

City of South San Francisco

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



Regular Meeting Agenda

Thursday, August 21, 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 August 7, 2025 Planning Commission meeting.](#)

Attachments: [08-07-25 PC Draft Minutes](#)

PUBLIC HEARING

2. [Report regarding consideration and recommendation of approval to City Council of a Zoning Text Amendment to make minor revisions to South San Francisco Municipal Code \(SSFMC\) Section 20.110 \(Civic Districts\) related to building height, consideration of a Variance, and Design Review for the redevelopment of the Boys and Girls Club facility at 201 West Orange Avenue in the Parks and Recreation \(PR\) Zoning District in accordance with Title 20 of the SSFMC, and determination under the California Environmental Quality Act \(CEQA\) that the project is categorically exempt as an Infill Development Project. \(CEQA Guidelines Section 15332.\) \(Adena Friedman, Chief Planner\)](#)

Attachments: [Attach 1 DRB Comment Letter](#)
[Attach 2 Neighborhood Meeting Summary](#)

- 2a. [Resolution making findings and a determination that the Peninsula Boys and Girls Club Orange Park Clubhouse Project located at 201 West Orange Avenue qualifies for a categorical exemption, pursuant to California Environmental Quality Act \(CEQA\) Guidelines Section 15332, Infill Development.](#)

Attachments: [Exhibit A CEQA Checklist](#)
[Exhibit B CEQA Document Appendices](#)

- 2b. [Resolution making findings and recommending that the City Council adopt an ordinance amending the Zoning Ordinance to make minor revisions to South San Francisco Municipal Code \(SSFMC\) Section 20.110 \(Civic Districts\) related to building height and recommending that the City Council adopt a resolution approving a Variance, and Design Review for the redevelopment of the Boys and Girls Club facility at 201 West Orange Avenue in the Parks and Recreation \(PR\) Zoning District.](#)

Attachments: [Exhibit A COAs](#)
[Exhibit B Plan Set](#)
[Exhibit C Variance Justification](#)
[Exhibit D Draft Ordinance](#)

3. [Report regarding a proposed Development Agreement to extend approved entitlements to construct a new Office/R&D Campus and multi-family residential building at 180 El Camino Real in the Planned Development \(PD\) Zoning District for a period of ten \(10\) years in exchange for payment of Community Benefits Monetary Contribution obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code and making findings regarding the consistency of the proposed action with the adopted Addendum to the 2009 Environmental Impact Report pursuant to the California Environmental Quality Act. \(Billy Gross, Principal Planner\)](#)

- 3a. [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 and multi-family residential building at 180 El Camino Real in the Planned Development \(PD\) Zoning District for a period of ten \(10\) years in exchange for payment of Community Benefit Monetary Contribution obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code and making findings regarding the consistency of the proposed action with the adopted Addendum to the 2009 Environmental Impact Report pursuant to the California Environmental Quality Act.](#)

Attachments: [Exhibit A - 180 ECR Development Agreement](#)

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.**