

City of South San Francisco

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



Regular Meeting Agenda

Thursday, July 16, 2026

7:00 PM

**Library Parks & Recreation Building, Council Chambers
901 Civic Campus Way, South San Francisco, CA**

Planning Commission

**AYSHA PAMUKCU, Chairperson
JOHN BAKER, Vice Chairperson
MICHELE EVANS, Commissioner
NORMAN FARIA, Commissioner
SARAH FUNES, 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:

Members of the public are encouraged to submit public comments in writing in advance of the meeting via the eComment tab by 6:00 p.m. on the meeting date. Use the eComment portal by clicking on the following link: <https://ci-ssf-ca.granicusideas.com/meetings> or by visiting the Planning Commission meeting's agenda page.

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@ssfca.gov. 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@ssfca.gov, 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 June 18, 2026 Planning Commission meeting.](#)

Attachments: [06-18-2026 Planning Commission Draft Minutes](#)

PUBLIC HEARING

2. [Report regarding consideration of a recommendation to the City Council for a General Plan Amendment to comply with Senate Bill 1425 to create a new General Plan policy and actions that address equitable access to open space, climate resilience, and rewilding opportunities and determination that an Addendum to the 2040 General Plan Environmental Impact Report is the appropriate CEQA document per CEQA Guidelines Sections 15162 and 15164. \(Adena Friedman, Chief Planner\)](#)

Attachments: [Attach 1 Gov Code Legislation](#)
[Attach 2 Tribal Consultation](#)

- 2a. [Resolution making findings and a recommendation that the City Council make a determination that the SB1425 Addendum to the 2040 General Plan EIR is the appropriate CEQA document for a General Plan Amendment related to open space planning to bring the General Plan into compliance with SB1425 is fully within the scope of the certified 2040 General Plan EIR and the SB1425 Addendum to the prior EIR is the appropriate environmental document.](#)

Attachments: [Exhibit A - SB1425 Addendum](#)
[Exhibit B - 2040 General Plan EIR](#)

- 2b. [Resolution making findings and a recommendation that the City Council adopt a General Plan Amendment to create a new policy and actions that address equitable access to open space, climate resilience, and rewilding opportunities, consistent with the requirements of Senate Bill 1425.](#)

Attachments: [Exhibit A](#)

3. [Report regarding consideration of a recommendation to the City Council to adopt an Ordinance to amend Title 20 \(Zoning\) of the South San Francisco Municipal Code \(SSFMC\) to allow for residential entitlements to be extended by up to two years, and determination that the proposed amendments are categorically exempt from the California Environmental Quality Act \(CEQA\) per Section 15378 of the CEQA Guidelines \(Adena Friedman, Chief Planner\)](#)

- 3a. [Resolution making findings and recommending that the City Council adopt an ordinance amending Title 20 of the South San Francisco Municipal Code to allow for residential entitlements to be extended for up to two years.](#)

Attachments: [Exhibit A - Draft Ordinance Entitlement Extension](#)

4. [Report regarding proposed Zoning Text Amendments to Title 20 of the South San Francisco Municipal Code to update regulations pertaining to accessory dwelling units to comply with California state law, and determination that the proposed amendments are categorically exempt from the California Environmental Quality Act \(CEQA\). \(Stephanie Skangos, Senior Planner\)](#)

Attachments: [Attachment 1 - Planning Commission Minutes, May 21, 2026](#)
[Attachment 2 - Planning Commission Staff Report, May 21, 2026](#)

- 4a. [Resolution making findings and recommending that the City Council adopt an ordinance amending Title 20 of the South San Francisco Municipal Code to update regulations pertaining to accessory dwelling units to comply with California state law and facilitate housing development.](#)

Attachments: [Exhibit A - Draft Ordinance Implementing Zoning Text Amendr](#)

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.**