



**MINUTES
FEBRUARY 19, 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 Funes, Vice Chair Pamukcu
Commissioners: Baker, Faria, Shihadeh, Tzang
ABSENT: Evans

STAFF PRESENT: Adena Friedman – Chief Planner, Christy Usher – Senior 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 November 20, 2025 Planning Commission

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

Meeting Video: [Planning Commission Meeting on 02-19-2026](#)

PUBLIC HEARING

2. Report regarding an application for Design Review for the Westborough Preschool Expansion Project including the construction and operation of an approximately 7,000 square foot child day care center at 2360 Galway Drive at Westborough Park in the Parks and Recreation Zoning District in accordance with Title 20 of the South San Francisco

Municipal Code (SSFMC) and determination that the project is consistent with the 2040 General Plan Environmental Impact Report and that no new environmental document is needed per California Environmental Quality Act (CEQA) Guidelines Section 15162, 15168, and 15183. (Christy Usher, Senior Planner)

Public Hearing Opened 7:05 pm

Public Hearing Closed 7:36 pm

- 2a. Resolution making findings and a determination that the environmental effects of the Westborough Preschool Expansion Project located at 2360 Galway Drive were sufficiently analyzed under the 2040 General Plan Environmental Impact Report and no new environmental document is needed per California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15168 and 15183.

Motion to approve: Commissioner Faria

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

- 2b. Resolution making findings approving the application for the construction of the Westborough Preschool Expansion Project (P25-0064) and the Design Review application for the Project (DR25-0013) located at 2360 Galway Drive in the Park and Recreation (PR) zone district.

Motion to approve: Commissioner Faria

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

ADMINISTRATIVE BUSINESS

3. Annual Reorganization of the Chair and Vice Chair of the South San Francisco Planning Commission (Adena Friedman, Chief Planner)

Reorganize – Aysha Pamukcu as Chairperson

Motion to approve: Chairperson Funes

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

Reorganize – John Baker as Vice Chairperson

Motion to approve: Commissioner Tzang

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

Meeting Video: [Planning Commission Meeting on 02-19-2026](#)

ITEMS FROM THE COMMISSION

None

ADJOURNMENT

Chair Pamukcu adjourned the Planning Commission meeting at 7:51 PM.

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