



**MINUTES
JUNE 5, 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-Ozturk
Commissioners: Baker, Evans, Faria, Tzang
ABSENT: Vice Chair Pamukcu
Commissioner: Shihadeh

STAFF PRESENT: Adena Friedman – Chief Planner, Kimia Mahallati – City Attorney,
Cynthia Fregoso – Clerk

AGENDA REVIEW

No changes

ANNOUNCEMENTS FROM STAFF

Cancelling June 19, 2025 Planning Commission Meeting
Cancelling July 3, 2025 Planning Commission Meeting

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

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

1. Consideration and approval of minutes from the May 15, 2025 Planning Commission

**Motion to approve: Commissioner Baker,
Second – Commissioner Evans, approved by roll call (4-0-1)**

2. Report regarding a resolution finding that the proposed fiscal year 2025-26 Capital Improvement Program is consistent with the City's General Plan in accordance with Government Code Section 65401. (Eunejune Kim, Public Works Director/City Engineer and Matthew Ruble, Principal Engineer)

Meeting Video: [Planning Commission on 2025-06-05 7:00 PM](#)

- 2a. Resolution finding that the proposed fiscal year 2025-26 Capital Improvement Program is consistent with the South San Francisco General Plan in accordance with Government Code Section 65401.

**Motion to approve the resolution: Commissioner Baker,
Second – Commissioner Evans, approved by roll call (5-0-0)**

Meeting Video: [Planning Commission on 2025-06-05 7:00 PM](#)

PUBLIC HEARING

3. Report regarding proposed amendments to Title 20 (Zoning) of the South San Francisco Municipal Code regarding provisions regulating tobacco use to make minor revisions, corrections, and clarifications to ensure consistency throughout the Municipal Code, to remove “Hookah Bar/Smoking Lounge” from the Commercial Use Classifications under Section 20.620.040, and determining that the proposed Zoning amendments are exempt from CEQA. (Adena Friedman, Chief Planner; Billy Gross, Principal Planner; Kimia Mahallati, Assistant City Attorney)
- 3a. Resolution making findings and recommending that the City Council adopt an ordinance amending Title 20 of the South San Francisco Municipal Code regarding provisions regulating tobacco use to make minor revisions, corrections, and clarifications to ensure consistency throughout the Municipal Code, removing “Hookah Bar/Smoking Lounge” from the Commercial Use Classifications under Section 20.620.040, and determining that the proposed Zoning amendments are exempt from CEQA.

Public Hearing Opened 7:08pm

Public Hearing Closed 7:17pm

**First Motion to approve a resolution recommending approval of zoning text amendments: Commissioner Faria,
Second – Commissioner Baker, approved by roll call (5-0-0)**

**Second Motion to recommend approval of CEQA Determination: Commissioner Faria,
Second – Chair Funes-Ozturk, approved by roll call (5-0-0)**

Meeting Video: [Planning Commission on 2025-06-05 7:00 PM](#)

ITEMS FROM THE COMMISSION

None

ADJOURNMENT

Chair Funes-Ozturk adjourned the Planning Commission meeting at 7:18PM.

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