



**MINUTES
OCTOBER 16, 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

Commissioners: Baker, Faria, Shihadeh, Tzang

ABSENT: Vice Chair Pamukcu, Evans

STAFF PRESENT: Adena Friedman – Chief Planner, Victoria Kim – Senior Planner,
Kimia Mahallati – City Attorney, Cynthia Fregoso – Clerk

AGENDA REVIEW

No changes

ANNOUNCEMENTS FROM STAFF

- **October 29, 2025 Planning Commission Training regarding Climate Resiliency**
- **New Senate Bill 79 (SB79) recently passed**

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

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

1. Consideration and approval of minutes from the September 4, 2025 Planning Commission

Motion to approve: Commissioner Shihadeh

Second – Commissioner Faria, approved by roll call (5-0-0)

Meeting Video: [Planning Commission on 10-16-2025](#)

ADMINISTRATIVE BUSINESS

2. Report regarding consideration of an application for Design Review to construct four residential buildings consisting of six units at 616 Maple Avenue in Downtown Residential Medium (DRM) Zoning District in accordance with Title 20 of the South San Francisco

Municipal Code (SSFMC) and determination that the project is categorically exempt from California Environmental Quality Act (CEQA), per Class 32, Section 15332. (Victoria Kim, Senior Planner)

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

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

Meeting Video: [Planning Commission on 10-16-2025](#)

ITEMS FROM THE COMMISSION

None

ADJOURNMENT

Chair Funes adjourned the Planning Commission meeting at 7:55PM.

Adena Friedman, Chief Planner

Secretary to the Planning Commission
City of South San Francisco

AF/af

Sarah Funes, Chairperson or
Aysha Pamukcu, Vice Chairperson

Planning Commission
City of South San Francisco