



Resolution 8-2025

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Item #: 4b

Resolution making findings and a determination that City's conveyance of certain public rights-of-way within the Genentech Campus is in conformance with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law (Govt. Code Section 65402), and making findings and recommending that the City Council approve amendments to the Genentech 2020 Master Plan, associated General Plan Amendments and ordinance amending the Zoning Map.

WHEREAS, in 2020 the City of South San Francisco ("City") adopted (1) Resolution No. 169-2020 certifying the Environmental Impact Report, including adoption of the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program, for the Genentech 2020 Master Plan Update (State Clearinghouse No. 2017052064, (2) Resolution No. 170-2020 adopting the Genentech 2020 Master Plan Update, and (3) Ordinance No. 1614-2020 amending Chapter 20.260 of the South San Francisco Municipal Code related to the Genentech Master Plan Zoning District; and

WHEREAS, the Genentech 2020 Master Plan guides the development of the Genentech campus over a period of fifteen (15) years to create a vibrant, transit supported, state of the art research, office, and manufacturing campus for the life sciences; and

WHEREAS, Genentech, Inc. ("Owner" or "Applicant") has submitted an application requesting acquisition of certain public rights-of-way (DNA Way, Point San Bruno Boulevard and Cabot Road) within the Genentech Campus Master Plan boundaries, and to add the vacated streets and private properties at 333 Point San Bruno Boulevard (APNs 015-250-410 and 015-250-140), 525 DNA Way (APN 015-250-210) and 383-393 East Grand Avenue (APN 015-250-390) to the Genentech Campus Master Plan ("Project"); and

WHEREAS, the Applicant has proposed amendments to the Genentech 2020 Master Plan to incorporate the new private parcels and to reflect the ability to close certain portion of the roadways to public traffic if the terms and conditions of the purchase and sale agreement and maintenance and license agreement are met; and

WHEREAS, the Applicant has proposed amendments to the General Plan to ensure internal consistency between the Genentech 2020 Master Plan and the General Plan, which include changes to the designation of DNA Way; and

WHEREAS, the General Plan contains several goals, policies and actions which support the sale of DNA Way, Point San Bruno Boulevard and a segment of Cabot Road, in the interest of ensuring Genentech remains a premier biotechnology campus, prioritizing safety in all aspects of transportation planning including prioritization of pedestrians, and improving circulation to accommodate the travel demand of future

workplaces; and

WHEREAS, the Applicant has also proposed amendments to the City's Zoning Map, considered under a separate ordinance, rezoning the project site parcels from Business Technology Park - Medium (BTP-M) to Genentech Master Plan District (GMP); 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, in 2020 the City certified the Environmental Impact Report for the Genentech 2020 Master Plan Update ("Genentech 2020 Master Plan Update EIR") (State Clearinghouse No. 2017052064); and

WHEREAS, in 2022 the City certified the Environmental Impact Report for the 2040 General Plan Update, Zoning Code Amendments and Climate Action Plan ("SSF 2040 General Plan EIR") (State Clearinghouse No. 2021020064); and

WHEREAS, the Genentech 2020 Master Plan Update EIR and the SSF 2040 General Plan EIR ("Prior EIRs") were certified in accordance with the provisions of the California Environmental Quality Act (Public Resources Code, §§ 21000, et seq., "CEQA") and CEQA Guidelines, which analyzed the potential environmental impacts of the Project; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, an Addendum to the Prior EIRs was prepared for the Project ("2025 Addendum") which evaluates whether preparation of a Subsequent EIR or Negative Declaration is required; and

WHEREAS, the 2025 Addendum concludes that in accordance with Public Resources Code § 21166 and CEQA Guidelines § 15162, the implementation of the Project will not cause any new significant impacts, that it will not trigger any new or more severe impacts than were studied in the previously certified Prior EIRs, that no substantial changes in the project or circumstances justifying major revisions to the Prior EIRs have occurred, and that no new information of substantial importance has come to light since the Prior EIRs were certified that shows new or more severe significant impacts nor shows new, different or more feasible mitigation measures; and

WHEREAS, the City Council previously adopted Mitigation Monitoring and Reporting Programs for the Prior EIRs and a Statement of Overriding Considerations for the Prior EIR's significant and unavoidable impacts, both of which remain in full force and effect for the Project; and

WHEREAS, on May 15, 2025, the Planning Commission of the City of South San Francisco held a duly noticed public hearing at which time interested parties had the opportunity to be heard, to review the Project and the 2025 Addendum, and to receive public comments; and

WHEREAS, the Planning Commission for the City of South San Francisco reviewed and carefully considered the information in the 2025 Addendum, and by separate resolution determined that the 2025 Addendum is the appropriate environmental document for approval of the Project and no further environmental review is required.

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 Genentech 2020 Master Plan Update EIR and Statement of Overriding Considerations; the SSF 2040 General Plan EIR and Statement of Overriding Considerations; the 2025 Genentech Addendum to the Genentech 2020 Master Plan Update EIR and SSF 2040 General Plan EIR; the draft General Plan Amendments; the draft Genentech 2020 Master Plan Amendments; the draft Zoning Map amendments; all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed May 15, 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

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The Exhibits attached to this Resolution, including the proposed Genentech 2020 Master Plan Amendments (Exhibit A), the proposed General Plan Amendments (Exhibit B) and the Draft Zoning Map Amendment (Exhibit C) are each incorporated by reference and made a part of this Resolution, as if set forth fully herein.
3. By separate resolution on May 15, 2025, pursuant to a duly noticed public hearing and based on its independent judgement and analysis, the Planning Commission recommended adoption of CEQA findings and determination that the 2025 Addendum, prepared pursuant to CEQA Guidelines section 15164, is the appropriate environmental document for approval of the Project.
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 the Chief Planner.

B. General Plan Conformance and Amendment Findings

1. Sale and vacation of the public rights-of-way of DNA Way, Point San Bruno Blvd and the segment of Cabot Road between Allerton Ave and DNA Way are consistent with and in conformity with the General Plan, as these actions promote continued redevelopment of the Genentech Campus within the East of 101 area, helping South San Francisco to remain a hub of R&D employment, operations, and innovation, continues collaboration with property owners to improve connectivity for R&D workforces, and prioritizes safety in all aspects of transportation planning and engineering.

2. The revisions to the General Plan Figures that are set forth in Exhibit A will remove road designations for DNA Way, Point San Bruno Blvd and a portion of Cabot Road because they will no longer be public roads. The changes are consistent and compatible with the rest of the General Plan, and also ensure consistency with the Genentech Master Plan.
3. As required under State law, the South San Francisco General Plan, and the South San Francisco Municipal Code, in support of the General Plan Amendments, the proposed General Plan Amendments are otherwise consistent with and in conformity with the South San Francisco General Plan, do not obstruct or impede achievement of any General Plan policies, and further a number of important General Plan Goals and Policies set forth in the Land Use, Planning Sub-Areas, Prosperous Economy and Mobility and Access Elements, including without limitation:

Land Use Element

LU Goal 5: South San Francisco remains a hub of R&D employment, operations, and innovation and is home to the largest worldwide cluster of life science uses.

LU Policy 5.5: Improve connectivity for R&D workforces. Maintain vehicular infrastructure and improve circulation to accommodate the travel demand of existing and future workplaces.

LU Policy 5.7: Collaboration with property owners.

Planning Sub-Areas Element: East of 101

SA Goal 19: Vehicle trips are minimized through parking requirements, Transportation Demand Management, and alternative travel modes.

Prosperous Economy Element

PE Goal 1: South San Francisco remains a premier location for biotechnology and related industries.

Mobility and Access Element

MOB Goal 1: South San Francisco prioritizes safety in all aspects of transportation planning and engineering.

C. 2025 Genentech Master Plan Amendment Findings

1. The 2025 Genentech Master Plan Amendments, referenced as Exhibit A, continue to implement and be consistent with the General Plan, as proposed for amendment, because the Master Plan continues to reinforce many of the General Plan policies related to the East of 101 Sub-Area, including Goals and Policies set forth in the Land Use, Planning Sub-Areas, and Mobility and Access Elements. Furthermore, the 2025 Genentech Master Plan Amendments do not conflict with any specific plans and will remain consistent with the City's overall vision for the East of 101 sub-area. The 2025 Genentech Master Plan Amendments will not conflict with or impede achievement of any of the goals, policies, or land use designations established in the General Plan.
2. The 2025 Genentech Master Plan Amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the 2025 Genentech Master Plan Amendments do

not alter any of the previously adopted development, land use, and performance standards related to new development or alteration. More specifically, the 2025 Genentech Master Plan Amendments reflect the inclusion of new private parcels and the ability for future closure of DNA Way, Point San Bruno Blvd and a portion of Cabot Road to public through traffic.

3. The Genentech Master Plan area, as evaluated in the Genentech 2020 Master Plan EIR (State Clearinghouse No. 2017052064) and confirmed in the 2025 Addendum, is physically suitable for the proposed land use designation(s) and the anticipated development since the area is well served by multi-modal transportation options, private commuter shuttle options, existing infrastructure and utilities, and other public services as identified for further investment as part of the Genentech Master Plan's implementation.
4. The 2025 Genentech Master Plan Amendments does not make any changes to the development and design standards adopted within the 2020 Master Plan, and therefore will continue to be superior to development otherwise allowed under conventional zoning classifications since the Genentech 2020 Master Plan provides additional development and design standards to promote high density life sciences development, and concurrently, proposes enhancements to circulation, parking, utilities, and public services to accommodate anticipated growth within the employment districts.

D. Zoning Map Amendment Findings

1. The proposed Zoning Map amendments are consistent with the SSF 2040 General Plan, as proposed for amendment, because the Zoning Map amendments will add new properties to the Genentech Master Plan District in accordance with allowed provisions. Further, the Zoning Map amendments do not conflict with any specific plans and will implement the city's overall vision for redevelopment within the Genentech Campus Master Plan. None of the new or revised definitions, tables, figures and land uses will conflict with or impede achievement of any of the goals, policies, or land use designations established in the General Plan as proposed for amendment.
2. The Zoning Ordinance Update meets all the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
3. The proposed Zoning Map Amendments, including the proposed changes to the Genentech Master Plan District, are not detrimental to the use of land in any adjacent zone because the Zoning Map Amendments would provide for sufficient development, land use, and performance standards related to new development or alteration

SECTION 2. DECISION

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 (1) makes a determination that the conveyance of certain public rights-of-way within the Genentech Campus is in conformance with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law (Govt. Code Section 65402) and (2) recommends that the City Council adopt the Genentech 2020 Master Plan Amendments (MPM25-0001) attached as Exhibit A, the associated General Plan Amendments (GPA25-0001) attached as

Exhibit B, and adopt an Ordinance amending the Zoning Map (RZ25-0001) attached as Exhibit C.

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

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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 15th day of May 2025 by the following:

vote:

AYES:

Vice-Chair Pamukcu, Baker, Faria, Shihadeh, Evans,

NOES:

ABSTENTIONS:

ABSENT:

Chair Funes-Ozturk, Tzang



Attest: _____

Adena Friedman
Secretary to the Planning Commission