



**MINUTES**  
**October 6, 2022**  
**CITY OF SOUTH SAN FRANCISCO**  
**REGULAR PLANNING COMMISSION**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**TIME: 7:01 PM**

**ROLL CALL / CHAIR COMMENTS**

**PRESENT:** Chair Shihadeh, Vice Chair Tzang,  
Commissioners: Evans, Faria, Fernandez, Funes, Murphy  
**ABSENT:** None.

**STAFF PRESENT:**

Tony Rozzi - Chief Planner – Adena Friedman – Principal Planner -  
Associate Planner – Victoria Kim – Associate Planner

**AGENDA REVIEW**

No changes.

**ORAL COMMUNICATIONS**

None.

**CONSENT CALENDAR**

1. Consideration of draft minutes from the September 15, 2022 Planning Commission (Adena Friedman, Principal Planner)
2. Consideration of draft minutes from the August 9, 2022 Joint City Council and Planning Commission Study Session (Tony Rozzi, Chief Planner)

**Motion to approve Consent Calendar – Commissioner Norm Faria,  
Second – Commissioner Alex Tzang, approved by roll call (7-0-0)**

**Meeting Video: [Planning Commission on 2022-10-06 7:00 PM \(granicus.com\)](https://www.granicus.com/ViewPage.aspx?id=1111111)**

**PUBLIC HEARING**

3. Report regarding consideration of a Use Permit to convert an existing Indoor Warehouse to Personal Storage at 1349 San Mateo Avenue in the Mixed Industrial Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from California

Environmental Quality Act. (Victoria Kim, Associate Planner)

**Public Hearing opened 7:09 pm**

**Public Hearing closed 7:19 pm**

**Motion to approve: Commissioner JulieAnn Murphy with Errata, Second SFO (7-0-0)**

**Meeting Video: [Planning Commission on 2022-10-06 7:00 PM \(granicus.com\)](#)**

4. Report regarding consideration of a Conditional Use Permit, Design Review, and Transportation Demand Management Plan for the repurposing of a structure into commercial and office space and a Parking Reduction at 201 Baden Avenue in the Downtown Transit Core (DTC) Zoning District and a Class 1, Section 15301 categorical exemption under CEQA in accordance with Title 20 of the South San Francisco Municipal Code. (Stephanie Skangos, Associate Planner)

**Public Hearing opened 7:22 pm – Continued item to date certain November 2, 2022**

**Public Hearing closed 7:22 pm**

**Motion to approve: Commissioner Norm Faria, Second Commissioner Luis De Paz Fernandez**

**Meeting Video: [Planning Commission on 2022-10-06 7:00 PM \(granicus.com\)](#)**

5. Report regarding consideration of a Use Permit, Design Review, Tentative Parcel Map, Master Sign Program, Transportation Demand Management Plan and Environmental Consistency Analysis with the Downtown Station Area Plan Specific Plan Environmental Impact Report pursuant to the California Environmental Quality Act to allow two office / R&D buildings totaling approximately 541,000 square feet, ancillary uses, and associated parking at 100 East Grand in the Transit Office / Research & Development (TO/RD) Zoning District. (Adena Friedman, Principal Planner)

5a. Resolution making findings and a determination that the environmental effects of the proposed office / R&D project at 100 East Grand Avenue ("Project") were sufficiently analyzed under the Downtown Station Area Specific Plan (DSASP) Program Environmental Impact Report (EIR) pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168, and that the proposed project is exempt from CEQA per CEQA Guidelines 15183, and that the proposed project is statutorily exempt from CEQA per Public Resources Code Section 21155.4

5b. Resolution making findings and approving the entitlements request for the 100 East Grand R&D Project, Project P21-0087, including Use Permit (UP21-0011), Design Review (DR21-0038), Tentative Parcel Map (PM22-0001), Transportation Demand Management Plan (TDM21-0010), and Master Sign Program (SIGNS22-0008), subject to the draft Conditions of Approval.

**Motion on Resolution 5a: Commissioner JulieAnn Murphy motioned, Commissioner Norm Faria seconded (7-0-0)**

**Motion on Resolution 5b: Commissioner JulieAnn Murphy motioned, Commissioner Norm Faria seconded (7-0-0)**

***Public Hearing opened from previous meeting on 9/15/22  
Public Hearing closed 8:11 pm***

**Meeting Video: [Planning Commission on 2022-10-06 7:00 PM \(granicus.com\)](https://www.granicus.com/ViewPage.aspx?id=152804)**

**ADMINISTRATIVE BUSINESS**

- None.

**ITEMS FROM STAFF**

- None.

**ITEMS FROM THE PUBLIC**

- None.

**ADJOURNMENT**

Chair Shihadeh adjourned the Planning Commission meeting at 8:21PM.

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Tony Rozzi, Chief Planner, AICP

Secretary to the Planning Commission  
City of South San Francisco

TR/tr

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Sam Shihadeh, Chairperson or  
Alex Tzang, Vice Chairperson

Planning Commission  
City of South San Francisco