



**MINUTES**  
**November 3, 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, Faria, Fernandez, Funes,  
**ABSENT:** Murphy

**STAFF PRESENT:** Tony Rozzi - Chief Planner – Adena Friedman – Principal Planner -  
Associate Planner – Victoria Kim – Associate Planner

**AGENDA REVIEW**

No changes.

**ORAL COMMUNICATIONS**

None.

**CONSENT CALENDAR**

1. Consideration of draft minutes from the October 6, 2022 Planning Commission
2. Report regarding making findings and determining that the vacation of a portion of Cypress Avenue in relation to the Firehouse Work and Firehouse Live projects located at 201 Baden Avenue in the Downtown Transit Core (DTC) Zoning District is in conformity with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law (Govt. Code Section 65402). (Stephanie Skangos, Associate Planner)

**Motion to approve Consent Calendar – Commissioner Faria,  
Second – Vice Chair Tzang, approved by roll call (6-0-1)**

**Meeting Video:** [Planning Commission on 2022-11-03 7:00 PM \(granicus.com\)](https://www.granicus.com/ViewPage.aspx?id=1111111)

**PUBLIC HEARING**

3. Report regarding consideration of a Conditional Use Permit, Design Review, and

Transportation Demand Management Plan for the repurposing of a structure into commercial and office space and a Parking Reduction at 201 Baden Avenue in the Downtown Transit Core (DTC) Zoning District and a Class 1, Section 15301 categorical exemption under CEQA in accordance with Title 20 of the South San Francisco Municipal Code. (Stephanie Skangos, Associate Planner)

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

***Public Hearing closed 7:48 pm***

**Motion to approve: Commissioner Faria,  
Second – Commissioner Evans, approved by roll call (6-0-1)**

**Meeting Video: [Planning Commission on 2022-11-03 7:00 PM \(granicus.com\)](https://www.granicus.com/publicmeeting/ViewPage.do?documentId=10000&documentId=10000)**

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)
- 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.
- 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

***Public Hearing opened 7:59 pm – Continued item to date certain November 17, 2022***  
***Public Hearing closed 7:59 pm***

**Motion to approve: Chair Shihadeh,  
Second - Commissioner Faria, approved by roll call (6-0-1)**

**Meeting Video: [Planning Commission on 2022-11-03 7:00 PM \(granicus.com\)](https://www.granicus.com/publicmeeting/ViewPage.do?documentId=10000&documentId=10000)**

## **ADMINISTRATIVE BUSINESS**

- None.

## ITEMS FROM STAFF

5. Discussion of Planning Commission Alternative Start Times and Return to In-Person Meetings (Tony Rozzi, Chief Planner)
  - a) Commissioner Funes prefers 7pm and remote meetings for health and carbon emissions.
  - b) Vice Chair Tzang assumes in person will be typical eventually but Zoom has been very convenient, open to returning to in person or hybrid, flexible on time could do 6pm or 7pm; when do you eat if we start at 6pm – can you look into this?
  - c) Commissioner Evans – I'd like an earlier start given Agendas are going to be quite full, likes remote but also prefers in person meetings.
  - d) Commissioner Fernandez likes remote, particularly when it is super late; but prefers in person stuff and is back in office at work; could we plan ahead to do once a month in person meetings and plan around it? Open to new start times – 6pm is better but flexible to start at 7pm, too.
  - e) Commissioner Faria likes in person meeting, good flow for meeting, I miss a lot by not seeing the reaction of presenters.
  - f) Chair Shihadeh – we should go back to in person, we haven't met in person, open to hybrid; like idea of 6pm meeting.

## ITEMS FROM THE PUBLIC

- None.

## ADJOURNMENT

Chair Shihadeh adjourned the Planning Commission meeting at 8:20PM.

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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