



MINUTES
November 17, 2022
CITY OF SOUTH SAN FRANCISCO
REGULAR PLANNING COMMISSION

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:05 PM

ROLL CALL / CHAIR COMMENTS

PRESENT: Chair Shihadeh, Vice Chair Tzang,
Commissioners: Evans, Faria, , Funes, Murphy
ABSENT: Fernandez

STAFF PRESENT: Tony Rozzi - Chief Planner – Adena Friedman – Principal Planner - Christy Usher – Senior Planner - Stephanie Skangos - Associate Planner –Victoria Kim – Associate Planner

AGENDA REVIEW

No changes.

ORAL COMMUNICATIONS

Chair Shihadeh will recuse due economic conflict on Item 2.

CONSENT CALENDAR

1. Consideration of draft minutes from the November 3, 2022 Planning Commission

**Motion to approve Consent Calendar – Vice Chair Tzang,
Second – Commissioner Evans, approved by roll call (6-0-0)**

Meeting Video: [Planning Commission on 2022-11-17 7:00 PM \(granicus.com\)](https://www.granicus.com/ViewPage.aspx?id=1111111)

PUBLIC HEARING

2. Report regarding a Conditional Use Permit Modification to approved Conditions of Approval to allow extended business hours, indoor live entertainment, and private events at Hometown Bowl located at 237 El Camino Real in the El Camino Real Mixed Use (ECRMX) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code, and determination that the project modification is consistent with the previously adopted CEQA exemption. (Stephanie Skangos, Associate Planner)

***Public Hearing opened 7:11 pm, Public Hearing re-opened 7:43 pm
Public Hearing closed 7:40 pm, Public Hearing closed 7:45 pm***

**Motion to approve: Commissioner Faria,
Second – Commissioner Evans, approved by roll call (5-0-1) SS Recused**

Meeting Video: [Planning Commission on 2022-11-17 7:00 PM \(granicus.com\)](#)

3. Report regarding consideration of a Use Permit to allow Indoor Entertainment at 608 Dubuque Avenue in the Freeway Commercial 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). (Victoria Kim, Associate Planner)

***Public Hearing opened 7:51 pm
Public Hearing closed 7:56 pm***

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

Meeting Video: [Planning Commission on 2022-11-17 7:00 PM \(granicus.com\)](#)

4. Report regarding consideration of an application for Design Review, Use Permit, Development Agreement, and Transportation Demand Management Plan to construct a new 12-story, 165 foot tall, 350 room, 261,000 square foot hotel building, with 232 surface parking spaces and site improvements, located at 367 Marina Boulevard in the Oyster Point Specific Plan zone district, and determination that the project is within the scope of a previously adopted Programmatic EIR under California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168. (Christy Usher, Senior Planner)

***Public Hearing opened 8:01 pm
Public Hearing closed 8:23 pm***

- 4a. Resolution making findings and recommending that the City Council determine that the environmental effects of the proposed Oyster Point Hotel at 367 Marina Boulevard in the Oyster Point Specific Plan Area is consistent with the adopted Oyster Point Specific Plan EIR and would not necessitate the need for preparing a subsequent environmental document pursuant to the criteria of CEQA Guidelines Sections 15162 and 15168, and is eligible for streamlining per CEQA Guidelines Section 15183.

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

Meeting Video: [Planning Commission on 2022-11-17 7:00 PM \(granicus.com\)](#)

- 4b. Resolution making findings and recommending that the City Council approve entitlements for the proposed hotel project including Design Review (DR22-0005), Use Permit (UP22-0001), and Transportation Demand Management Plan (TDM22-0006) and adopt an ordinance approving Development Agreement (DA22-0001) to construct a new 12-story, 165 foot tall, 350 room, 261,000 square foot hotel building, with 232 surface parking spaces and site improvements, located at 367 Marina Boulevard in the Oyster Point Specific Plan zone district

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

Meeting Video: [Planning Commission on 2022-11-17 7:00 PM \(granicus.com\)](#)

ADMINISTRATIVE BUSINESS

- None.

ITEMS FROM STAFF

- First meeting in December and January are cancelled.

ITEMS FROM THE PUBLIC

- None.

ADJOURNMENT

Chair Shihadeh adjourned the Planning Commission meeting at 8:39PM.

Tony Rozzi, Chief Planner, AICP

Sam Shihadeh, Chairperson or
Alex Tzang, Vice Chairperson

Secretary to the Planning Commission
City of South San Francisco

Planning Commission
City of South San Francisco

TR/tr