



**MINUTES
NOVEMBER 20, 2025
CITY OF SOUTH SAN FRANCISCO
REGULAR PLANNING COMMISSION**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:02 PM

ROLL CALL / CHAIR COMMENTS

PRESENT: Chair Funes, Vice Chair Pamukcu
Commissioners: Baker, Evans, Faria, Shihadeh, Tzang
ABSENT:

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 October 16, 2025 Planning Commission

Motion to approve: Commissioner Tzang

Second – Commissioner Evans, approved by roll call (7-0-0)

Meeting Video: [Planning Commission Meeting on 11-20-2025](#)

PUBLIC HEARING

2. Report regarding consideration of Design Review and Initial Study/Mitigated Negative Declaration to construct one new single-family residential building at 52 Franklin Avenue (Assessor's Parcel Number 012039180) in the Low Density Residential (RL-8) Zoning District. (Billy Gross, Principal Planner)

Public Hearing Opened 7:07pm
Public Hearing Closed 7:39pm

- 2a. Resolution making findings and adopting the Initial Study/Mitigated Negative Declaration for the 52 Franklin Avenue Residential Project in accordance with CEQA Guidelines Section 15070 et seq.

Motion to approve: Commissioner Faria
Second – Commissioner Baker, approved by roll call (7-0-0)

- 2b. Resolution making findings and approving Design Review (DR22-0045) for 52 Franklin Avenue Residential Project within the Residential Low-Density (RL-8) Zoning District.

Motion to approve: Commissioner Faria
Second – Commissioner Baker, approved by roll call (7-0-0)

Meeting Video: [Planning Commission Meeting on 11-20-2025](#)

ITEMS FROM THE COMMISSION

None

ADJOURNMENT

Chair Funes adjourned the Planning Commission meeting at 7:46PM.

Adena Friedman, Chief Planner

Secretary to the Planning Commission
City of South San Francisco

AF/af

Sarah Funes, Chairperson or
Aysha Pamukcu, Vice Chairperson

Planning Commission
City of South San Francisco