



MINUTES  
AUGUST 15, 2024  
CITY OF SOUTH SAN FRANCISCO  
REGULAR PLANNING COMMISSION

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:00 PM

ROLL CALL / CHAIR COMMENTS

**PRESENT:** Chair Faria, Vice Chair Funes-Ozturk (arrived at 7:09pm)  
Commissioners: Baker, Pamukcu, Shihadeh, Tzang  
**ABSENT:** Evans

**STAFF PRESENT:** Billy Gross – Principal Planner –Christy Usher – Senior Planner – Victoria Kim – Associate Planner - Kelsey Evans – Clerk

AGENDA REVIEW

No changes.

ANNOUNCEMENTS FROM STAFF

- There are 2 open positions on the Bicycle and Pedestrian Advisory Board.

PUBLIC COMMENTS

None.

CONSENT CALENDAR – Voting Key: (yes, no, abstain)

1. Consideration and approval of minutes from the August 1<sup>st</sup>, 2024 Planning Commission

**Motion to approve: Commissioner Shihadeh,  
Second – Commissioner Baker, approved by roll call (5-0-0)**  
Vice-Chair Funes-Ozturk was absent during roll call

**Meeting Video: [Planning Commission on 2024-08-15 7:00 PM - In-Person Meeting \(granicus.com\)](https://planningcommission.southsanfrancisco.org/2024-08-15-7-00-pm-in-person-meeting-granicus.com)**

PUBLIC HEARING

2. Report regarding consideration and approval of two applications for Conditional Use

Permits and Transportation Demand Management (TDM) Plans to allow conforming status of two existing Amazon parcel hubs (processing and/or redistribution parcel facilities) located at 250 Utah Avenue and 400 Littlefield Avenue in the Mixed Industrial High (MIH) Zoning District with an off-site parking lot at 501 S. Airport Boulevard in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC) and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA), per Class 1, Section 15301. (Victoria Kim, Associate Planner)

**Public Hearing Opened 7:04pm**  
**Public Hearing Closed 7:13pm**

**First Motion to approve: Commissioner Shihadeh,**  
**Second – Commissioner Baker, approved by roll call (5-0-1)**

**Second Motion to approve: Commissioner Shihadeh,**  
**Second – Commissioner Baker, approved by roll call (5-0-1)**

**Meeting Video: [Planning Commission on 2024-08-15 7:00 PM - In-Person Meeting \(granicus.com\)](#)**

## **ADMINISTRATIVE BUSINESS**

3. Report regarding a request for approval of a Parking Management and Monitoring Plan (PMMP) for Celeste Apartments, an existing multi-family residential development located at 401 Cypress Avenue in the Downtown Transit Core Zoning District (DTC) in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), and that the project is categorically exempt from CEQA per CEQA Guidelines section 15301 (Christy Usher, Senior Planner)

**First Motion to approve: Chair Faria,**  
**Second – Commissioner Baker, approved by roll call (6-0-0)**

**Second Motion to approve: Commissioner Tzang,**  
**Second – Commissioner Shihadeh, approved by roll call (6-0-0)**

**Meeting Video: [Planning Commission on 2024-08-15 7:00 PM - In-Person Meeting \(granicus.com\)](#)**

## **ITEMS FROM THE COMMISSION**

- Chair Faria thanked Clerk Evans.

## **ADJOURNMENT**

Chair Faria adjourned the Planning Commission meeting at 7:44PM.

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Adena Friedman, Chief Planner

Secretary to the Planning Commission  
City of South San Francisco

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Norm Faria, Chairperson or  
Sarah Funes-Ozturk, Vice Chairperson

Planning Commission  
City of South San Francisco