

City of South San Francisco

P.O. Box 711 (City Hall, 400 Grand Avenue)
South San Francisco, CA



Regular Meeting Agenda

Thursday, May 15, 2025

7:00 PM

**Library Parks & Recreation Building, Council Chambers
901 Civic Campus Way, South San Francisco, CA**

Planning Commission

SARAH FUNES-OZTURK, Chairperson

AYSHA PAMUKCU, Vice Chairperson

JOHN BAKER, Commissioner

MICHELE EVANS, Commissioner

NORMAN FARIA, Commissioner

SAM SHIHADDEH, Commissioner

ALEX TZANG, Commissioner

How to observe the Meeting (no public comment):

- 1) Local cable channel: Astound, Channel 26, Comcast, Channel 27, or AT&T, Channel 99
- 2) <https://www.ssf.net/Government/Video-Streaming-City-and-Council-Meetings/Planning-Commission>
- 3) <https://www.youtube.com/@CityofSouthSanFrancisco/streams>

How to Submit written Public Comment before the meeting: Email: PCcomments@ssf.net

Members of the public are encouraged to submit public comments in writing in advance of the meeting. The email will be monitored during the meeting. The City encourages the submission of comments by 6:00pm on the date of the Public Hearing to facilitate inclusion in the meeting record. Written comments received prior to 6:00pm on the day of the meeting will be included as part of the meeting record, but will not be read aloud at the meeting.

How to provide Public Comment during the meeting:**COMMENTS ARE LIMITED TO THREE (3) MINUTES PER SPEAKER**

During a meeting, comments can only be made in person: Complete a Speaker Card located at the entrance to the Council Chambers. Be sure to indicate the Agenda Item # you wish to address or the topic of your public comment. When your name is called, please come to the podium, state your name and address (optional) for the Minutes.

American Disability Act:

The City Clerk will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk Rosa Govea Acosta at 400 Grand Avenue, South San Francisco, CA 94080, or email at all-cc@ssf.net. Include your name, address, phone number, a brief description of the requested materials, and preferred alternative format service at least 72-hours before the meeting.

Accommodations: Individuals who require special assistance of a disability-related modification or accommodation to participate in the meeting, including Interpretation Services, should contact the Office of the City Clerk by email at all-cc@ssf.net, 72-hours before the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCEAGENDA REVIEWANNOUNCEMENTS FROM STAFFPUBLIC COMMENT

Members of the public may speak on any item not listed on the Agenda, and on any items listed under the Consent Calendar. Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is written on the agenda, or unless certain emergency or special circumstances exist. Written comments received prior to 6:00 pm on the day of the meeting will be included as part of the meeting record, but will not be read aloud.

DISCLOSURE OF EX-PARTE COMMUNICATIONS

This portion of the meeting is reserved for Planning Commissioners to disclose any communications, including site visits, they have had on current agenda items, or any conflict of interest regarding current agenda items.

CONSENT CALENDAR**1** [Consideration and approval of minutes from the May 1, 2025 Planning Commission](#)

Attachments: [05-01-25 PC Draft Minutes](#)

PUBLIC HEARING**2** [Report regarding consideration and recommendation of approval to City Council for a Zoning Map Amendment, Planned Development, Tentative Parcel Map, Design Review, and Transportation Demand Management Program to construct 70 single-family townhouse units located at 500 Railroad Avenue in the T4 Lindenville \(T4L\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code \(SSFMC\) and finding the project is consistent with the certified General Plan Environmental Impact Report, pursuant to the California Environmental Quality Act \(CEQA\) Guidelines Section 15183. \(Victoria Kim, Associate Planner\)](#)

Attachments: [Attachment 1_DRB Comment Letter](#)

- 2a** [Resolution making findings and determining that the environmental effects of the construction of 70 single-family townhouse units located at 500 Railroad Avenue, were sufficiently analyzed under the certified 2040 General Plan Environmental Impact Report and based on the Compliance Checklist, no additional environmental analysis is needed pursuant to California Environmental Quality Act \(CEQA\) Guidelines Sections 15183.](#)

Attachments: [CEQA Exhibit 1 - 2040 GPU EIR and Addendices](#)
[CEQA Exhibit 2 - Compliance Checklist](#)
[Appendix A Air Quality Assessment](#)
[Appendix B Arborist Report](#)
[Appendix C Geotechnical Reoport](#)
[Appendix D-1 Phase I ESA Report](#)
[Appendix D-2 Subsurface Investigation](#)
[Appendix E Noise Vibration Assessment](#)
[Appendix F Transportation Analysis \(TDM Plan\)](#)

- 2b** [Resolution making findings and recommending that City Council approve a Planned Development, Zoning Map Amendment, Tentative Parcel Map, Design Review, and Transportation Demand Management Program to construct 70 single-family townhouse units located at 500 Railroad Avenue in the T4 Lindenville \(T4L\) Zoning District.](#)

Attachments: [Entitlement Exhibit 1 Conditions of Aprpoval](#)
[Entitlement Exhibit 2 - Project Plans](#)
[Entitlement Exhibit 3 - Open Space Urban Design](#)

- 3** [Report regarding consideration of an application for a Conditional Use Permit to allow an indoor volleyball and basketball facility \(Elite Sports Centers\) at 415 E. Grand Avenue in Business Technology Park-High \(BTP-H\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code \(SSFMC\) and determination that the project is categorically exempt from California Environmental Quality Act \(CEQA\), per Class 1, Section 15301. \(Victoria Kim, Associate Planner\)](#)

Attachments: [Attachment 1 Draft Findings](#)
[Attachment 2 Conditions of Approval](#)
[Attachment 3 Site Plans](#)
[Attachment 4 Project Description and Business Plan](#)
[Attachment 5 Parking Study Analysis](#)
[Attachment 6 Parking Agreement](#)

- 4 [Report regarding a resolution making findings and determining 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 \(Govt. Code Section 65402\), a resolution making findings and recommending approval of Genentech's proposed rezoning of private properties to be added to the Genentech Master Plan District, associated amendments to the General Plan, Genentech Campus Master Plan, and Zoning Map and finding that the 2025 Addendum is the appropriate environmental document for the Project, per CEQA Guidelines Section 15162 \(Billy Gross, Principal Planner\).](#)

Attachments: [Att 1 - Genentech Project Description](#)
[Att 2 - Labor Council Letter](#)

- 4a [Resolution making findings and recommending that the City Council determine that City's conveyance of certain public rights-of-way \(DNA Way, Point San Bruno Boulevard and Cabot Road\) within the Genentech Campus Master Plan boundaries, proposed rezoning of private properties to be added to the Genentech Master Plan District, and its associated amendments to the General Plan, Genentech Master Plan and Zoning Map are fully within the scope of environmental analysis in the certified Genentech 2020 Master Plan Environmental Impact Report and the certified SSF 2040 General Plan Environmental Impact Report and that the 2025 Addendum to the prior EIRs is the appropriate environmental document for the Project.](#)

Attachments: [Exhibit A - 2025 Genentech Addendum](#)
[Exhibit B - Genentech 2020 Master Plan Update EIR and Appenc](#)
[Exhibit C - 2040 GPU EIR and Addendices](#)

- 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.](#)

Attachments: [Exhibit A - Genentech Master Plan Amendments](#)
[Exhibit B - General Plan Amendments](#)
[Exhibit C - Draft Zoning Amendments Ord](#)

- 5 [Report regarding 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 \(Tony Rozzi, AICP, Deputy Economic and Community Development Director\)](#)

The Commission has adopted a policy that applicants and their representatives have a maximum time limit of 20 minutes to make a presentation on their project. Non-applicants may speak a maximum of 3 minutes on any agenda item. Questions from Commissioners to applicants or non-applicants may be answered by using additional time.

ITEMS FROM THE COMMISSION

ADJOURNMENT

****Any interested party will have 15 calendar days from the date of an action or decision taken by the Planning Commission to appeal that action or decision to the City Council by filing a written appeal with the City Clerk as provided under Chapter 20.570 of the South San Francisco Municipal Code. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day. The cost to appeal for applicants, residents, and all others is as set forth in the City's Master Fee Schedule.**