



**MINUTES**  
**June 17, 2021**  
**CITY OF SOUTH SAN FRANCISCO**  
**REGULAR PLANNING COMMISSION**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**TIME: 7:00 P.M.**

**ROLL CALL / CHAIR COMMENTS**

**PRESENT:** Chair Wong, Vice Chair Evans, Commissioners Faria, Murphy, Tzang, and Shihadeh, De Paz Fernandez, Funes

**STAFF PRESENT:**

Tony Rozzi, Chief Planner, Michele Clary, Clerk to the Planning Commission, Adena Friedman, Principal Planner, Claire Lai, City Attorney

**AGENDA REVIEW**

No changes.

**ORAL COMMUNICATIONS**

None.

**CONSENT CALENDAR**

1. Master Sign Program and Design Review for signage at 80 South Spruce Avenue in the Commercial Mixed-Use (CMX) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), and determination that the project is categorically exempt from CEQA. (Gaspere Annibale, Associate Planner)
2. Master Sign Program and Design Review for signage at 156-160 South Spruce Avenue in the Business Commercial (BC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), and determination that the project is categorically exempt from CEQA. (Gaspere Annibale, Associate Planner)
3. Master Sign Program and Design Review for the SummerHill Apartment Communities mixed-use residential development at 988 El Camino Real in the El Camino Real / Chestnut Mixed-Use High Density (ECR/C-MXH) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA. (Adena Friedman, Principal Planner)
4. Report regarding a resolution finding that the proposed fiscal year 2010-22 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)

***Motion to approve Consent Calendar – Commissioner Murphy***

***Second – Commissioner Faria***

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

Located at 6:15 [https://ci-ssf-ca.granicus.com/player/clip/1510?view\\_id=4&redirect=true](https://ci-ssf-ca.granicus.com/player/clip/1510?view_id=4&redirect=true)

**PUBLIC HEARING**

5. Report regarding a resolution recommending the City Council adopt an ordinance amending Title 20 of the South San Francisco Municipal Code to modify regulations pertaining to Short-Term Vacation Rentals and Bed and Breakfast Lodging and determining that the project is categorically exempt from the California Environmental Quality Act (CEQA). (Stephanie Skangos, Associate Planner)

***Public Hearing opened 7:10pm***

***Public Hearing closed 7:13pm***

***Motion to approve Consent Calendar – Vice-Chair Shihadeh***

***Second – Commissioner Faria***

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

Located at 9:54 [https://ci-ssf-ca.granicus.com/player/clip/1510?view\\_id=4&redirect=true](https://ci-ssf-ca.granicus.com/player/clip/1510?view_id=4&redirect=true)

**ADMINISTRATIVE BUSINESS**

6. Discussion of Planning Commission Meeting Start Time (Tony Rozzi, Chief Planner)

Located at 15:32 [https://ci-ssf-ca.granicus.com/player/clip/1510?view\\_id=4&redirect=true](https://ci-ssf-ca.granicus.com/player/clip/1510?view_id=4&redirect=true)

**ITEMS FROM STAFF**

None.

**ITEMS FROM THE PUBLIC**

None.

**ADJOURNMENT**

Chair Evans adjourned the Planning Commission meeting at 7:30 p.m.

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Tony Rozzi  
Secretary to the Planning Commission  
City of South San Francisco

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Michele Evans, Chairperson  
Planning Commission  
City of South San Francisco

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