

PLANNING COMMISSION RESOLUTION – EXHIBIT D

DRAFT CITY COUNCIL ORDINANCE

An Ordinance Amending Title 20 of the South San Francisco Municipal Code to make minor revisions to Section 20.110 (Civic Districts) related to a height exception for an roof-mounted screening equipment.

WHEREAS, Hunter Properties, representing the Boys and Girls Club of the Peninsula (“applicant”), has proposed the redevelopment of the existing Orange Avenue Clubhouse with the demolition and redevelopment of two new buildings to serve a larger population of students, exterior modifications of the existing gymnasium, landscaping and circulation improvements on the property located at 201 West Orange Avenue (APNs 093-331-110 and 093-331-150 of approximately three acres (referred to as “Project Site”) in the City; and

WHEREAS, the proposed Project is located within the Parks and Recreation (PR) Zoning District and Parks and Recreation General Plan Land Use Designation; and

WHEREAS, the Project is consistent with the City’s General Plan policy direction for providing recreational facilities and high-quality childcare services to all San Francisco residents and works; and

WHEREAS, the Applicant has proposed minor amendments to the City’s Zoning Ordinance (Ordinance) to make minor revisions to Section 20.110 (Civic Districts) related to allowing a height exception for roof-mounted screening equipment, for buildings 30’ in height or less; 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, the City, in conjunction with an environmental consultant, Lamphier-Gregory, prepared an Infill Checklist and technical analyses to provide substantial evidence that the proposed Project qualifies for a Categorical Exemption under the provision of CEQA, Class 32, Section 15332 as an Infill Development Project; and

WHEREAS, on August 21, 2025, the Planning Commission for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the proposed Zoning Amendments and associated CEQA determination, take public testimony; following the public hearing, the Planning Commission adopted Resolution No. XXXXX making findings and determination under CEQA and Resolution No. XXXX recommending the City Council adopt an ordinance implementing the Zoning Amendments; and

WHEREAS, on XXXXXX the City Council for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the CEQA finding and the proposed zoning ordinance amendments, take public testimony, and consider the recommendation of the Planning Commission on the proposed revisions to the City’s Zoning Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH SAN FRANCISCO, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings.

The City Council of South San Francisco finds that all Recitals are true and correct and are incorporated herein by reference.

SECTION 2. Amendments

The City Council hereby amends the following sections of the South San Francisco Municipal Code to read as set forth below, with additions in red double underline and deletions in ~~strikethrough~~. Sections, subsections, subdivisions, tables, paragraphs and texts that are not amended by this Ordinance are not included below, and shall remain in full force and effect.

1. Revisions to Chapter 20.110.003 “Development Standards- Civic Districts”

Table 20.110.003: Development Standards – Civic Districts					
Standard	PQP	S	PR	OS	Key
Lot Size					
<i>Min. Lot Area</i>	None (A)	None (A)	43,560 sf	43,560 sf	
<i>Max. Lot Coverage</i>	—	—	25%	25%	①
Building Height					
<i>Max. Main Building (ft/stories)</i> ^{<u>1</u>}	30 ft; 80 ft between El Camino Real and Mission	30 ft	30 ft	30 ft	
Setbacks					
<i>Min. Front</i>	10 ft (A)	10 ft (A)	20 ft (A)	20 ft (A)	②
<i>Min. Interior Side</i>	5 ft; 10 ft when abutting a residential district	5 ft; 10 ft when abutting a residential district	10 ft	10 ft	③
<i>Min. Street Side</i>	10 ft	10 ft	10 ft	10 ft	④
<i>Min. Rear</i>	5 ft; 10 ft when abutting a residential district (A)	5 ft; 10 ft when abutting residential district (A)	0 ft; 10 ft when abutting a residential district (A)	0 ft; 10 ft when abutting a residential district (A)	⑤
<i>Min. from Shoreline</i>	40 ft from high water mark (B)	—	—	—	
Landscaping and Open Space					
<i>Min. Landscaping</i>	10%	10%	—	—	⑥

1. For buildings 30 feet or less: an additional 5 feet, or 20% of the height of the building, whichever is greater, is permitted for equipment screening, subject to Design Review approval.

SECTION 3. Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed the Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of this Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 4. **Publication and Effective Date**

Pursuant to the provisions of Government Code Section 36933, the City Attorney shall prepare a summary of this Ordinance. 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.