City of SOUTH SAN FRANCISCO

233 E Grand / 328 Roebling Design Review Modification and Development Agrmt Amendment

City Council

June 24, 2020

Project Location

Entitled Project

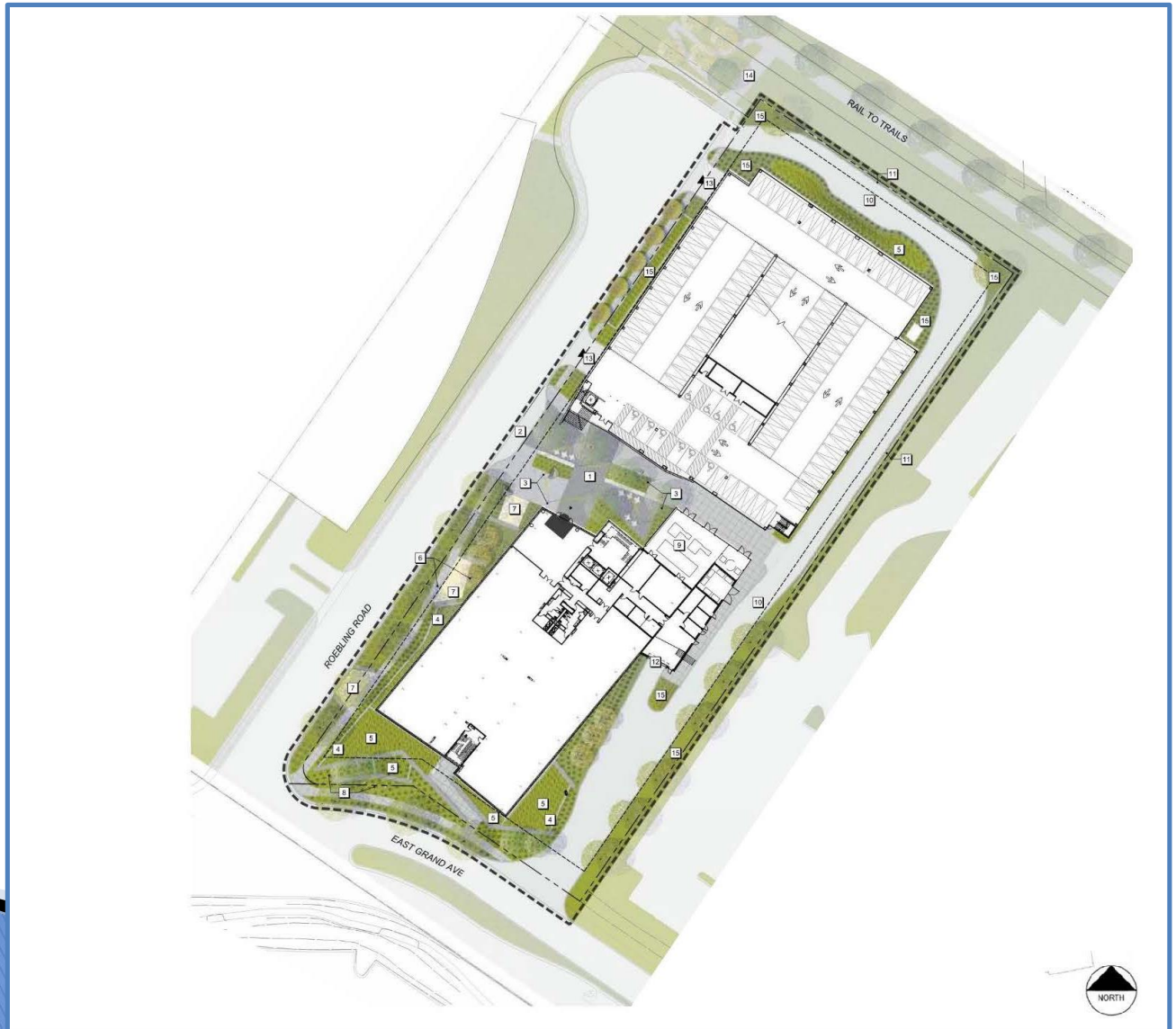
- Design Review
- Use Permit to allow reduced parking ratio
- Parcel Map
- TDM Plan with 35% alternative mode split
- Development Agreement
- 2012 Recirculated Initial Study/Mitigated Negative Declaration

Entitled Project Rendering

Entitled Project Site Plan

Revised Project Rendering

Revised Project Site Plan



Revised Project Rendering

Overall Site Layout

First Amendment to the DA

- Update to the Project Description to reflect the Revised Project
- Updated fees to include Commercial Linkage Fee and Bicycle and Pedestrian Impact Fee for the ~25,000 sf of additional building area
- Agreement to participate in a Community Facilities District, if formed, at an annual tax rate equivalent to $1/gsf or such annual tax rate that applies to similar Life Sciences projects in East of 101

Environmental Review

- City Council certified the 2012 Recirculated IS/MND on November 14, 2012
  - Included Mitigation Monitoring and Reporting Program
- 2020 Addendum prepared for revised project
  - Design Review Modification remains consistent with the previous document, continues to be subject to IS/MND and Addendum
- No further environmental analysis required

Planning Commission

- Reviewed on June 4, 2020
- Questions related to:
  - Traffic impact on East Grand Ave
  - Development Agreement Requirements
  - Wind Attenuation
  - Storm Water Retention
  - Business Trends due to pandemic
- Recommended approval by vote of 7-0

Recommendation

That the City Council follow the Planning Commission's recommendation and take the following actions:

1. Adopt a Resolution making findings and determining that the 2020 Addendum is the appropriate environmental document, and
2. Waive reading and introduce an Ordinance approving the First Amendment to the Development Agreement; and,
3. Adopt a Resolution approving the Design Review Modification, subject to the draft conditions of approval.

End