



**MINUTES  
DECEMBER 21, 2023  
CITY OF SOUTH SAN FRANCISCO  
REGULAR PLANNING COMMISSION**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**TIME: 7:00 PM**

**ROLL CALL / CHAIR COMMENTS**

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

**STAFF PRESENT:** Adena Friedman – Chief Planner – Christy Usher – Senior Planner – Victoria Kim – Associate Planner - Kelsey Evans - Clerk

**AGENDA REVIEW**

No changes.

**ANNOUNCEMENTS FROM STAFF**

Cancelling January 4, 2024 Planning Commission Meeting.

**PUBLIC COMMENTS**

None.

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

1. Consideration of draft minutes from the November 2, 2023 Planning Commission

**Motion to approve: Commissioner Shihadeh,  
Second – Vice-Chair Faria, approved by roll call (5-0-0)**

**Meeting Video: [Planning Commission on 2023-12-21 7:00 PM \(granicus.com\)](https://www.granicus.com/ViewPage.aspx?id=1111111)**

**PUBLIC HEARING**

2. Report regarding consideration of an application for a Use Permit to allow an indoor padel (racquet sport) facility at 550 Eccles Avenue in the 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 the California Environmental Quality Act (CEQA), per Class 1, Section 15301. (Victoria Kim, Associate Planner)

***Public Hearing opened 7:06pm  
Public Hearing closed 7:17pm***

**Motion to approve: Commissioner Shihadeh,  
Second – Vice-Chair Faria, approved by roll call (5-0-0)**

**Meeting Video: [Planning Commission on 2023-12-21 7:00 PM \(granicus.com\)](#)**

3. Report regarding consideration and recommendation of approval to City Council of a Zoning Text Amendment, a Development Agreement, Design Review and Sign Permit to allow for the installation of a 65-foot tall, double-faced, digital billboard on property located adjacent to 140 Beacon Avenue in a PG&E easement along HWY 101 & 280 in the Business Technology Park-High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and environmental analysis and determination under the California Environmental Quality Act (CEQA) of project consistency with a prior Mitigated Negative Declaration under CEQA Guidelines Sections 15164. (Christy Usher, Senior Planner)

***Public Hearing opened 7:20pm  
Public Hearing closed 7:40pm***

- 3a. Resolution making findings and recommending that the City Council make a determination that the Outfront Media Digital Billboard Project at 140 Beacon Avenue is fully within the scope of environmental analysis as described in the 2015 Initial Study/ Mitigated Negative Declaration (IS/MND) and that the 2023 Addendum to the IS/MND is the appropriate environmental document for the project.

**Motion to approve: Vice-Chair Faria,  
Second – Commissioner Shihadeh, approved by roll call (5-0-0)**

**Meeting Video: [Planning Commission on 2023-12-21 7:00 PM \(granicus.com\)](#)**

- 3b. Resolution making findings and recommending the City Council approve a Development Agreement, Design Review and Sign Permit to allow for the installation of a 65-foot tall, double-faced, digital billboard on property located adjacent to 140 Beacon Avenue.

**Motion to approve: Vice-Chair Faria,  
Second – Commissioner Baker, approved by roll call (5-0-0)**

**Meeting Video: [Planning Commission on 2023-12-21 7:00 PM \(granicus.com\)](#)**

- 3c. Resolution making findings and recommending that City Council adopt a South San Francisco Zoning Ordinance amendment to amend Section 20.360.004 to allow four digital billboards along the US 101 corridor.

**Motion to approve: Vice-Chair Faria,  
Second – Commissioner Shihadeh, approved by roll call (5-0-0)**

Meeting Video: [Planning Commission on 2023-12-21 7:00 PM \(granicus.com\)](https://www.granicus.com)

## ITEMS FROM THE COMMISSION

None.

## ADJOURNMENT

Chair Tzang adjourned the Planning Commission meeting at 7:49PM.

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Adena Friedman, Chief Planner

Secretary to the Planning Commission  
City of South San Francisco

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Alex Tzang, Chairperson or  
Norm Faria, Vice Chairperson

Planning Commission  
City of South San Francisco