

FINDINGS OF APPROVAL

P24-0133: UP24-0007

147 BEACON STREET

(As approved by the Planning Commission, August 07, 2025)

As required by the Use Permit Procedures (SSFMC Chapter 20.490), the following findings are made in support of a Conditional Use Permit to allow an indoor volleyball and pickleball facility (Indoor Sports and Recreation use) at 147 Beacon Street in Business Technology Park-High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), based on materials submitted to the City of South San Francisco Planning Division which include, but are not limited to: Application materials prepared by applicant, submitted June 12, 2025; Use Permit staff report dated August 07, 2025; and Conditions of Approval.

REQUIRED FINDINGS

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the South San Francisco Municipal Code.

Supportive Evidence:

The project site is located within the Business Technology Park-High (BTP-H) Zoning District. Pursuant to the land use regulations in Sections 20.100.020, Indoor Sports and Recreation uses are permitted in BTP-H Zoning Districts with a Conditional Use Permit and complies with all other applicable provisions of the Zoning Ordinance.

- B. The proposed use is consistent with the General Plan and any applicable specific plan.

Supportive Evidence:

The project is consistent with the General Plan which designates the site as East of 101 land use and the indoor volleyball and pickleball facility is meeting the intent of the adopted General Plan Designation.

- C. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.

Supportive Evidence:

The project will not adversely impact the public health, safety, or general welfare of the community, or detrimental to surrounding properties or improvements. The indoor volleyball and pickleball facility will be operated within an existing warehouse building and no exterior alteration is proposed, except for identifying signage which would be under a separate sign permit.

- D. The proposed use complies with any design or development standards applicable to the zoning district or the use in question as may be adopted by a resolution of the Planning Commission and/or the City Council.

Supportive Evidence:

The project complies with design and development standards applicable to the BTP-H Zoning District and use. No exterior modification is proposed, and the proposed use would be operated within the existing facility.

Findings of Approval

- E. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity.

Supportive Evidence:

The design, location, size, and operating characteristics of the project would be compatible with the existing and reasonably foreseeable future land uses in the vicinity. The project would be within the existing structure and no exterior change is proposed.

- F. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Supportive Evidence:

The site is physically suitable for the type, density, and intensity of the project use, including access, utilities, and the absence of physical constraints. The access to the project site would remain the same from Beacon Street and no physical expansion of the existing building is proposed.

- G. An environmental determination has been prepared in accordance with the California Environmental Quality Act.

Supportive Evidence:

In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorically Exempt per the provisions of Section 15301, Class 1, Existing Facilities.