

City of South San Francisco

P.O. Box 711 (City Hall, 400 Grand Avenue)
South San Francisco, CA



Regular Meeting Agenda

Thursday, May 21, 2020

7:00 PM

TELECONFERENCE MEETING
(See next page for meeting access details)

Planning Commission

WELCOME

If this is the first time you have been to a Commission meeting, perhaps you'd like to know a little about our procedure.

Please note that due to the COVID-19 outbreak, this meeting is teleconference only, and will be conducted pursuant to the provisions of the Governor's Executive Order N29-20 issued on March 17, 2020 allowing for deviation of teleconference rules required by the Brown Act and pursuant to the Order of the Health Officer of San Mateo County dated March 31, 2020.

The public may view or comment during this meeting from a computer, laptop, tablet, or smartphone:
<https://global.gotomeeting.com/join/907312957>

You may need to also install the GoToMeeting app on your device prior to joining the meeting:
<https://global.gotomeeting.com/install/907312957>

You can also dial in using your phone:

United States: +1 (571) 317-3129 / 907-312-957
Toll Free: 1 877 568 4106

Please note that dialing in will only allow you to listen in on the meeting. To make a public comment during the GoToMeeting session, join the meeting from your computer or mobile device, enter your name, and request to comment through the "Chat" function and a staff person will add you to the queue for comments and unmute your microphone during the comment period. In the alternative, you may also provide email comments received during the meeting will be read into the record.

Under Oral Communications, at the beginning of the meeting, persons wishing to speak on any subject not on the Agenda will have 3 minutes to discuss their item. The Clerk will read the name and type of application to be heard in the order in which it appears on the Agenda. A staff person will then explain the proposal. The first person allowed to speak will be the applicant, followed by persons in favor of the application. Then persons who oppose the project or who wish to ask questions will have their turn.

The Commission has adopted a policy that applicants and their representatives have a maximum time limit of 20 minutes to make a presentation on their project. Non-applicants may speak a maximum of 3 minutes on any case. Questions from Commissioners to applicants or non-applicants may be answered by using additional time.

Remote Public Comments:

Members of the public wishing to participate are encouraged to submit public comments in writing in advance of the meeting. The email and phone line below will be monitored during the meeting and public comments received will be read into the record. The City encourages the submission of comments by 6:00pm on

Thursday, May 21, 2020, to facilitate inclusion in the meeting record. A maximum of 3 minutes per individual comment will be read into the record. Comments that are not in compliance the Planning Commission's rules of decorum may be summarized for the record rather than read verbatim.

Email: PCcomments@ssf.net

Electronic Comments received by email will be monitored during the meeting and read into the record. We ask that you limit your electronic comments so that they comply with the 3 minute time limitation for public comment.

Planning Division Hotline: (650) 829-4669

Voice messages will be monitored during the meeting, and read into the record. Your voicemail should be limited so that it complies with the 3 minute time limitation for public comment.

Observing the Meeting:

This teleconference meeting may be observed via livestream:

<https://www.ssf.net/government/city-council/video-streaming-city-and-council-meetings/planning-commission>

Any interested party will have 15 calendar days from the date of an action or decision taken by the Planning Commission to appeal that action or decision to the City Council by filing a written appeal with the City Clerk as provided under Chapter 20.570 of the South San Francisco Municipal Code. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.

If any interested party, other than the applicant, wishes to obtain a copy of a Notice of Action for any Planning Commission action or decision at a hearing, the interested party must file a written request of such notification with the Planning Division in advance of that Planning Commission hearing.

When the Commission is not in session, we'll be pleased to answer your questions if you will go to the Planning Division, City Hall, 315 Maple Avenue or telephone (650) 877-8535 or by e-mail at webecd@ssf.net.

Alan Wong, Chairperson
Michele Evans Vice Chairperson
Norm Faria, Commissioner
JulieAnn Murphy, Commissioner
Alex Tzang, Commissioner
Sam Shihadeh, Commissioner
Robert Bernardo, Commissioner
Sailesh Mehra, Secretary to the Planning Commission
Tony Rozzi, Principal Planner
Billy Gross, Senior Planner
Adena Friedman, Senior Planner
Stephanie Skangos, Associate Planner
Gaspere Annibale, Associate Planner
Michele Clary, Clerk

PLEASE SILENCE CELL PHONES AND PAGERS

Individuals with disabilities who require auxiliary aids or services to attend and participate in this meeting should contact the ADA Coordinator at (650) 877-8505, five working days before the meeting.

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the City Clerk's Office located at City Hall. If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda. The address of City Hall is 400 Grand Avenue, South San Francisco, California 94080.

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL / CHAIR COMMENTS

AGENDA REVIEW

ORAL COMMUNICATIONS

CONSENT CALENDAR

1. [Approval of the regular meeting minutes of April 16, 2020.](#)

PUBLIC HEARING

2. [Report regarding a resolution to update the City of South San Francisco's transportation impact analysis thresholds, as required by the California Environmental Quality Act \(CEQA\), to comply with state-mandated change from level of service \(LOS\) to vehicle miles traveled \(VMT\), pursuant to Senate Bill 743 \(2013\) and new 2019 CEQA Guidelines. \(Chris Espiritu, Senior Planner and Billy Gross, Senior Planner\)](#)
- 2a. [Resolution recommending that City Council adopt a resolution to update the City of South San Francisco's transportation impact analysis thresholds, as required by the California Environmental Quality Act \(CEQA\), to comply with state-mandated change from level of service \(LOS\) to vehicle miles traveled \(VMT\), pursuant to Senate Bill 743 \(2013\) and new 2019 CEQA Guidelines.](#)

ITEMS FROM STAFF

ITEMS FROM THE PUBLIC

ADJOURNMENT