



MINUTES
April 20, 2023
CITY OF SOUTH SAN FRANCISCO
REGULAR PLANNING COMMISSION

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:01 PM

ROLL CALL / CHAIR COMMENTS

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

STAFF PRESENT: Tony Rozzi - Chief Planner – Adena Friedman – Principal Planner –
Stephanie Skankgos – Associate Planner – Kelsey Evans - Clerk

AGENDA REVIEW

No changes.

ANNOUNCEMENTS FROM STAFF

None.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Consideration of draft minutes from the April 6, 2023 Planning Commission

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

Meeting Video: [Planning Commission on 2023-04-20 7:00 PM - HYBRID IN-PERSON/VIRTUAL MEETING NOTICE \(granicus.com\)](https://www.granicus.com/ViewPage.aspx?id=1111111)

PUBLIC HEARING

2. Report regarding applications for a Minor Use Permit, Design Review, Transportation Demand Management Plan, and Density Bonus to construct a residential development consisting of 262 units at 1477 Huntington Avenue the T5 Corridor Zoning District (T5C) in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), and determination that the project was sufficiently analyzed under the General Plan Environmental Impact Report (EIR), pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162 and 15168 and qualifies for streamlining per CEQA Guidelines Section 15183 and 15183.3, and that the project is categorically exempt from CEQA per CEQA Guidelines section 15332

(Adena Friedman, Principal Planner)

Public Hearing opened 7:05 pm

Public Hearing closed 7:59 pm

- 2a. Resolution making findings and determining that the proposed 1477 Huntington Project is consistent with an adopted Program Environmental Impact Report for the General Plan, and, based on the Infill Checklist, would not necessitate the need for preparing a subsequent environmental document pursuant to the criteria of CEQA Guidelines Sections 15162 and 15168, and based on that analysis is also subject to CEQA streamlining per CEQA Guidelines Section 15183 and 15183.3, and is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332.

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

Meeting Video: [Planning Commission on 2023-04-20 7:00 PM - HYBRID IN-PERSON/VIRTUAL MEETING NOTICE \(granicus.com\)](#)

- 2b. Resolution making findings and approving a Minor Use Permit, Design Review, Transportation Demand Management Plan, and Density Bonus to allow a residential development consisting of 262 units with residential amenities, open space uses, and podium garage parking within the Transit Corridor (T5C) Zoning District at 1477 Huntington Avenue.

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

Meeting Video: [Planning Commission on 2023-04-20 7:00 PM - HYBRID IN-PERSON/VIRTUAL MEETING NOTICE \(granicus.com\)](#)

3. Report regarding consideration of an Addendum to the previously certified 101 Gull Drive Project Environmental Impact Report pursuant to the California Environmental Quality Act and Design Review and Transportation Demand Management Plan to construct a 9-story Office / R&D Building with attached parking garage at 101 Gull Drive in the Business Technology Park - High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code. (Stephanie Skangos, Associate Planner)

**Public Hearing opened 8:07 pm
Public Hearing closed 8:30 pm**

- 3a. Resolution making findings and a determination that the 101 Gull Drive Project, as modified and amended, is fully within the scope of environmental analysis in the previously certified 101 Gull Drive Project Environmental Impact Report (EIR) and that the 2023 Addendum to the EIR is the appropriate document for the Project, and that no further environmental review is required per the California Environmental Quality Act (CEQA).

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

Meeting Video: [Planning Commission on 2023-04-20 7:00 PM - HYBRID IN-PERSON/VIRTUAL MEETING NOTICE \(granicus.com\)](#)

- 3b. Resolution making findings and approving Design Review and a Transportation Demand Management Plan for the construction of a new 9-story office / R&D building within the Business Technology Park - High (BTP-H) Zoning District at 101 Gull Drive.

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

Meeting Video: [Planning Commission on 2023-04-20 7:00 PM - HYBRID IN-PERSON/VIRTUAL MEETING NOTICE \(granicus.com\)](#)

ADMINISTRATIVE

4. Report regarding changing the Planning Commission meeting start time from 7:00 PM to 6:00 PM (Adena Friedman, Principal Planner and Tony Rozzi, Chief Planner)

No action taken, informational only.

Meeting Video: [Planning Commission on 2023-04-20 7:00 PM - HYBRID IN-PERSON/VIRTUAL MEETING NOTICE \(granicus.com\)](#)

ITEMS FROM THE COMMISSION

None.

ADJOURNMENT

Chair Tzang adjourned the Planning Commission meeting at 8:50PM.

Tony Rozzi, Chief Planner, AICP

Alex Tzang, Chairperson or
Norm Faria, Vice Chairperson

Secretary to the Planning Commission
City of South San Francisco

Planning Commission
City of South San Francisco

TR/tr