



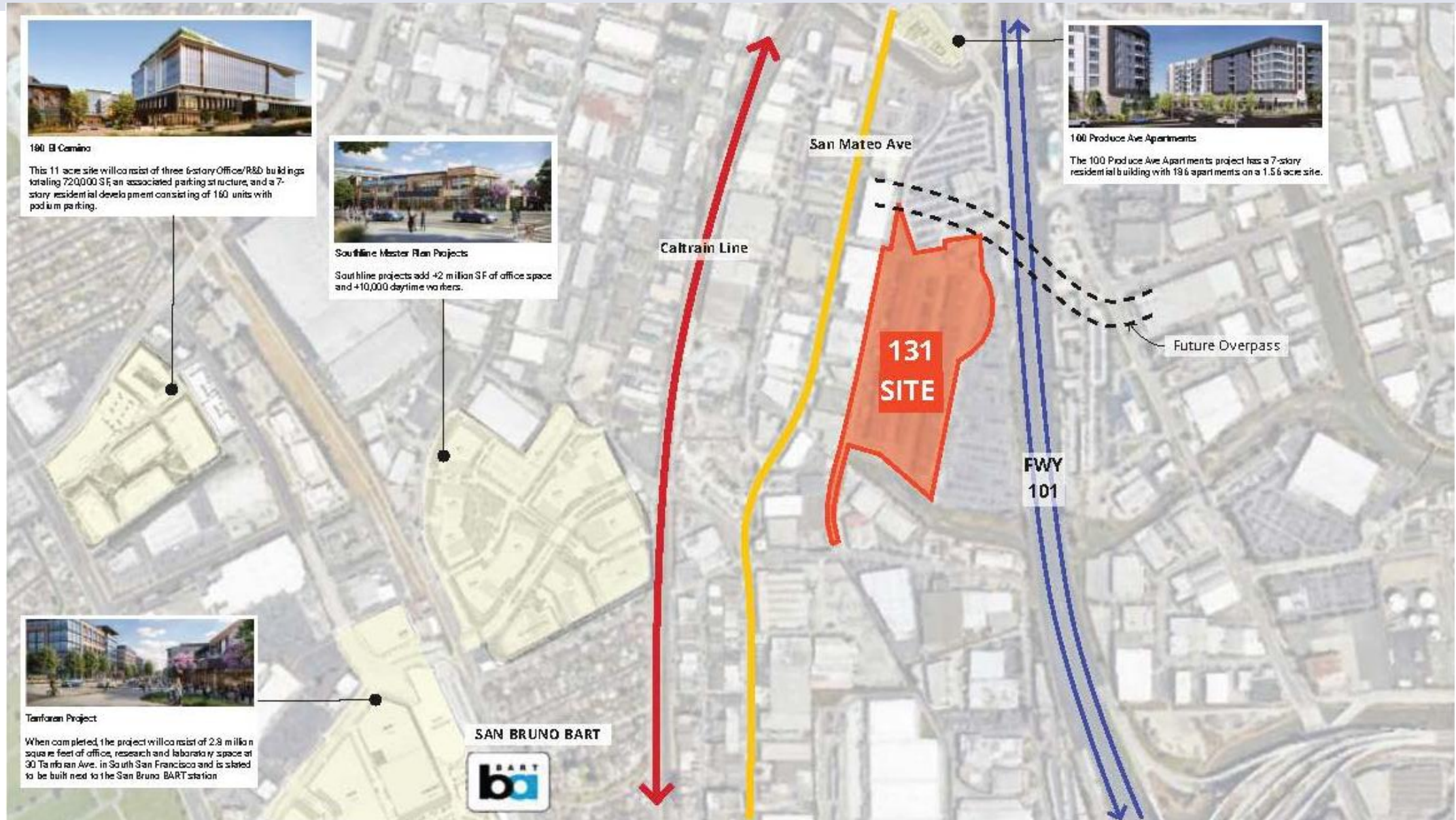
Infinite 131 R&D Project

September 24, 2025
City Council

Site Location



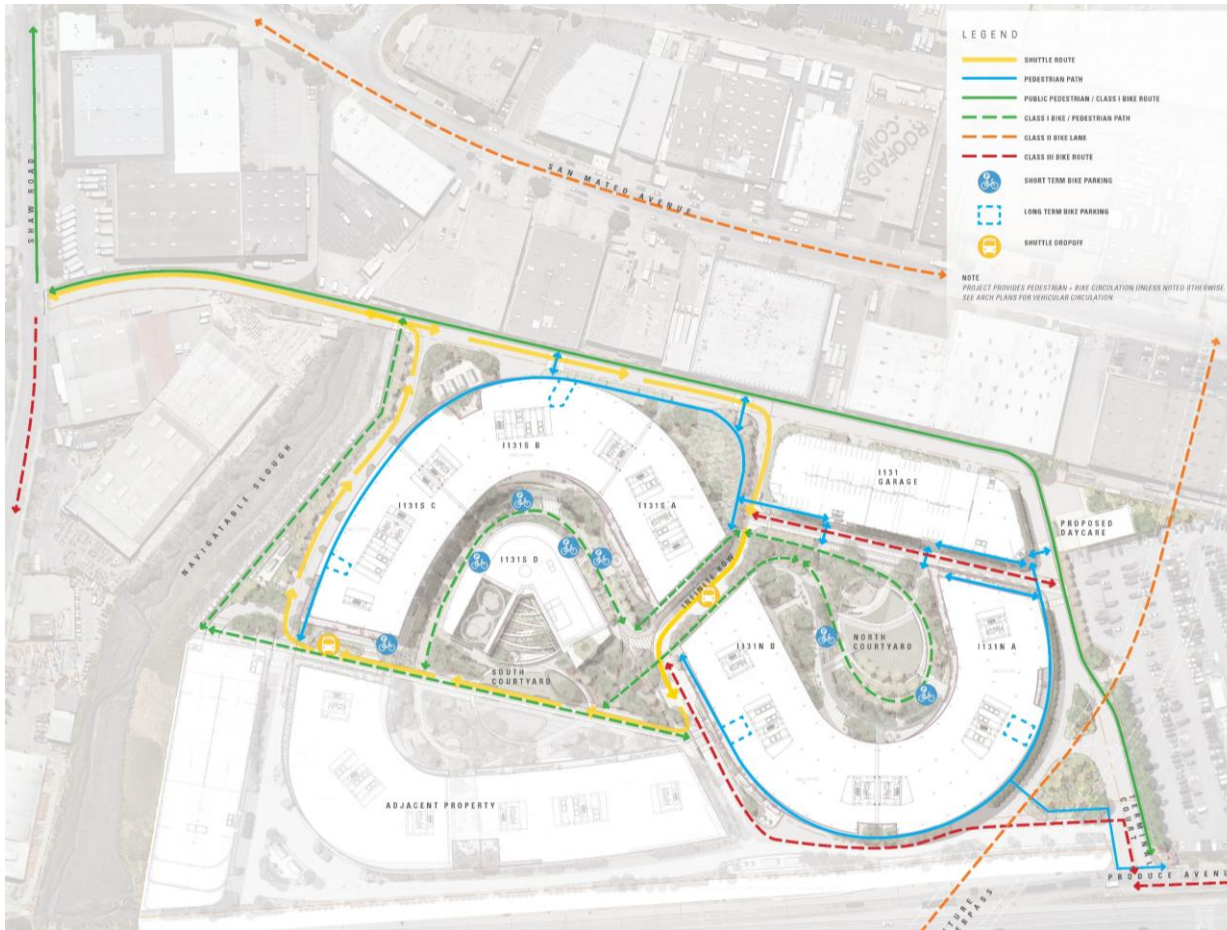
Urban Context



Site Context



Infinite 131 Overview



Project Overview

- 1.7M sf Life Science Campus
 - 5 Office/R&D buildings
 - Amenity Building
 - Child-care Building
 - 2 parking garages, 2,976 spaces

Infinite 131 Design



Infinite 131 and Infinite 101



Applicant Presentation



Infinite 131 Entitlements

Infinite 131 Entitlements

Required Entitlements

- General Plan Amendment
- Lindenville Specific Plan Amendment
- Zoning Map Amendment
- Tentative Parcel Map
- Design Review
- Transportation Demand Management Program
- Development Agreement
- CEQA Determination

General Plan / Lindenville Specific Plan Amendments

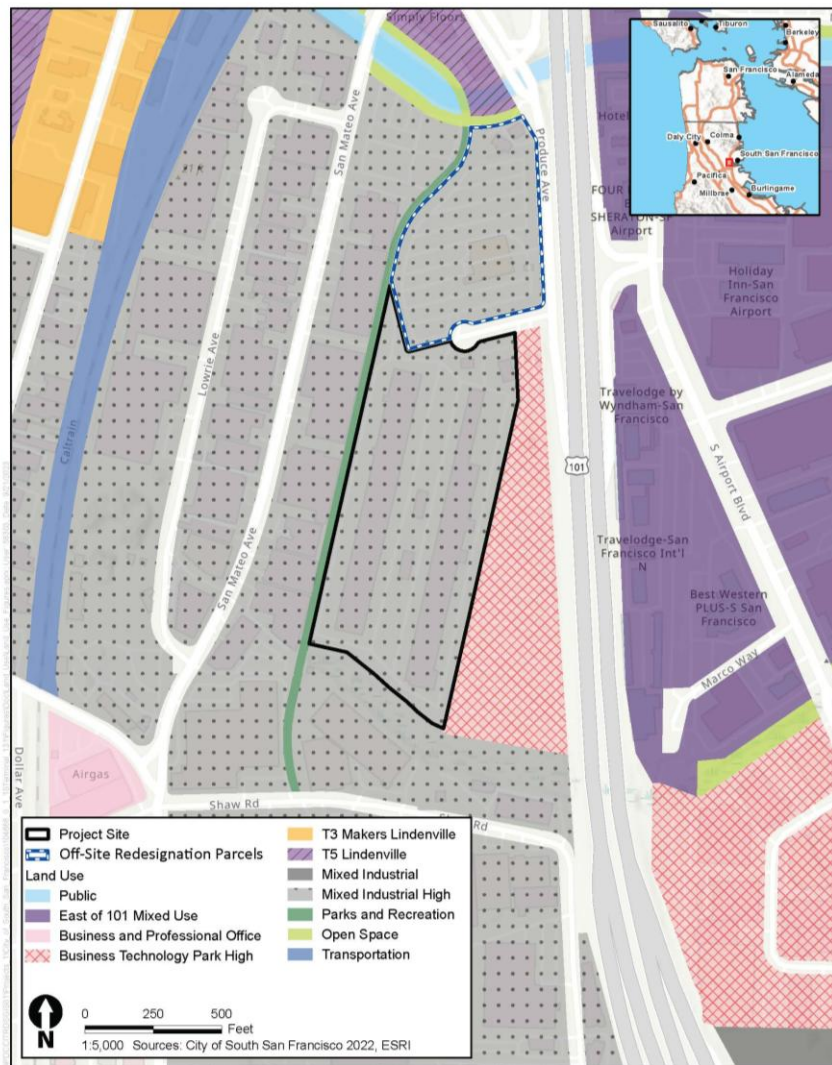


Figure 3-2
Existing General Plan Land use Designations

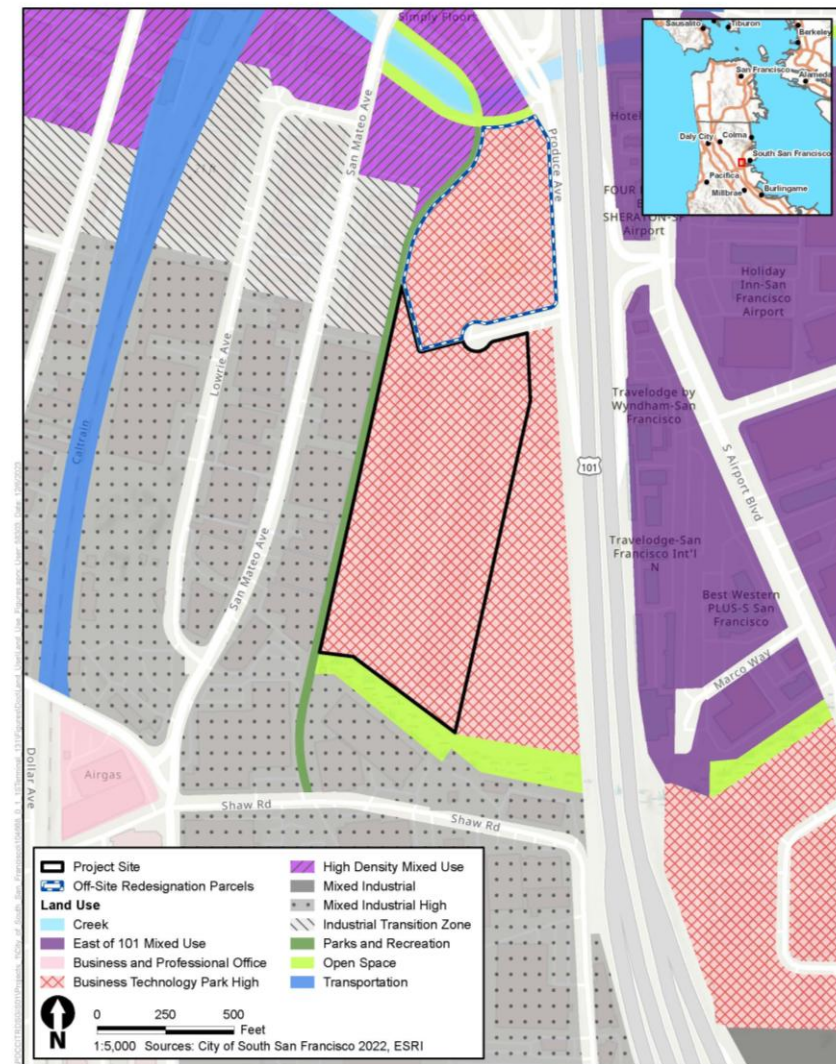


Figure 3-6
Proposed General Plan Amendments

General Plan / Lindenville Specific Plan Amendments

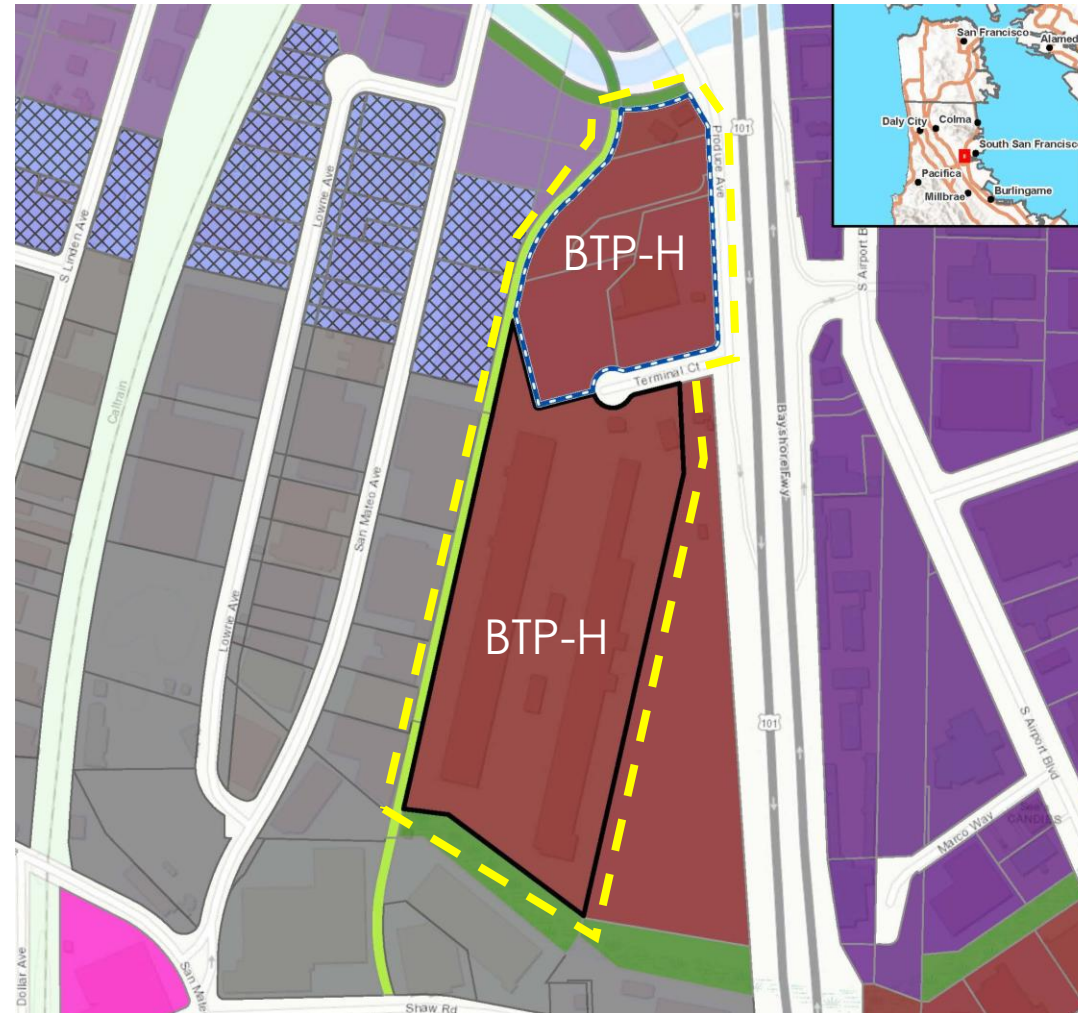
General Plan Amendments

- Chapter 6: Sub-Areas Element
 - Policy SA-25.2: *Continue to recognize the Golden Gate Produce Terminal as a legacy use. ...If in the future the Golden Gate Produce Terminal stops operation at this site, require any new uses or new development of the site to be in conformance with the ~~Mixed Industrial~~ Business Technology Park High Designation.*
- Update *Land Use Elements Figure 6: General Plan Land Use and Sub-Areas Element Unnumbered Figure: Lindenville*

Lindenville Specific Plan Amendments

- Update *Figure 11: Land Use Districts*

Zoning Map Amendments



Tentative Parcel Map

LEGEND

PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
CENTERLINE	---
PROPOSED PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT	---
PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT	---
PROPOSED PG&E EASEMENT	---
PROPOSED SANITARY SEWER EASEMENT	---
TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT	---
PROPOSED STORM DRAINAGE EASEMENT	---
PROPOSED CALWATER EASEMENT	---
NO-BUILD EASEMENT	---

OWNER INFO

US TERMINAL COURT OWNER, LLC, a California limited liability company and GOLDEN GATE PRODUCE TERMINAL, LTD., a California limited partnership
 NAME: BROCKETT, METZ
 ADDRESS: 368 DAVEN WAY, SUITE 200 SAN MATEO, CA 94404
 PHONE NUMBER: 650-564-0586

ENGINEER INFO

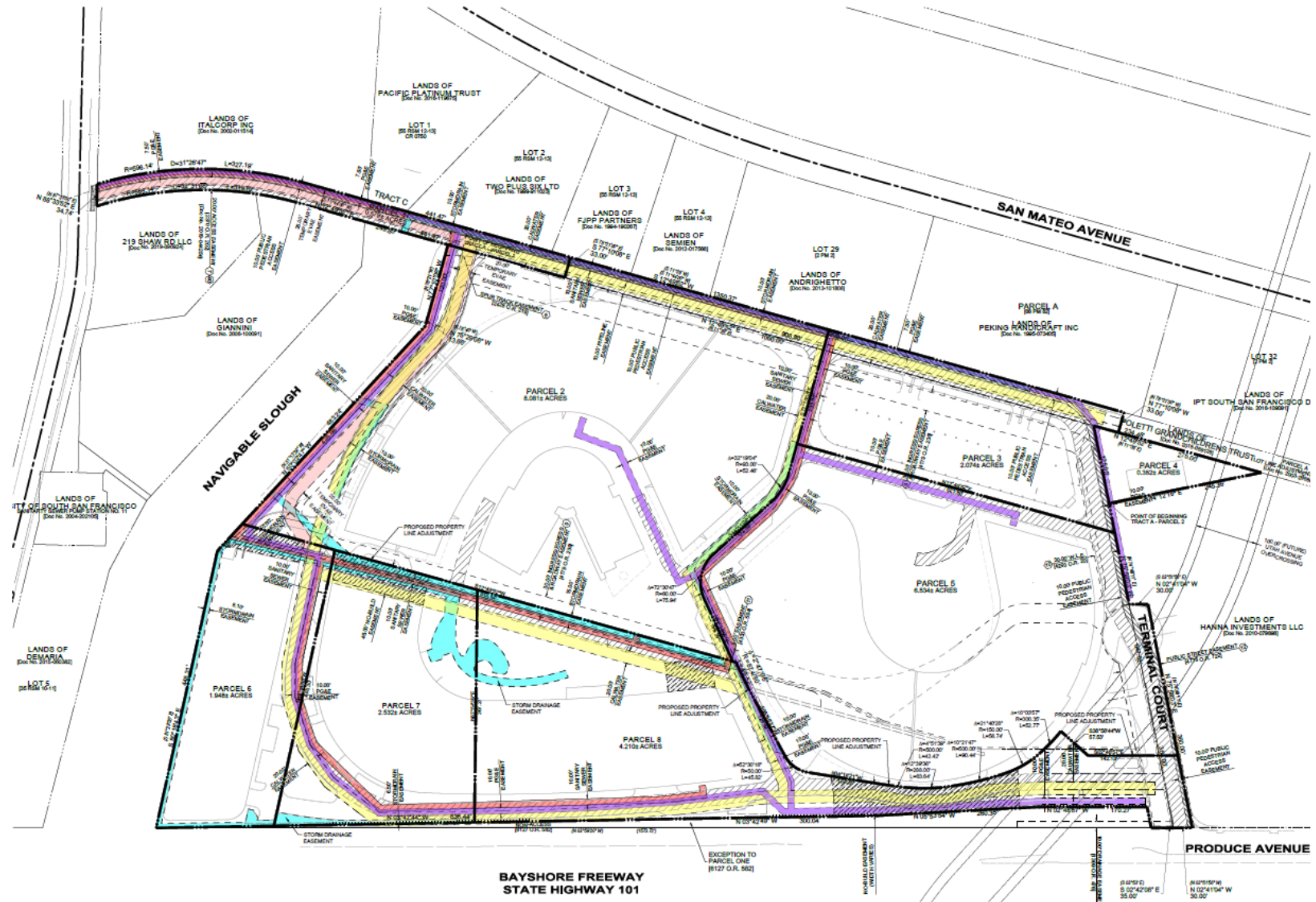
WALTER MALCOMB
 4850 CHABOT DR #200
 PLEASANTON, CA 94566
 CONTACT: MICHAEL MURPHY, P.E. #14068
 (925)490-0052

UTILITY PURVEYOR INFO

WATER CALWATER
 ELECTRIC PG&E
 GAS PG&E
 FIRE CITY OF SOUTH SAN FRANCISCO FIRE DEPARTMENT
 SEWER CITY OF SOUTH SAN FRANCISCO

ZONING INFORMATION

101 TERMINAL COURT - BTH-H
 101 TERMINAL COURT - MH (CURRENT PLANNING APPLICATIONS WOULD AMEND TO BTH-H)



Transportation Demand Management

TDM Components

- Tier 4 Project - Required 50% mode share
- Annual monitoring of site-specific trip cap
- New bicycle / ped routes created from south
- Shuttle access to San Bruno BART and SSF Caltrain
- Parking accommodates 42% of expected peak occupancy

Development Agreement

Proposed Development Agreement Terms

- Incorporation of Infinite 101 entitlements into the DA terms
- 12 year term, option for +5 years if 700,000sf constructed within 7 years
- Child Care Space or payment of \$4M
- Point of Sale for Project Construction for Sales Tax Allocation
- All Electric Buildings
- Community Benefit Monetary Contributions of \$3M

Other Benefits

Development Impact Fee Estimates

- Citywide Transportation Fee: \$58.6M
- Commercial Linkage Fee: \$28.5M
- Parks Fee: \$5.8M
- Childcare Fee: \$2.5M
- Public Safety Fee: \$2.1M
- Library Fee: \$232k
- Public Art Requirement

Environmental Review

CEQA – Draft EIR

- Draft EIR (Circulated June 20 – August 5, 2024)
- Planning Commission Scoping Session – August 1, 2024
- Impacts reduced to LTS with Mitigation:
 - Cultural Resources, Noise, Biological Resources, Geologies & Soils
- Significant & Unavoidable Impacts
 - Air Quality, Cultural Resources and Transportation

Environmental Review

CEQA – Final EIR

- Response to Comments (RTC) to letters/comments on DEIR
- Mitigation Monitoring & Reporting Program (MMRP)
- Statement of Overriding Considerations (SOC)
 - Infinite 131 Project will provide economic, social, technological and other benefits that balance the significant and unavoidable impacts of the project related to air quality, cultural resources and transportation.

Planning Commission Review

Planning Commission reviewed on September 4, 2025

- Expressed general support for the project
- Questions related to infrastructure improvements, traffic patterns, public access, and future plans of Golden Gate Produce Terminal
- Other topics include City prioritization of non-vehicular access for these transformative projects, consideration of art/interpretive program citywide

The Commission recommended approval of all entitlements by a vote of 6-0

Recommendation



Staff Recommendation

Planning Commission recommends that Council:

- Move to adopt the resolution certifying the EIR, including adoption of a Statement of Overriding Considerations
- Move to waive reading and introduce an Ordinance amending the South San Francisco Zoning Map
- Move to adopt the resolution adopting the Lindenville Specific Plan Amendments, General Plan Amendments, and approval of Planning entitlements
- Move to waive reading and introduce an Ordinance approving a Development Agreement

THANK YOU
FOR JOINING US TODAY



Infinite 131 Project
City of South San Francisco



Infinite 131 Project

City of South San Francisco