



**MINUTES  
AUGUST 21, 2025  
CITY OF SOUTH SAN FRANCISCO  
REGULAR PLANNING COMMISSION**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**TIME: 7:00 PM**

**ROLL CALL / CHAIR COMMENTS**

**PRESENT:** Vice Chair Pamukcu,  
Commissioners: Baker, Faria, Shihadeh, Tzang  
**ABSENT:** Chair Funes-Ozturk  
Commissioner: Evans

**STAFF PRESENT:** Adena Friedman – Chief Planner, Billy Gross – 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 August 7, 2025 Planning Commission

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

**Meeting Video:** [Planning Commission on 08-21-2025](#)

**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)

***Public Hearing Opened 7:05pm***

***Public Hearing Closed 7:48pm***

- 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.

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

- 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.

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

**Meeting Video: [Planning Commission on 08-21-2025](#)**

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)

***Public Hearing Opened 8:01pm***

***Public Hearing Closed 8:14pm***

- 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.

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

**Meeting Video: [Planning Commission on 2025-08-21](#)**

## **ITEMS FROM THE COMMISSION**

None

## **ADJOURNMENT**

Vice Chair Pamukcu adjourned the Planning Commission meeting at 8:18PM.

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Adena Friedman, Chief Planner

Secretary to the Planning Commission  
City of South San Francisco

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

Planning Commission  
City of South San Francisco