



Resolution 6-2026

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**File #:** 26-1767  
**Version:** 1

**Agenda Date:** 5/21/2026  
**Item #:** 4a.

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...Title

Resolution making findings and recommending that the City Council adopt an ordinance amending Title 20 (“Zoning”) of the South San Francisco Municipal provisions regulating Animal Keeping (Section 20.350.007) to expand where beekeeping is permitted as an accessory use and to broaden performance standards related to beekeeping and determining that the proposed Zoning amendments are categorically exempt from the California Environmental Quality Act (CEQA).

WHEREAS, the City of South San Francisco (“City”) has enacted South San Francisco Municipal Code (SSFMC) Chapter 20.350.007 titled “Animal Keeping” which regulates the keeping of animals as household pets, domestic animals and beekeeping; and

WHEREAS, beekeeping is currently only permitted as an accessory use in residential districts, subject to performance standards and with the approval of an administrative permit; and

WHEREAS, community interest in beekeeping has increased to include a desire to expand this use in non-residential districts, such as an office / R&D campuses and within City parks, as it promotes access to a local food source and educational programs for community members; and

WHEREAS, City staff has drafted amendments to SSFMC Section 20.350.007 “Animal Keeping” to specifically expand beekeeping as an accessory use across all Zoning districts in the City and to add a requirement to provide a pollinator-friendly natural food source; and

WHEREAS, proposed amendments related to beekeeping include a requirement for pollinator-friendly vegetation be provided on site to promote honeybee colony health, prevent nuisance behaviors, and benefit native bee populations by minimizing competition for resources; and

WHEREAS, the City staff has drafted proposed revisions to the City’s Zoning Ordinance to address the identified areas that require correction and revisions (“Zoning Amendments” or “Amendments” attached hereto as Exhibit A); and

WHEREAS, the proposed changes in this Zoning Amendment are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15308 (Class 8) of the CEQA Guidelines, which applies to actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment, because the proposed amendments would expand the permitted use areas for beekeeping to all zoning districts within the City, subject to certain limits and regulations, which would ensure the health of bees by increasing their potential habitat sources and would promote local ecosystems by enhancing the local environment through pollination of local trees, vines, and other plants.

WHEREAS, on May 21, 2026, the Planning Commission for the City of South San Francisco held a duly noticed public hearing and considered the staff report, reviewed the proposed draft ordinance, and public testimony, at which time all interested parties were given an opportunity to be heard, and to receive public comments; and

WHEREAS, the Planning Commission recommends that the City Council adopt the draft ordinance to amend Section 20.350.007 (Animal Keeping) of the South San Francisco Municipal Code applicable to beekeeping regulations.

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 2040 General Plan EIR and Statement of Overriding Considerations; the Zoning Amendments; and all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed May 21, 2026 meeting; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission 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 proposed Zoning amendments in this Ordinance, attached to this Resolution as Exhibit A, are incorporated by reference and made a part of this Resolution, as if set forth fully herein.
3. The Record for these proceedings, and upon which this Resolution is based, includes without limitation, Federal and State law; 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 General Plan and General Plan EIR, including all amendments and updates thereto; the South San Francisco Municipal Code; all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed May 21, 2026 meeting and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2).
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 Chief Planner.

**B.    CEQA Findings**

1. The changes in the Zoning Amendments, attached to this Resolution as Exhibit A, are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308 (Class 8) of the CEQA Guidelines, as they consist of an action taken by a regulatory agency, as authorized by state or local ordinance, to expand the permitted areas of use for beekeeping to all zoning districts within the City, subject to certain limits and regulations, and would ensure the health of bees by increasing their

potential habitat sources and would promote local ecosystems by enhancing the local environment through pollination of local trees, vines, and other plants.

**C. Zoning Amendment Findings**

1. The proposed Zoning Amendments are consistent with the 2040 General Plan because the Ordinance Amendments are intended to promote optimum environmental conditions for hives and minimize potential nuisance and detrimental impacts on the community. Additionally, the added language requiring a natural food source for honeybee hives support healthy ecosystems, and is therefore consistent with the 2040 General Plan’s goal ES-1. None of the new revisions will conflict with or impede achievement of any of the goals, policies, or land use designations established in the 2040 General Plan. The proposed amendments are also consistent with state law requirements.
2. The areas of the City impacted by the proposed Zoning Amendments are suitable for the proposed uses in terms of access, size of parcel, relationship to similar or related uses, and other considerations because the proposed changes will not significantly alter or limit the existing uses permitted in the Zoning Ordinance and will further ensure orderly development.
3. The proposed Zoning Amendments are not detrimental to the use of land in any adjacent zone because the Zoning Ordinance contains performance standards for beekeeping to ensure that they do not become a nuisance to neighboring properties.

**SECTION 2            RECOMMENDATION**

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of South San Francisco hereby makes the findings contained in this Resolution, and recommends that the South San Francisco City Council adopt an ordinance amending South San Francisco Municipal Code Title 20 (Zoning) in accordance with the Zoning Amendments set forth in Exhibit A, attached hereto and incorporated herein.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

\*       \*       \*       \*       \*       \*       \*

\* \* \* \* \*

I hereby certify that the foregoing resolution was adopted by the Planning Commission of the City of South San Francisco at a regular meeting held on the 21st day of May 2026 by the following:

vote:

**AYES:** Chair Pamukcu, Vice-Chair Baker, Faria, Funes, Shihadeh, Tzang

**NOES:** \_\_\_\_\_

**ABSTENTIONS:** \_\_\_\_\_

**ABSENT:** Evans



Attest: \_\_\_\_\_

Adena Friedman  
Secretary to the Planning Commission