



**MINUTES
MAY 15, 2025
CITY OF SOUTH SAN FRANCISCO
REGULAR PLANNING COMMISSION**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:00 PM

ROLL CALL / CHAIR COMMENTS

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

STAFF PRESENT: Adena Friedman – Chief Planner, Billy Gross – Senior Planner,
Victoria Kim – Associate Planner, Ali Wolf – 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 May 1, 2025 Planning Commission

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

Meeting Video: [Planning Commission on 2025-05-15 7:00 PM](#)

PUBLIC HEARING

2. Report regarding consideration and recommendation of approval to City Council for a Zoning Map Amendment, Planned Development, Tentative Parcel Map, Design

Review, and Transportation Demand Management Program to construct 70 single-family townhouse units located at 500 Railroad Avenue in the T4 Lindenville (T4L) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC) and finding the project is consistent with the certified General Plan Environmental Impact Report, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183. (Victoria Kim, Associate Planner)

- 2a. Resolution making findings and determining that the environmental effects of the construction of 70 single-family townhouse units located at 500 Railroad Avenue, were sufficiently analyzed under the certified 2040 General Plan Environmental Impact Report and based on the Compliance Checklist, no additional environmental analysis is needed pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15183.
- 2b. Resolution making findings and recommending that City Council approve a Planned Development, Zoning Map Amendment, Tentative Parcel Map, Design Review, and Transportation Demand Management Program to construct 70 single-family townhouse units located at 500 Railroad Avenue in the T4 Lindenville (T4L) Zoning District.

Public Hearing Opened 7:09pm

Public Hearing Closed 7:42pm

First Motion to recommend approval of CEQA Determination:

Commissioner Shihadeh,

Second – Commissioner Baker, approved by roll call (5-0-0)

Second Motion to recommend approval of entitlements: Commissioner Faria,

Second – Commissioner Evans, approved by roll call (5-0-0)

Meeting Video: [Planning Commission on 2025-05-15 7:00 PM](#)

3. Report regarding consideration of an application for a Conditional Use Permit to allow an indoor volleyball and basketball facility (Elite Sports Centers) at 415 E. Grand Avenue in Business Technology Park-High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC) and determination that the project is categorically exempt from California Environmental Quality Act (CEQA), per Class 1, Section 15301. (Victoria Kim, Associate Planner)

Public Hearing Opened 8:06pm

Public Hearing Closed 8:15pm

First Motion to approve CEQA Determination: Commissioner Shihadeh,

Second – Commissioner Baker, approved by roll call (5-0-0)

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

4. Report regarding a resolution making findings and determining that City's conveyance of certain public rights-of-way within the Genentech Campus is in conformance with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law (Govt. Code Section 65402), a resolution making findings and recommending approval of Genentech's proposed rezoning of private properties to be added to the Genentech Master Plan District, associated amendments to the General Plan, Genentech Campus Master Plan, and Zoning Map and finding that the 2025 Addendum is the appropriate environmental document for the Project, per CEQA Guidelines Section 15162 (Billy Gross, Principal Planner).
- 4a. Resolution making findings and recommending that the City Council determine that City's conveyance of certain public rights-of-way (DNA Way, Point San Bruno Boulevard and Cabot Road) within the Genentech Campus Master Plan boundaries, proposed rezoning of private properties to be added to the Genentech Master Plan District, and its associated amendments to the General Plan, Genentech Master Plan and Zoning Map are fully within the scope of environmental analysis in the certified Genentech 2020 Master Plan Environmental Impact Report and the certified SSF 2040 General Plan Environmental Impact Report and that the 2025 Addendum to the prior EIRs is the appropriate environmental document for the Project.
- 4b. Resolution making findings and a determination that City's conveyance of certain public rights-of-way within the Genentech Campus is in conformance with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law (Govt. Code Section 65402), and making findings and recommending that the City Council approve amendments to the Genentech 2020 Master Plan, associated General Plan Amendments and ordinance amending the Zoning Map.

Public Hearing Opened 8:19pm

Public Hearing Closed 9:08pm

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

**Second Motion to approve General Plan Conformance, and recommend approval of
requested entitlements: Commissioner Faria,
Second – Commissioner Baker, approved by roll call (5-0-0)**

Meeting Video: [Planning Commission on 2025-05-15 7:00 PM](#)

5. Report regarding a proposed Development Agreement to extend approved entitlements to construct a new Office/R&D Campus at 800 Dubuque Avenue in the East of 101

Transit Core (ETC) Zoning District for a period of ten (10) years in exchange for pre-payment of Community Benefit Program Fee obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code and a recommendation determining consistency of the proposed action with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (Tony Rozzi, AICP, Deputy Economic and Community Development Director)

Public Hearing Opened 9:17pm

Public Hearing Closed 9:18pm

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

Meeting Video: [Planning Commission on 2025-05-15 7:00 PM](#)

ITEMS FROM THE COMMISSION

None

ADJOURNMENT

Vice Chair Pamukcu adjourned the Planning Commission meeting at 9:18PM.

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