



Resolution 14-2025

File #: 25-496

Version: 1

Agenda Date: 7/17/2025

Item #: 4a

Resolution making findings and recommending that the City Council approve a proposed Development Agreement to extend approved entitlements to construct a new Office/R&D Campus at 800 Dubuque Avenue in the East of 101 Transit Core (ETC) Zoning District for a period of ten (10) years in exchange for pre-payment of Community Benefit Program Fee obligations in accordance with Title 19 and 20 of the South San Francisco Municipal Code and a recommendation determining consistency of the proposed action with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act

WHEREAS, the applicant received entitlements approval (P21-0117) by the City Council on July 12, 2023 for the construction of a new Office/R&D campus at 800 Dubuque Avenue (APN 015-021-030 and 5.89 acres) and comprised of three new office and R&D buildings on the site at approximately 857,000 square feet with 1,335 parking spaces ("Project"); and

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

WHEREAS, the City filed a Notice of Determination on July 13, 2023 determining that a Mitigated Negative Declaration (ND22-0001) was the appropriate document and that the project would not have a significant effect on the environment; and

WHEREAS, the applicant now seeks approval of a Development Agreement (DA24-0001) for the Project to extend entitlement approval for a period of ten (10) years; and

WHEREAS, in exchange for the term extension, the applicant will make up to three (3) pre-payments towards their outstanding Community Benefit Program fee obligations; and

WHEREAS, on May 15, 2025 the Planning Commission for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the Development Agreement, take public testimony, and recommend approval of the Project; and,

WHEREAS, the Planning Commission reviewed and determined that the previously adopted IS/MND (ND22-0001) remains accurate and that the time extension will not cause a new environmental impact not already evaluated/mitigated and therefore recommends that the IS/MND is still the appropriate and accurate document that reflects the independent judgment and analysis of the City in relation to the Project's environmental impacts, and finds that the IS/MND satisfies the requirements of the California Environmental Quality Act and no further environmental review is necessary.

NOW, THEREFORE, BE IT 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 General Plan and General Plan EIR; the South San Francisco Municipal Code; the Project applications; the draft Development Agreement; the Initial Study/Mitigated Negative Declaration, as prepared by Lamphier-Gregory, Inc., dated March 2023; all site plans, and all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed June 15, 2023 meeting; all site plans, and all reports, minutes, and public testimony submitted as part of the City Council’s duly noticed July 12, 2023 meeting; all site plans, and all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed July 17, 2025 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

General

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The Exhibits attached to this Resolution, including the draft Development Agreement (Exhibit A), are each incorporated by reference and made a part of this Resolution, as if set forth fully herein.
3. 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.

Development Agreement (DA24-0001)

1. The draft Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the general plan and any applicable specific plan as it conforms to all governing land use requirements and would only extend the duration of project entitlements to ten (10) years;
2. The draft Development Agreement is compatible with the uses authorized in, and the regulations prescribed for the land use district in which the real property is located and would only extend the duration of project entitlements to ten (10) years;
3. The draft Development Agreement is in conformity with public convenience, general welfare and good land use practice given the extended term for the entitlements proposed in the draft Development Agreement will allow the City to absorb new development over a longer period with fewer temporary

impacts related to new construction;

4. The draft Development Agreement will not be detrimental to the health, safety and general welfare given the extended term for the entitlements proposed in the draft Development Agreement will allow the City to absorb new development over a longer period with fewer temporary impacts related to new construction;
5. The draft Development Agreement will not adversely affect the orderly development of property or the preservation of property values and instead will contribute to a paced development and orderly transition from industrial use to an Office/R&D campus.

SECTION 2 DETERMINATION

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of South San Francisco hereby recommends that the City Council makes the findings contained in this Resolution, approves the Development Agreement (DA24-0001) to extend entitlements for 800 Dubuque Avenue (P21-0117), and makes a determination that the time extension will not cause a new environmental impact not already evaluated/mitigated and therefore recommends that the IS/MND is still the appropriate and accurate document and no further environmental review is necessary.

BE IT FURTHER RESOLVED that the 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 17th day of July 2025 by the following:

vote:

AYES:

Chair Funes-Ozturk, Vice-Chair Pamukcu, Faria, Shihadeh, Tzang

NOES:

ABSTENTIONS:

ABSENT:

Baker, Evans



Attest: _____

Adena Friedman
Secretary to the Planning Commission