

DRAFT FINDINGS OF APPROVAL
P23-0126: MUP23-0005
619 AIRPORT BOULEVARD & 111 PINE AVENUE
(As recommended by City Staff on December 19, 2024)

As required by the Use Permit Procedures (SSFMC Chapter 20.490), the following findings are made in support of a Minor Use Permit to allow handicraft/custom manufacturing and clean technology uses at 619 Airport Boulevard and 111 Pine Avenue in the T3 Corridor (T3C) Zoning District, in accordance with Title 20 of the SSFMC, based on public testimony and materials submitted to the South San Francisco Zoning Administrator which include, but are not limited to: Application materials submitted November 20, 2023; project plans prepared by Folio Architects and dated stamp received November 5, 2024; Zoning Administrator staff report dated December 19, 2024; and Zoning Administrator hearing of December 19, 2024.

1. Minor Use Permit

- A. The proposed use is an allowed use within the T3 Corridor (T3C) Zoning District and complies with applicable standards and requirements of the South San Francisco Municipal Code Title 20 Zoning. Conditions of approval will ensure continued compliance with the City's Zoning Ordinance requirements and development standards;
- B. The proposed use is consistent with the City's General Plan in that the project site is designated Low Density Mixed Use, and handicraft/custom manufacturing and clean technology uses are permitted in this District with the approval of a Minor Use Permit;
- C. The proposed use will not be adverse to the public health, safety or general welfare of the community, or detrimental to surrounding properties or improvements. The project does not propose operations that create impacts to surrounding areas, and conditions of approval will ensure that the use complies with the approved plans and the regulations and standards set forth in the South San Francisco Municipal Code.
- D. The proposed use complies with design or development standards applicable to the T3C Zoning District. Conditions of approval will ensure continued compliance with the City's Zoning Ordinance.
- E. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity because the proposed uses are in character with the surrounding mix of businesses and land uses in the project vicinity and occupies an existing building;

Findings of Approval

Page 2 of 2

- F. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints because the site is already developed, and the proposed uses will be utilizing the existing building, which is already connected to all utilities; and

- G. In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorical Exempt pursuant to the provisions of Section 15301 – Class 1: Existing Facilities (CEQA Guidelines). The proposed uses will occupy an existing building and only minor exterior work is proposed.