

City of South San Francisco

P.O. Box 711 (City Hall, 400 Grand Avenue)
South San Francisco, CA



Regular Meeting Agenda

Thursday, July 17, 2025

7:00 PM

**Library Parks & Recreation Building, Council Chambers
901 Civic Campus Way, South San Francisco, CA**

Planning Commission

SARAH FUNES-OZTURK, Chairperson

AYSHA PAMUKCU, Vice Chairperson

JOHN BAKER, Commissioner

MICHELE EVANS, Commissioner

NORMAN FARIA, Commissioner

SAM SHIHADDEH, Commissioner

ALEX TZANG, Commissioner

How to observe the Meeting (no public comment):

- 1) Local cable channel: Astound, Channel 26, Comcast, Channel 27, or AT&T, Channel 99
- 2) <https://www.ssf.net/Government/Video-Streaming-City-and-Council-Meetings/Planning-Commission>
- 3) <https://www.youtube.com/@CityofSouthSanFrancisco/streams>

How to Submit written Public Comment before the meeting: Email: PCcomments@ssf.net

Members of the public are encouraged to submit public comments in writing in advance of the meeting. The email will be monitored during the meeting. The City encourages the submission of comments by 6:00pm on the date of the Public Hearing to facilitate inclusion in the meeting record. Written comments received prior to 6:00pm on the day of the meeting will be included as part of the meeting record, but will not be read aloud at the meeting.

How to provide Public Comment during the meeting:**COMMENTS ARE LIMITED TO THREE (3) MINUTES PER SPEAKER**

During a meeting, comments can only be made in person: Complete a Speaker Card located at the entrance to the Council Chambers. Be sure to indicate the Agenda Item # you wish to address or the topic of your public comment. When your name is called, please come to the podium, state your name and address (optional) for the Minutes.

American Disability Act:

The City Clerk will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk Rosa Govea Acosta at 400 Grand Avenue, South San Francisco, CA 94080, or email at all-cc@ssf.net. Include your name, address, phone number, a brief description of the requested materials, and preferred alternative format service at least 72-hours before the meeting.

Accommodations: Individuals who require special assistance of a disability-related modification or accommodation to participate in the meeting, including Interpretation Services, should contact the Office of the City Clerk by email at all-cc@ssf.net, 72-hours before the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCEAGENDA REVIEWANNOUNCEMENTS FROM STAFFPUBLIC COMMENT

Members of the public may speak on any item not listed on the Agenda, and on any items listed under the Consent Calendar. Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is written on the agenda, or unless certain emergency or special circumstances exist. Written comments received prior to 6:00 pm on the day of the meeting will be included as part of the meeting record, but will not be read aloud.

DISCLOSURE OF EX-PARTE COMMUNICATIONS

This portion of the meeting is reserved for Planning Commissioners to disclose any communications, including site visits, they have had on current agenda items, or any conflict of interest regarding current agenda items.

CONSENT CALENDAR

1. [Consideration and approval of minutes from the June 5, 2025 Planning Commission meeting.](#)
Attachments: [06-05-25 PC Draft Minutes](#)
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 \(Govt. Code Section 65402\) \(Jacob Gilchrist, Director of Capital Projects\)](#)
Attachments: [Parcel 21 Site Map 2025-0708](#)

- 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. \(Govt. Code Section 65402\)](#)

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. \(Stephanie Skangos, Senior Planner\)](#)

Attachments: [Attachment 1 - In-N-Out Burger Project Description](#)
[Attachment 2 - Design Review Board \(DRB\) Comment Letter, de](#)
[Attachment 3 - Community Meeting Summary](#)

- 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.](#)

Attachments: [Exhibit A - In-N-Out Burger Restaurant Project Infill Checklist](#)
[Ex. A Attachment 1 - Traffic Impact Assessment](#)
[Ex. A Attachment 2a - Noise Study](#)
[Ex. A Attachment 2b - Supplemental Noise Memorandum](#)
[Ex. A Attachment 3a - Air Quality Study](#)
[Ex. A Attachment 3b - Supplemental Air Quality Memorandum](#)

- 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.](#)

Attachments: [Exhibit A - Conditions of Approval](#)
[Exhibit B - Project Plan Set](#)
[Exhibit C - Master Sign Program Plan Set](#)

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. \(Tony Rozzi, AICP, Deputy Economic and Community Development Director\)](#)
- 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.](#)

Attachments: [Ex. A - 800 Dubuque - Draft Development Agreement for Council](#)

The Commission has adopted a policy that applicants and their representatives have a maximum time limit of 20 minutes to make a presentation on their project. Non-applicants may speak a maximum of 3 minutes on any agenda item. Questions from Commissioners to applicants or non-applicants may be answered by using additional time.

ITEMS FROM THE COMMISSION

ADJOURNMENT

**Any interested party will have 15 calendar days from the date of an action or decision taken by the Planning Commission to appeal that action or decision to the City Council by filing a written appeal with the City Clerk as provided under Chapter 20.570 of the South San Francisco Municipal Code. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day. The cost to appeal for applicants, residents, and all others is as set forth in the City's Master Fee Schedule.