner

Secretary to the Planning Commission
City of South San Francisco

AF/af

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

Planning Commission
City of South San Francisco