



**MINUTES
SEPTEMBER 4, 2025
CITY OF SOUTH SAN FRANCISCO
REGULAR PLANNING COMMISSION**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:00 PM

ROLL CALL / CHAIR COMMENTS

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

STAFF PRESENT: Adena Friedman – Chief Planner, Billy Gross – Principal Planner,
Schuyler Schwartz – 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 August 21, 2025 Planning Commission

Motion to approve: Commissioner Shihadeh

Second – Commissioner Baker, approved by roll call (6-0-0)

Meeting Video: [Planning Commission on 09-04-2025](#)

PUBLIC HEARING

2. Report regarding consideration of resolutions making findings and recommending that the City Council adopt an Environmental Impact Report, including a Statement of Overriding Considerations and Mitigation and Monitoring Reporting Program, and approve applications for a General Plan Amendment, Zoning Map Amendment, Design Review, Transportation Demand Management Plan, Vesting Tentative Map, and Development Agreement for the

proposed Infinite 131 Project to redevelop the 17.67-acre Produce Terminal site at 131 Terminal Court in the Lindenville sub-area with up to 1.7 million square feet of office / R&D and associated amenity uses, and to rezone five adjacent private parcels at 120 Terminal Court, 196 Produce Avenue, 160 Produce Avenue and 140 Produce Avenue from Mixed Industrial High (MIH) to Business Technology Park High (BTP-H). (Billy Gross, Principal Planner)

Public Hearing Opened 7:05pm

Public Hearing Closed 8:19pm

- 2a. Resolution making findings and recommending that the City Council certify the Environmental Impact Report, including adoption of a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, for the Infinite 131 Project.

Motion to approve: Commissioner Baker

Second – Commissioner Faria, approved by roll call (6-0-0)

- 2b. Resolution making findings and recommending that the City Council approve a General Plan Amendment, Zoning Map Amendment, Use Permit, Design Review, Tentative Parcel Map, Transportation Demand Management Plan and Development Agreement to construct a life science campus totaling approximately 1,700,000 square feet on a 17.67-acre site at 131 Terminal Court.

Motion to approve: Commissioner Faria

Second – Commissioner Baker, approved by roll call (6-0-0)

Meeting Video: [Planning Commission on 09-04-2025](#)

ITEMS FROM THE COMMISSION

None

ADJOURNMENT

Chair Funes adjourned the Planning Commission meeting at 8:25PM.

Adena Friedman, Chief Planner

Secretary to the Planning Commission
City of South San Francisco

AF/af

Sarah Funes-Ozturk , Chairperson or
Aysha Pamukcu, Vice Chairperson

Planning Commission
City of South San Francisco

