



**MINUTES  
NOVEMBER 20, 2025  
CITY OF SOUTH SAN FRANCISCO  
REGULAR PLANNING COMMISSION**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**TIME: 7:02 PM**

**ROLL CALL / CHAIR COMMENTS**

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

**STAFF PRESENT:** Adena Friedman – Chief Planner, Billy Gross – Principal Planner,  
Kimia Mahallati – City Attorney, Cynthia Fregoso – Clerk

**AGENDA REVIEW**

No changes

**ANNOUNCEMENTS FROM STAFF**

None

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None

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

1. Consideration and approval of minutes from the October 16, 2025 Planning Commission

**Motion to approve: Commissioner Tzang**

**Second – Commissioner Evans, approved by roll call (7-0-0)**

**Meeting Video: [Planning Commission Meeting on 11-20-2025](#)**

**PUBLIC HEARING**

2. Report regarding consideration of Design Review and Initial Study/Mitigated Negative Declaration to construct one new single-family residential building at 52 Franklin Avenue (Assessor's Parcel Number 012039180) in the Low Density Residential (RL-8) Zoning District. (Billy Gross, Principal Planner)

***Public Hearing Opened 7:07pm***  
***Public Hearing Closed 7:39pm***

- 2a. Resolution making findings and adopting the Initial Study/Mitigated Negative Declaration for the 52 Franklin Avenue Residential Project in accordance with CEQA Guidelines Section 15070 et seq.

**Motion to approve: Commissioner Faria**  
**Second – Commissioner Baker, approved by roll call (7-0-0)**

- 2b. Resolution making findings and approving Design Review (DR22-0045) for 52 Franklin Avenue Residential Project within the Residential Low-Density (RL-8) Zoning District.

**Motion to approve: Commissioner Faria**  
**Second – Commissioner Baker, approved by roll call (7-0-0)**

**Meeting Video: [Planning Commission Meeting on 11-20-2025](#)**

#### **ITEMS FROM THE COMMISSION**

None

#### **ADJOURNMENT**

Chair Funes adjourned the Planning Commission meeting at 7:46PM.

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Adena Friedman, Chief Planner

Secretary to the Planning Commission  
City of South San Francisco

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Sarah Funes, Chairperson or  
Aysha Pamukcu, Vice Chairperson

Planning Commission  
City of South San Francisco