



**MINUTES
APRIL 16, 2026
CITY OF SOUTH SAN FRANCISCO
REGULAR PLANNING COMMISSION**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:00 PM

ROLL CALL / CHAIR COMMENTS

PRESENT: Chair Pamukcu, Vice Chair Baker
Commissioners: Faria, Shihadeh, Tzang

ABSENT: Commissioners Evans, Funes

STAFF PRESENT: Adena Friedman – Chief Planner, Victoria Kim – Senior Planner, Nell Selander – Director of Economic and Community Development, Tony Rozzi – Deputy Economic and Community Development Director, Matthew Ruble – Principal Engineer, Kimia Mahallati – City Attorney, Cynthia Fregoso – Clerk

AGENDA REVIEW

No changes

ANNOUNCEMENTS FROM STAFF

- **Planning Commissioner’s Training on April 29, 2026 on Inclusionary Housing**
- **Special Planning Commission Meeting on April 23, 2026 at 7pm at City Hall**

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

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

1. Consideration and approval of minutes from the March 19, 2026 Planning Commission meeting.

Motion to approve: Vice Chair Baker

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

Meeting Video: [Planning Commission on 04-16-2026](#)

PUBLIC HEARING

2. Report regarding consideration of an application for a Tentative Subdivision Map related to the previously entitled six-residential-unit development at 616 Maple Avenue (APN 012-171-170) in Downtown Residential Medium (DRM) Zoning District in accordance with Chapter 20.080 and Title 19 of the South San Francisco Municipal Code (SSFMC) and a determination that the project is categorically exempt under the provisions of CEQA, Class 3, Section 15303(b), New Construction or Conversion of Small Structures and Class 32, Section 15332, Infill Development Project. (Victoria Kim, Senior Planner)
- 2a. Resolution making findings and determining that the proposed Tentative Subdivision Map for 616 Maple Avenue is categorically exempt under the provisions of CEQA, Class 3, Section 15303(b), New Construction or Conversion of Small Structures and Class 32, Section 15332, Infill Development Project and approving request for the Tentative Subdivision Map (SA26-0001), subject to Findings and Conditions of Approval.

Public Hearing Opened 7:05 pm

Public Hearing Closed 7:20 pm

Motion to approve: Commissioner Faria

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

Meeting Video: [Planning Commission on 04-16-2026](#)

3. Report regarding consideration of proposed amendments to the existing Development Agreement for 1051 Mission Road (known as the "PUC Site") to revise the economic terms to provide support for the affordable housing portions of the project and extend the term of the Development Agreement, and make findings that the amendments are consistent with the General Plan and with previously adopted environmental review. (Nell Selander, Director of Economic and Community Development)
- 3a. Resolution making findings and recommending that the City Council approve proposed amendments to the existing Development Agreement for 1051 Mission Road (known as the "PUC Site") to revise the economic terms to provide support for the affordable housing portions of the project and extend the term of the Development Agreement, and determination that the amendments are consistent with the General Plan and with previously adopted environmental review.

Public Hearing Opened 7:22 pm

Public Hearing Closed 8:00 pm

Motion to approve: Commissioner Faria

Second – Vice Chair Baker, approved by roll call (5-0-0)

Meeting Video: [Planning Commission on 04-16-2026](#)

ADMINISTRATIVE BUSINESS

4. Report regarding a resolution finding that the proposed Fiscal Year 2026-27 Capital Improvement Program and FY 2027-28 through FY 2030-31 Five-year Outlook are consistent with the City's General Plan, in accordance with Government Code Section 65401. (Eunejune Kim, Public Works Director/City Engineer and Matthew Ruble, Principal Engineer)
- 4a. Resolution finding that the proposed Fiscal Year 2026-27 Capital Improvement Program and FY 2027-28 through FY 2030-31 Five-year Outlook are consistent with the City's General Plan, in accordance with Government Code Section 65401.

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

Meeting Video: [Planning Commission on 04-16-2026](#)

5. Anti-Displacement Roadmap Presentation (Tony Rozzi, Deputy Economic and Community Development Director)

Meeting Video: [Planning Commission on 04-16-2026](#)

ITEMS FROM THE COMMISSION

None

ADJOURNMENT

Chair Pamukcu adjourned the Planning Commission meeting at 8:56 PM.

Adena Friedman, Chief Planner

Secretary to the Planning Commission
City of South San Francisco

AF/af

Aysha Pamukcu, Chairperson or
John Baker, Vice Chairperson

Planning Commission
City of South San Francisco