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Ordinance amending the South San Francisco Zoning Map to include additional properties within the Genentech Master Plan District.

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WHEREAS, in 2020 the City of South San Francisco (“City”) adopted (1) Resolution No. 169-2020 certifying the Environmental Impact Report, including adoption of the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program, for the Genentech 2020 Master Plan Update (State Clearinghouse No. 2017052064, (2) Resolution No. 170-2020 adopting the Genentech 2020 Master Plan Update, and (3) Ordinance No. 1614-2020 amending Chapter 20.260 of the South San Francisco Municipal Code related to the Genentech Master Plan Zoning District; and

WHEREAS, the Genentech 2020 Master Plan guides the development of the Genentech campus over a period of fifteen (15) years to create a vibrant, transit supported, state of the art research, office, and manufacturing campus for the life sciences; and

WHEREAS, Genentech, Inc. (“Owner” or “Applicant”) has submitted an application requesting acquisition of certain public rights-of-way (DNA Way, Point San Bruno Boulevard and Cabot Road) within the Genentech Campus Master Plan boundaries, and to add the vacated streets and private properties at 333 Point San Bruno Boulevard (APNs 015-250-410 and 015-250-140), 525 DNA Way (APN 015-250-210) and 383-393 East Grand Avenue (APN 015-250-390) to the Genentech Campus Master Plan (“Project”); and

WHEREAS, the Applicant has proposed amendments to the Genentech 2020 Master Plan, adopted by the City Council by separate Resolution, to incorporate the new private parcels and to reflect the ability to close the public roadways to public through traffic once certain conditions are met; and

WHEREAS, the General Plan contains several goals, policies and actions which support the sale of DNA Way, Point San Bruno Boulevard and a segment of Cabot Road, in the interest of ensuring Genentech remains a premier biotechnology campus, prioritizing safety in all aspects of transportation planning including prioritization of pedestrians, and improving circulation to accommodate the travel demand of future workplaces; and

WHEREAS, the Applicant has proposed certain amendments to the General Plan, adopted by the City Council by separate Resolution, for implementation of the Project and to ensure internal consistency between the Genentech Master Plan and the General Plan, which include certain amendments to the General Plan Mobility and Access Element Figure 14 (Roadway Network Diagram) and Figure 16 (Truck Network and Restrictions Diagram); and

WHEREAS, the Applicant seeks adoption of an ordinance amending the Zoning Map to rezone the project site parcels from Business Technology Park – Medium (BTP-M) to Genentech Master Plan District (GMP), and to zone the vacated streets within the GMP; and

WHEREAS, the proposed Zoning Map amendment would add three new private properties and the vacated streets to the Genentech Master Plan District zoning; and

WHEREAS, approval of the Applicant's proposal is considered a "project" for purposes of the California Environmental Quality Act, Pub. Resources Code § 21000, et seq. ("CEQA"); and

WHEREAS, in 2020 the City certified the Environmental Impact Report for the Genentech 2020 Master Plan Update ("Genentech 2020 Master Plan Update EIR") (State Clearinghouse No. 2017052064); and

WHEREAS, in 2022 the City certified the Environmental Impact Report for the 2040 General Plan Update, Zoning Code Amendments and Climate Action Plan ("SSF 2040 General Plan EIR") (State Clearinghouse No. 2021020064); and

WHEREAS, the Genentech 2020 Master Plan Update EIR and the SSF 2040 General Plan EIR ("Prior EIRs") were certified in accordance with the provisions of the California Environmental Quality Act (Public Resources Code, §§ 21000, et seq., "CEQA") and CEQA Guidelines, which analyzed the potential environmental impacts of the Project; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, an Addendum to the Prior EIRs was prepared for the Project ("2025 Addendum") which evaluates whether preparation of a Subsequent EIR or Negative Declaration is required; and

WHEREAS, the 2025 Addendum concludes that in accordance with Public Resources Code § 21166 and CEQA Guidelines § 15162, the implementation of the Project will not cause any new significant impacts, that it will not trigger any new or more severe impacts than were studied in the previously certified Prior EIRs, that no substantial changes in the project or circumstances justifying major revisions to the Prior EIRs have occurred, and that no new information of substantial importance has come to light since the Prior EIRs were certified that shows new or more severe significant impacts nor shows new, different or more feasible mitigation measures; and

WHEREAS, the City Council previously adopted Mitigation Monitoring and Reporting Programs for the Prior EIRs and a Statement of Overriding Considerations for the Prior EIR's significant and unavoidable impacts, both of which remain in full force and effect for the Project; and,

WHEREAS, the San Mateo County Airport Land Use Commission reviewed the proposed legislative enactments associated with the Genentech Master Plan Amendments on June 12, 2025 and found them consistent with the Airport Land Use Compatibility Plan; and

WHEREAS, on May 15, 2025, the Planning Commission for the City of South San Francisco held a properly noticed public hearing at which time interested parties had the opportunity to be heard, to review the Project and the 2025 Addendum, as well as supporting documents, at the conclusion of which the Planning Commission recommended that the City Council find that the 2025 Addendum is the appropriate environmental document for approval of the Project and no further environmental review is required, and to adopt the Project and its associated General Plan Amendments, Genentech Master Plan Amendments and Zoning Map Amendments; and

WHEREAS, on June 25, 2025, the City Council of the City of South San Francisco held a duly noticed public hearing at which time interested parties had the opportunity to be heard, to review the Project and the 2025 Addendum, and to receive public comments; and

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED that based on the entirety of the record before it, which includes without limitation, the California Environmental Quality Act, Public Resources Code §21000, et seq. (“CEQA”) and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the South San Francisco 2040 General Plan; the South San Francisco Municipal Code; the Genentech 2020 Master Plan Update EIR and Statement of Overriding Considerations; the SSF 2040 General Plan EIR and Statement of Overriding Considerations; the 2025 Genentech Addendum to the Genentech 2020 Master Plan Update EIR and SSF 2040 General Plan EIR; the draft General Plan Amendments; the draft Genentech Master Plan Amendments; the draft Zoning Map amendments; all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed May 15, 2025 meeting; all reports, minutes, and public testimony submitted as part of the City Council’s duly noticed June 25, 2025 meeting; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the City Council of the City of South San Francisco hereby finds as follows:

SECTION 1. FINDINGS

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The Exhibits attached to this Ordinance, including the Zoning Map Amendment (Exhibit A), are each incorporated by reference and made a part of this Resolution, as if set forth fully herein.
3. By separate resolution on June 25, 2025, pursuant to a duly noticed public hearing and based on its independent judgement and analysis, the City Council made and adopted CEQA findings and determined that the 2025 Addendum, prepared pursuant to CEQA Guidelines section 15164, is the appropriate environmental document for approval of the Project.
4. The documents and other material constituting the record for these proceedings are located at the Planning Division for the City of South San Francisco, 315 Maple Avenue, South San Francisco, CA 94080, and in the custody of the Chief Planner.

B. Zoning Map Amendment Findings

1. The proposed Zoning Map amendments are consistent with the SSF 2040 General Plan, as amended per the General Plan Amendment per separate City Council Resolution, because the Zoning Map amendments will add new properties to the Genentech Master Plan District in accordance with allowed provisions. Further, the Zoning Map amendments do not conflict with any specific plans and will implement the city’s overall vision for redevelopment within the Genentech Campus Master Plan. None of the new or revised definitions, tables, figures and land uses will conflict with or impede achievement of any

of the goals, policies, or land use designations established in the General Plan as proposed for amendment.

2. The Zoning Ordinance Update meets all of the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
3. The proposed Zoning Map Amendments, including the proposed changes to the Genentech Master Plan District, are not detrimental to the use of land in any adjacent zone because the Zoning Map Amendments would provide for sufficient development, land use, and performance standards related to new development or alteration.

SECTION 2. AMENDMENTS

Based on the foregoing findings and the entirety of the record before it, the South San Francisco City Council hereby takes the following actions:

- A. Adopt the South San Francisco Zoning Map Update (RZ25-0001), as contained in Exhibit B, attached hereto.**

SECTION 3. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, the remainder of this Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council of the City of South San Francisco hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

SECTION 4. PUBLICATION AND EFFECTIVE DATE

Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the Summary, and (2) post in the City Clerk's Office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's Office a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This Ordinance shall become effective thirty (30) days from and after its adoption.

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Exhibit A - Zoning Map Amendments

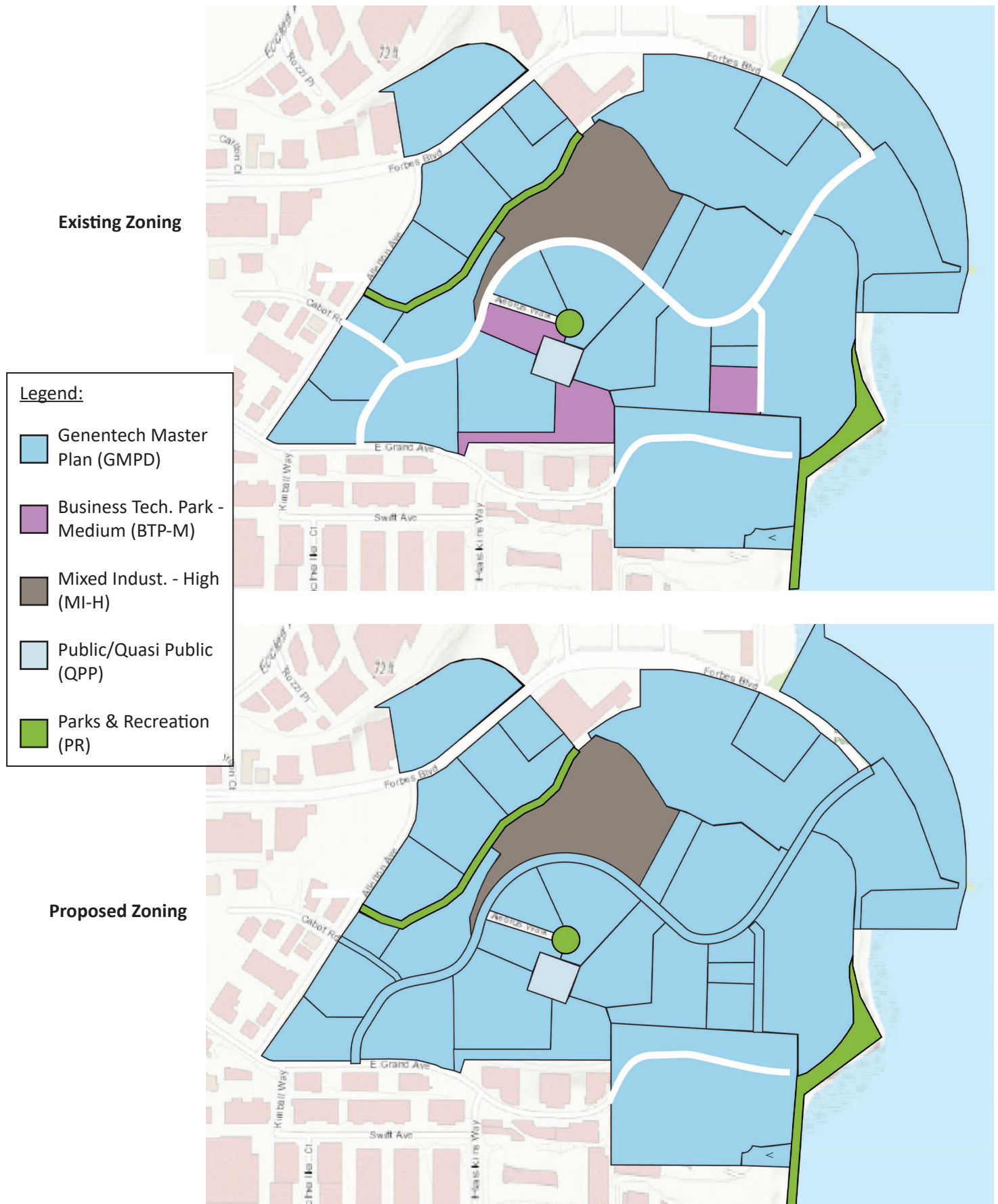


Figure 6
Proposed Re-zoning to Genentech Master Plan District

Source: SSF Zoning Map, accessed at: zoning.ssf.net