



**MINUTES**  
**June 16, 2022**  
**CITY OF SOUTH SAN FRANCISCO**  
**REGULAR PLANNING COMMISSION**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**TIME: 7:01 PM**

**ROLL CALL / CHAIR COMMENTS**

**PRESENT:** Chair Shihadeh, Vice Chair Tzang, Commissioners Evans, De Paz Fernandez, Funes, Murphy, Faria **ABSENT:** None.

**STAFF PRESENT:** Tony Rozzi -Chief Planner, Billy Gross - Principal Planner, Christy Usher - Senior Planner, Christopher Espiritu – Senior Planner, Claire Lai - City Attorney, Matt Ruble - Principal Engineer

**AGENDA REVIEW**

No changes.

**ORAL COMMUNICATIONS**

None.

**CONSENT CALENDAR**

1. Report regarding a resolution finding that the proposed fiscal year 2022-23 Capital Improvement Program is consistent with the City's General Plan in accordance with Government Code Section 65401. (Matt Ruble, Principal Engineer and Eunejune Kim, Public Works Director/City Engineer)

1a. Resolution finding that the proposed fiscal year 2022-23 Capital Improvement Program is consistent with the South San Francisco General Plan in accordance with Government Code Section 65401.

***Motion to approve Consent Calendar – Commissioner Faria  
Second – Vice Chair Tzang***

The question was called and the motion carried 7-0-0.

**Meeting Video:** [https://ci-ssf-ca.granicus.com/player/clip/1616?view\\_id=4&redirect=true](https://ci-ssf-ca.granicus.com/player/clip/1616?view_id=4&redirect=true)

**PUBLIC HEARING**

2. Report regarding consideration of an application for Design Review to construct a new 40,000 square-foot, two-story amenity building located at 466 Forbes Boulevard in the Business Technology Park Zoning District, and associated CEQA analysis (Christy Usher, Senior Planner)

**Motion to approve: Commissioner Murphy, Second Commissioner De Paz Fernandez**  
The question was called and the motion carried 6-0-1 with Commissioner Funes Zoom freeze and unable to vote.

**Public Hearing opened 7:08 pm**  
**Public Hearing closed 7:36 pm**

**Meeting Video:** [https://ci-ssf-ca.granicus.com/player/clip/1616?view\\_id=4&redirect=true](https://ci-ssf-ca.granicus.com/player/clip/1616?view_id=4&redirect=true)

3. Report regarding consideration of applications for a General Plan Amendment, Downtown Station Area Specific Plan Amendment, Rezoning Map to Create a Planned Development District, Design Review, Transportation Demand Management Plan, and Affordable Housing Agreement to allow a multi-family residential development consisting of 292 units on 40 Airport Boulevard, and associated California Environmental Quality Act Analysis. (Christopher Espiritu, Senior Planner)

3a. Resolution Making Findings And Recommending That The City Council Adopt The Sustainable Communities Environmental Assessment Consistent With The 2040 Plan Bay Area Environmental Impact Report In Accordance With Section 21155.2 Of The California Public Resources Code.

**Motion to approve: Chair Shihadeh, Commissioner Murphy**  
The question was called and the motion carried 6-0-0.

3b. Resolution Making Findings And Recommending That The City Council Approve A General Plan Amendment, Downtown Station Area Specific Plan Amendment, Rezoning Map Ordinance To Create A Planned Development District, Design Review, And Transportation Demand Management Plan To Allow A Multi-Family Residential Development Consisting Of 292 Units At 40 Airport Boulevard

**Motion to approve: Commissioner Faria, Vice Chair Tzang**  
The question was called and the motion carried 7-0-0.

3b. Resolution making findings and recommending that the City Council approve a General Plan Amendment, Specific Plan Repeal, Zoning Text Amendment, Master Plan Modification, Precise Plan Modification and Development Agreement Amendment to allow for the transfer of development capacity from adjacent rail spur properties to Phase 4 of the Gateway Business Park Master Plan Project, including an additional 120,221 square feet to the Gateway of Pacific Phase 4 North building, increasing the building from five-stories to nine-stories.

**Motion to approve: Commissioner Funes, Commissioner Evans**

The question was called and the motion carried 7-0-0.

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

***Public Hearing closed 8:25 pm***

**Meeting Video:** [https://ci-ssf-ca.granicus.com/player/clip/1616?view\\_id=4&redirect=true](https://ci-ssf-ca.granicus.com/player/clip/1616?view_id=4&redirect=true)

**ADMINISTRATIVE BUSINESS**

4. Report regarding the Zoning Ordinance Update (Tony Rozzi, Chief Planner and Billy Gross, Principal Planner)

**ITEMS FROM STAFF**

- The next meeting is scheduled for July 7, 2022

**ITEMS FROM THE PUBLIC**

- None

**ADJOURNMENT**

Chair Shihadeh adjourned the Planning Commission meeting at 9:30 PM.

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Tony Rozzi, Chief Planner, AICP

Secretary to the Planning Commission  
City of South San Francisco

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Sam Shihadeh, Chairperson or  
Alex Tzang, Vice Chairperson

Planning Commission  
City of South San Francisco