



**MINUTES
MAY 1, 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, Shihadeh, Tzang, Evans

ABSENT: Vice Chair Pamukcu

STAFF PRESENT: Adena Friedman – Chief Planner, Stephanie Skangos – Senior Planner, Megan Wooley-Ousdahl – Principal Planner, Kimia Mahallati – City Attorney, Cynthia Fregoso – Clerk

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 April 17, 2025 Planning Commission

**Motion to approve: Commissioner Baker,
Second – Commissioner Faria, approved by roll call (5-0-1)**

2. Report regarding a resolution making findings and determining that the re-conveyance of a formerly City-owned property on 201 Baden Avenue (APN 012-335-110) from Firehouse Live LLC (Eden Housing) is in conformance with the South San Francisco adopted General Plan and in accordance with provisions of State Planning Law (Govt. Code Section 65402) (Pierce Abrahamson, Management Analyst II)

- 2a. Resolution making findings and determining that the re-conveyance of the City-owned parcel located at 201 Baden Avenue (APN 012-335-110) from Firehouse Live, LLC (Eden Housing) to the City of South San Francisco is in conformance with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law (Govt. Code Section 65402)

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

Meeting Video: [Planning Commission on 2025-05-01 7:00 PM](#)

PUBLIC HEARING

3. Report regarding an application to renew a Conditional Use Permit to operate a cannabis delivery-only operation at 500 S. Airport Boulevard, Suite H, in the Business Technology Park-High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA, per CEQA Guidelines Section 15301, Class 1, Existing Facilities. (Megan Wooley-Ousdahl, Principal Planner)

Public Hearing Opened 7:07pm

Public Hearing Closed 7:28pm

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

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

4. Report regarding consideration of a Conditional Use Permit to operate a charter bus facility at 141 South Maple Avenue in the T5 Lindenville (T5L) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), and determination that the project is categorically exempt from CEQA. (Stephanie Skangos, Senior Planner)

Public Hearing Opened 7:30pm

Public Hearing Closed 8:04pm

**Motion to approve the CEQA Determination and Conditional Use Permit:
Commissioner Faria,
Second – Commissioner Tzang, approved by roll call (6-0-0)**

ADMINISTRATIVE BUSINESS

5. Report regarding an application for Design Review to construct one new residential building consisting of four units at 328 Railroad 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. (Stephanie Skangos, Senior Planner)

**Motion to approve CEQA Determination and Design Review: Commissioner Shihadeh,
Second – Commissioner Faria, approved by roll call (6-0-0)**

Meeting Video: [Planning Commission on 2025-05-01 7:00 PM](#)

ITEMS FROM THE COMMISSION

None

ADJOURNMENT

Chair Funes-Ozturk adjourned the Planning Commission meeting at 8:21PM.

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