

# City of South San Francisco

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



## Regular Meeting Agenda

Thursday, May 21, 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](mailto: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](mailto: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 April 16, 2026 Planning Commission meeting.](#)  
**Attachments:** [04-16-2026 Planning Commission Draft Minutes](#)
2. [Consideration and approval of minutes from the April 23, 2026 Special Planning Commission meeting.](#)  
**Attachments:** [04-23-2026 Special Planning Commission Draft Minutes](#)

PUBLIC HEARING

3. [Report regarding a request for a Certificate of Alteration for the temporary painting of the letters on the South San Francisco Hillside Sign and determination that the project is categorically exempt from CEQA. \(Megan Wooley-Ousdahl, Deputy City Manager\)](#)

**Attachments:** [Attachment 1 Findings of Approval](#)  
[Attachment 2 Conditions of Approval](#)  
[Attachment 3 Sign Hill Letters Design and Colors](#)  
[Attachment 4 Historic Analysis Report](#)  
[Attachment 5 Design Review Comment Letter](#)

4. [Report regarding proposed Zoning Text Amendments to Title 20 of the South San Francisco Municipal Code provisions regulating Animal Keeping \(Section 20.350.007\) to update beekeeping regulations to expand where beekeeping is permitted as an accessory use to all zoning districts and to broaden performance standards related to beekeeping and determining that the proposed Zoning amendments are categorically exempt from the California Environmental Quality Act \(CEQA\). \(Cecelia Mariscal, Associate Planner\)](#)

- 4a. [Resolution making findings and recommending that the City Council adopt an ordinance amending Title 20 \(“Zoning”\) of the South San Francisco Municipal provisions regulating Animal Keeping \(Section 20.350.007\) to expand where beekeeping is permitted as an accessory use and to broaden performance standards related to beekeeping and determining that the proposed Zoning amendments are categorically exempt from the California Environmental Quality Act \(CEQA\).](#)

**Attachments:** [Ex A - Draft Ordinance Amending Section 20.350.007 \(Animal K](#)

5. [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 \(CEQA\). \(Stephanie Skangos, Senior Planner\)](#)

- 5a. [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.](#)

**Attachments:** [Ex A - Draft Ordinance Amending Title 20 ADU Regulations](#)

*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.