

City of South San Francisco

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



Regular Meeting Agenda

Thursday, March 19, 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: Email: PCcomments@ssf.net

Members of the public are encouraged to submit public comments in writing in advance of the meeting. The email will be monitored during the meeting. The City encourages the submission of comments by 6:00pm on the date of the Public Hearing to facilitate inclusion in the meeting record. Written comments received prior to 6:00pm on the day of the meeting will be included as part of the meeting record, but will not be read aloud at the meeting.

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@ssf.net. 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@ssf.net, 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 February 19, 2026 Planning Commission meeting.](#)

Attachments: [02-19-2026 PC Draft Minutes](#)

PUBLIC HEARING

2. [Report regarding consideration and approval of application for a Conditional Use Permit to allow a Hookah Lounge and Private Events Permit with a Parking Reduction within an existing 3,875 square foot restaurant space located at 1429 San Mateo Avenue in the Mixed Industrial High \(MIH\) Zoning District in accordance with the South San Francisco Municipal Code \(SSFMC\) and determination that the project is categorically exempt per CEQA Class 1 Section 15301, Existing Facilities. \(Billy Gross, Principal Planner\)](#)

Attachments: [Att 1 - Findings and Conditions of Approval](#)
[Att 2 - Project Plans \(excerpt from Building Permit Plans\)](#)
[Att 3 - Statement of Operations](#)
[Att 4 - On-Street Parking Occupancy Survey](#)

ADMINISTRATIVE BUSINESS

3. [Report regarding submission of the 2025 Genentech Annual Report for Planning Commission consideration. \(Billy Gross, Principal Planner\)](#)

Attachments: [Att 1 - 2025 Genentech Annual Report](#)

4. [Report regarding the 2025 General Plan and Housing Element Annual Progress Reports \(Billy Gross, Principal Planner and Stephanie Skangos, Senior Planner\)](#)

Attachments: [Att 1 - Shape SSF 2040 Implementation Status Tables for 2025 ir](#)
[Att 2 - Shape SSF 2040 Implementation Status Tables for 2025 ir](#)
[Att 3 - Annual Housing Element Progress Report for 2025 in PDI](#)
[Att 4 - Annual Housing Element Progress Report for 2025 in Exc](#)

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 COMMISSIONADJOURNMENT

**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.