City of South San Francisco

P.O. Box 711 (City Hall, 400 Grand Avenue)
South San Francisco, CA

Special Meeting Agenda

Thursday, December 3, 2026

5:30 PM

Special Planning Commission

Library Parks & Recreation Building, Council Chambers
901 Civic Campus Way, South San Francisco, CA

Planning Commission

AYSHA PAMUKCU, Chairperson
JOHN BAKER, Vice Chairperson
MICHELE EVANS, Commissioner
NORMAN FARIA, Commissioner
SARAH FUNES, Commissioner
SAM SHIHADEH, Commissioner
ALEX TZANG, Commissioner

How to observe the Meeting (no public comment):

1) Local cable channel: Astound, Channel 26, Comcast, Channel 27, or AT&T, Channel 99
2) https://www.ssf.net/Government/Video-Streaming-City-and-Council-Meetings/Planning-Commission
3) https://www.youtube.com/@CityofSouthSanFrancisco/streams

How to Submit written Public Comment before the meeting:

Members of the public are encouraged to submit public comments in writing in advance of the meeting via the eComment tab by 4:00 p.m. on the meeting date. Use the eComment portal by clicking on the following link: https://ci-ssf-ca.granicusideas.com/meetings or by visiting the Planning Commission meeting's agenda page.

How to provide Public Comment during the meeting:
COMMENTS ARE LIMITED TO THREE (3) MINUTES PER SPEAKER

During a meeting, comments can only be made in person: Complete a Speaker Card located at the entrance to the Council Chambers. Be sure to indicate the Agenda Item # you wish to address or the topic of your public comment. When your name is called, please come to the podium, state your name and address (optional) for the Minutes.

American Disability Act:

The City Clerk will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk Rosa Govea Acosta at 400 Grand Avenue, South San Francisco, CA 94080, or email at all-cc@ssfca.gov. Include your name, address, phone number, a brief description of the requested materials, and preferred alternative format service at least 72-hours before the meeting.

Accommodations: Individuals who require special assistance of a disability-related modification or accommodation to participate in the meeting, including Interpretation Services, should contact the Office of the City Clerk by email at all-cc@ssfca.gov, 72-hours before the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA REVIEW

ANNOUNCEMENTS FROM STAFF

PUBLIC COMMENT

Members of the public may speak on any item not listed on the Agenda, and on any items listed under the Consent Calendar. Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is written on the agenda, or unless certain emergency or special circumstances exist. Written comments received prior to 4:00 pm on the day of the meeting will be included as part of the meeting record, but will not be read aloud.

PRESENTATION

1. Presentation from Urban Land Institute's Technical Advisory Panel on El Camino Real Revitalization Strategies (Ernesto Lucero, Economic Development Manager)

ITEMS FROM THE COMMISSION

ADJOURNMENT

**Any interested party will have 15 calendar days from the date of an action or decision taken by the Planning Commission to appeal that action or decision to the City Council by filing a written appeal with the City Clerk as provided under Chapter 20.570 of the South San Francisco Municipal Code. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day. The cost to appeal for applicants, residents, and all others is as set forth in the City's Master Fee Schedule.