



MINUTES
May 21, 2026
CITY OF SOUTH SAN FRANCISCO
REGULAR PLANNING COMMISSION

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:00 PM

ROLL CALL / CHAIR COMMENTS

PRESENT: Chair Pamukcu, Vice Chair Baker
Commissioners: Faria, Funes, Shihadeh, Tzang
ABSENT: Commissioner Evans

STAFF PRESENT: Adena Friedman – Chief Planner, Megan Wooley-Ousdahl – Deputy City Manager, Stephanie Skangos – Senior Planner, Cecelia Mariscal – Associate Planner, Kimia Mahallati – City Attorney, Cynthia Fregoso – Clerk

AGENDA REVIEW

No changes

ANNOUNCEMENTS FROM STAFF

None

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Victor Santellan provided comments in-person.

CONSENT CALENDAR – Voting Key: (yes, no, abstain)

1. Consideration and approval of minutes from the April 16, 2026 Planning Commission meeting
2. Consideration and approval minutes from the April 23, 2026 Special Planning Commission meeting

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

Meeting Video: [Planning Commission Meeting on 05-21-2026](#)

PUBLIC HEARING

3. Report regarding a request for a Certificate of Alteration for the temporary painting of the letters on the South San Francisco Hillside Sign and determination that the project

is categorically exempt from CEQA. (Megan Wooley-Ousdahl, Deputy City Manager)

Public Hearing Opened 7:08pm

Public Hearing Closed 7:21pm

First Motion to approve CEQA Determination: Commissioner Faria

Second – Commissioner Funes, approved by roll call (6-0-0)

Second to approve Certificate of Alteration: Commissioner Faria

Second – Vice Chair Baker, approved by roll call (6-0-0)

Meeting Video: [Planning Commission Meeting on 05-21-2026](#)

4. Report regarding proposed Zoning Text Amendments to Title 20 of the South San Francisco Municipal Code provisions regulating Animal Keeping (Section 20.350.007) to update beekeeping regulations to expand where beekeeping is permitted as an accessory use to all zoning districts and to broaden performance standards related to beekeeping and determining that the proposed Zoning amendments are categorically exempt from the California Environmental Quality Act (CEQA). (Cecelia Mariscal, Associate Planner)
- 4a. Resolution making findings and recommending that the City Council adopt an ordinance amending Title 20 ("Zoning") of the South San Francisco Municipal provisions regulating Animal Keeping (Section 20.350.007) to expand where beekeeping is permitted as an accessory use and to broaden performance standards related to beekeeping and determining that the proposed Zoning amendments are categorically exempt from the California Environmental Quality Act (CEQA).

Public Hearing Opened 7:29pm

Public Hearing Closed 7:58pm

First Motion to approve CEQA Determination: Commissioner Shihadeh

Second – Commissioner Faria, approved by roll call (6-0-0)

Second Motion to adopt Resolution: Commissioner Shihadeh

Second – Commissioner Faria, approved by roll call (6-0-0)

Meeting Video: [Planning Commission Meeting on 05-21-2026](#)

5. Report regarding proposed Zoning Text Amendments to Title 20 of the South San Francisco Municipal Code to update regulations pertaining to accessory dwelling units to comply with California state law, and determination that the proposed amendments are categorically exempt from the California Environmental Quality Act (CEQA).(Stephanie Skangos, Senior Planner)
- 5a. Resolution making findings and recommending that the City Council adopt an ordinance amending Title 20 of the South San Francisco Municipal Code to update

regulations pertaining to accessory dwelling units to comply with California state law.

Public Hearing Opened 8:05pm

Public Hearing Closed 8:36pm

**Motion to approve with included errata and refined language to proposed Ordinance:
Commissioner Faria**

Second – Commissioner Funes, approved by roll call (6-0-0)

Meeting Video: [Planning Commission Meeting on 05-21-2026](#)

ITEMS FROM THE COMMISSION

Commissioner Tzang would like to know how public comments that are not on the agenda are handled. Chief Planner Friedman responded that staff direct public comments to the appropriate department, to be addressed.

Chair Pamukcu made a statement acknowledging May as Affordable Housing Month.

ADJOURNMENT

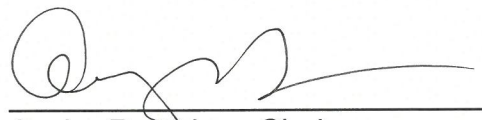
Chair Pamukcu adjourned the Planning Commission meeting at 8:43PM.



Adena Friedman, Chief Planner

Secretary to the Planning Commission
City of South San Francisco

AF/af



Aysha Pamukcu, Chairperson or
John Baker, Vice Chairperson

Planning Commission
City of South San Francisco