

FINDINGS OF APPROVAL
P23-0127: DR23-0028: SIGNS23-0032
50 TANFORAN AVE

(As recommended by City Planning Staff on February 15, 2024)

As required by the Master Sign Permit Application Procedures (SSFMC Section 20.360.003) and the Design Review Procedures (SSFMC Section 20.480), the following findings are made in support of Master Sign Program 50 Tanforan Ave in the Southline Campus (S-C) Zoning Districts in accordance with SSFMC Sections 20.290, 20.360, 20.460 and 20.480, based on public materials submitted to the City of South San Francisco Planning Division which include, but are not limited to: Application materials prepared by the applicant, dated submitted January 8, 2024; Planning Commission staff report dated February 15, 2024; and Conditions of Approval.

Master Sign Program

1. The proposed signs are compatible in style and character with any building to which the signs are to be attached, any surrounding structures and any adjoining signage on the site.

Supportive Evidence:

Proposed signs are compatible in style and character with the buildings to which the signs are to be attached, any surrounding structures and any adjoining signage on the site because the proposed signs were designed to be in keeping with the architectural design of the buildings, using similar materials and colors.

2. Future tenants will be provided with adequate opportunities to construct, erect or maintain a sign for identification.

Supportive Evidence:

The Master Sign Program contains standards for all monument, wall mounted, shingle, projecting, awning and canopy, and skyline signs for the site. Any future tenants will be provided with adequate opportunities to construct, erect, or maintain a sign for identification.

3. Traffic signage and building addressing is adequate for pedestrian and vehicular circulation and emergency vehicle access.

Supportive Evidence:

The Master Sign Program includes the installation of address, wayfinding, and tenant ID signs for the entire site that will improve both pedestrian and vehicular circulation and emergency vehicle access.

Design Review Findings

1. The applicable standards and requirements of this Ordinance.

Supportive Evidence:

The Master Sign Program (SSFMC Section 20.360) complies with the applicable standards and requirements of this Ordinance because as submitted and modified through the Design Review Process,

Findings of Approval

this sign program meets or complies with the applicable standards included in Chapter 20.290 (Southline Campus Specific Plan District).

2. The General Plan and any applicable specific plans the City Council has adopted.

Supportive Evidence:

The Master Sign Program complies with the General Plan and Lindenville sub-area Plan. The proposed sign program is consistent with the policies and design direction provided in the South San Francisco General Plan for the Southline Specific Plan and Lindenville sub-area Plan by encouraging the creative economy and promoting job opportunities.

3. Any applicable design guidelines adopted by the City Council.

Supportive Evidence:

The Master Sign Program complies with any applicable design guidelines adopted by the City Council in that the proposed sign program is consistent with the Design Principles in Section 20.360.003.

4. The applicable design review criteria in Section 20.480.006 (“Design Review Criteria”).

Supportive Evidence:

The Master Sign Program complies with the applicable design review criteria in Section 20.480.006 (“Design Review Criteria”) because the project has been evaluated against, and found to be consistent with, the eight design review criteria included in the “Design Review Criteria” section of the Ordinance.