



**MINUTES
AUGUST 7, 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-Ozturk,
Commissioners: Baker, Faria, Evans, Shihadeh, Tzang
ABSENT: Vice Chair Pamukcu

STAFF PRESENT: Billy Gross – Principal Planner , Kimia Mahallati – City Attorney,
Stephanie Skangos – Senior Planner, Victoria Kim – Associate Planner

AGENDA REVIEW

No changes

ANNOUNCEMENTS FROM STAFF

None

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

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

1. Consideration and approval of minutes from the July 17, 2025 Planning Commission

Motion to approve: Commissioner Faria

Second – Commissioner Tzang, approved by roll call (6-0-0)

Meeting Video: [Planning Commission 08-07-25](#)

PUBLIC HEARING

2. Report regarding consideration of an application for a Conditional Use Permit to allow an indoor volleyball and pickleball facility (Bay Area Sport House) at 147 Beacon Street in Business Technology Park-High (BTP-H) 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 1, Section 15301, Existing Facilities. (Victoria Kim, Associate Planner)

Public Hearing Opened 7:04pm

Public Hearing Closed 7:25pm

Motion to approve: Commissioner Faria

Second – Commissioner Baker, approved by roll call (6-0-0)

Meeting Video: [Planning Commission 08-07-25](#)

ADMINISTRATIVE BUSINESS

3. Report regarding an application for Design Review to construct a new multifamily residential structure consisting of four dwelling units at 227 Armour Avenue in the Downtown Residential High (DRH) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), and determination that the project is categorically exempt under the provisions of the California Environmental Quality Act (CEQA) per Class 3, Section 15303, New Construction or Conversion of Small Structures. (Stephanie Skangos, Senior Planner)

Motion to approve: Commissioner Faria,

Second – Commissioner Tzang, approved by roll call (5-0-1)

Commissioner Shihadeh recused himself from the proceedings prior to discussion of this item and abstained from voting due to a potential conflict of interest from having a business interest within 1,000 feet of the location of the proposed project.

Meeting Video: [Planning Commission 08-07-25](#)

ITEMS FROM THE COMMISSION

None

ADJOURNMENT

Chair Funes-Ozturk adjourned the Planning Commission meeting at 7:43 PM.

Adena Friedman, Chief Planner

Secretary to the Planning Commission
City of South San Francisco

AF/af

Sarah Funes-Ozturk , Chairperson or
Aysha Pamukcu, Vice Chairperson

Planning Commission
City of South San Francisco

