

..Title

Ordinance adding Chapter 20.290 (“Southline Campus Specific Plan District”) to the South San Francisco Municipal Code, and amending the South San Francisco Zoning Map to add the Southline Campus Zoning District

..body

WHEREAS, Lane Partners (“Applicant”) has submitted an application to redevelop a 28.5 acre industrial site in the Lindenville Sub-Area with up to 2.8 million square feet of R&D / office development, commercial amenities, open space improvements, and on- and off-site infrastructure improvements at the intersection of Tanforan and South Maple Avenues (30 Tanforan Avenue, 40 Tanforan, 50 Tanforan Avenue, 54 Tanforan Avenue, 80 Tanforan Avenue, 315 S. Maple Avenue, 319 S. Maple Avenue, 325 S. Maple Avenue, 347 S. Maple Avenue, 349 S. Maple Avenue, 160 S. Linden Avenue, 180 S. Linden Avenue, 240 Dollar Avenue) (“Southline Specific Plan Project” or “Project”); and

WHEREAS, the Applicant has proposed a Specific Plan, adopted by the City Council by separate resolution, to establish a development vision, zoning regulations, development standards, and design guidelines for the Project Area; and

WHEREAS, the Project is consistent with the City’s General Plan policy direction for redeveloping the Project area with transit-oriented employment uses adjacent to the San Bruno BART station and creating a new east-west connection from Sneath Avenue to Dollar Avenue; and

WHEREAS, the Applicant has proposed General Plan Amendments, adopted by separate resolution, to ensure internal consistency between the Specific Plan and the General Plan; and

WHEREAS, the Applicant has proposed amendments to the City’s Zoning Map (Rezone) and Zoning Ordinance (Ordinance), adding a new Chapter 20.290 to include the Southline Specific Plan land use regulations and development standards; and rezoning the Project area from Business and Professional Office (BPO) to the Southline Campus (SC) Zoning District; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the City has prepared a Draft Environmental Impact Report (DEIR) which evaluates the significant and potentially significant impacts of the Project, the growth inducing impacts of the Project, the cumulative impacts of the Project, and alternatives to the proposed Project; and,

WHEREAS, the DEIR was circulated for the required 45-day public comment period on September 28, 2021 and ended on November 12, 2021; and

WHEREAS, the Planning Commission held a lawfully noticed public hearing on November 4, 2021 to solicit public comment on the DEIR; and

WHEREAS, the Planning Commission reviewed and carefully considered in the information in the DEIR and FEIR (EIR), and by separate resolution recommended that the City Council certify the EIR and adopt a Statement of Overriding Considerations; and

WHEREAS, on June 2, 2022 the Planning Commission conducted a property noticed public hearing to consider making a recommendation to the City Council on the Southline Entitlements including Zoning Ordinance Amendments; and

NOW, THEREFORE, BE IT RESOLVED that based on the entirety of the record before it, which includes without limitation, CEQA and CEQA Guidelines, 14 California Code of Regulations § 15000, *et seq.*; the South San Francisco General Plan and General Plan EIR, including all amendments and updates thereto; the South San Francisco Municipal Code; the draft Southline Specific Plan, the associated draft General Plan Amendments, the draft Southline Zoning Ordinance Amendments, the Southline EIR, including the Draft and Final EIR and all appendices thereto; all reports, minutes and public testimony submitted as part of the Planning Commission meeting on June 2, 2022 and the City Council’s duly noticed _____, 2022 meeting; any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) (“Record”), the City Council of the City of South San Francisco:

SECTION 1 **Findings**

General Findings

1. The foregoing recitals are true and correct and made a part of this Ordinance.
2. The Record for these proceedings, and upon which this Ordinance is based, includes without limitation, Federal and State law; 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 General Plan and General Plan EIR, including all amendments and updates thereto; the South San Francisco Municipal Code; the draft Southline Specific Plan, the associated draft General Plan Amendments, the draft Southline Zoning Ordinance Amendments, the Southline EIR, including the Draft and Final EIR and all appendices thereto, all reports, minutes, and public testimony submitted as part of the Planning Commission meeting of June 2, 2022 and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2).
3. 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 Chief Planner, Tony Rozzi.

Zoning Ordinance and Map Amendment Findings

1. The proposed Rezone and Ordinance amendments are consistent with the adopted General Plan, as proposed for amendment, because the Rezone and Ordinance amendments will reinforce the General Plan policies related to land use and transportation, specifically located high-quality employment uses proximate to multi-modal transit opportunities, and creating additional connections and linkages in the Lindenville sub-area. Further, the Rezone and Ordinance Amendments do not conflict with any specific plans, and will remain consistent with the City's overall vision for redevelopment within the Lindenville sub-area. 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 subject property, i.e. the Southline Specific Plan Area, is suitable for the uses permitted in the proposed Southline Campus Zoning District in terms of access, size of parcels, relationship to similar or related uses, and other considerations deemed relevant by the Planning Commission and City Council because the introduction of the Rezone and Ordinance Amendments will introduce land use regulation and development standards to create a high-quality, high-intensity commercial employment center proximate to multi-modal transportation options.
3. The proposed Rezone and Ordinance Amendments, with the addition of the Southline Campus Zoning District, is not detrimental to the use of land in any adjacent zone because the Rezone and Ordinance amendments would provide for sufficient development, land use, and performance standards related to new development or alteration.

SECTION 2. Amendments

The Zoning Ordinance is hereby amended to add Section 20.290, Southline Campus Specific Plan District (Exhibit A), and the Zoning Map is hereby amended to add the Southline Campus Specific Plan District, and rezone the Southline Specific Plan Area from Business and Professional Office (BPO) to Southline Campus (S-C) (Exhibit B).

SECTION 3. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, the remainder of this Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council of the City of South San Francisco hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

SECTION 4. Publication and Effective Date

Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the Summary, and (2) post in the City Clerk’s Office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk’s Office a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This Ordinance shall become effective sixty (60) days from and after its adoption.

* * * * *

Introduced at a regular meeting of the City Council of the City of South San Francisco held the _____ day of _____, 2022.

Exhibit A: Zoning Ordinance Amendment

Chapter 20.290 Southline Campus Specific Plan District

Sections:

20.290.001: Purpose

20.290.002: Applicability

20.290.003: Relationship to Other Plans

20.290.004: Land Uses

20.290.005: Development Standards

20.290.006: Implementation and Administration

20.290.001 Purpose

This chapter establishes the Southline Campus Specific Plan (S-C) District and provides for coordinated planning and design principles for the property within this district. The S-C District implements the Southline Specific Plan, the purpose of which is to allow for development of a state-of-the-art transit-oriented commercial campus, including administrative, financial, business, and professional offices, R&D (including life sciences), supporting commercial services (e.g. retail, fitness, restaurants, etc.) and ancillary uses in an area that is proximate to BART and Caltrain stations.

20.290.002 Applicability

A. As used in this chapter, “Specific Plan” shall refer to the contents of the Southline Specific Plan, collectively.

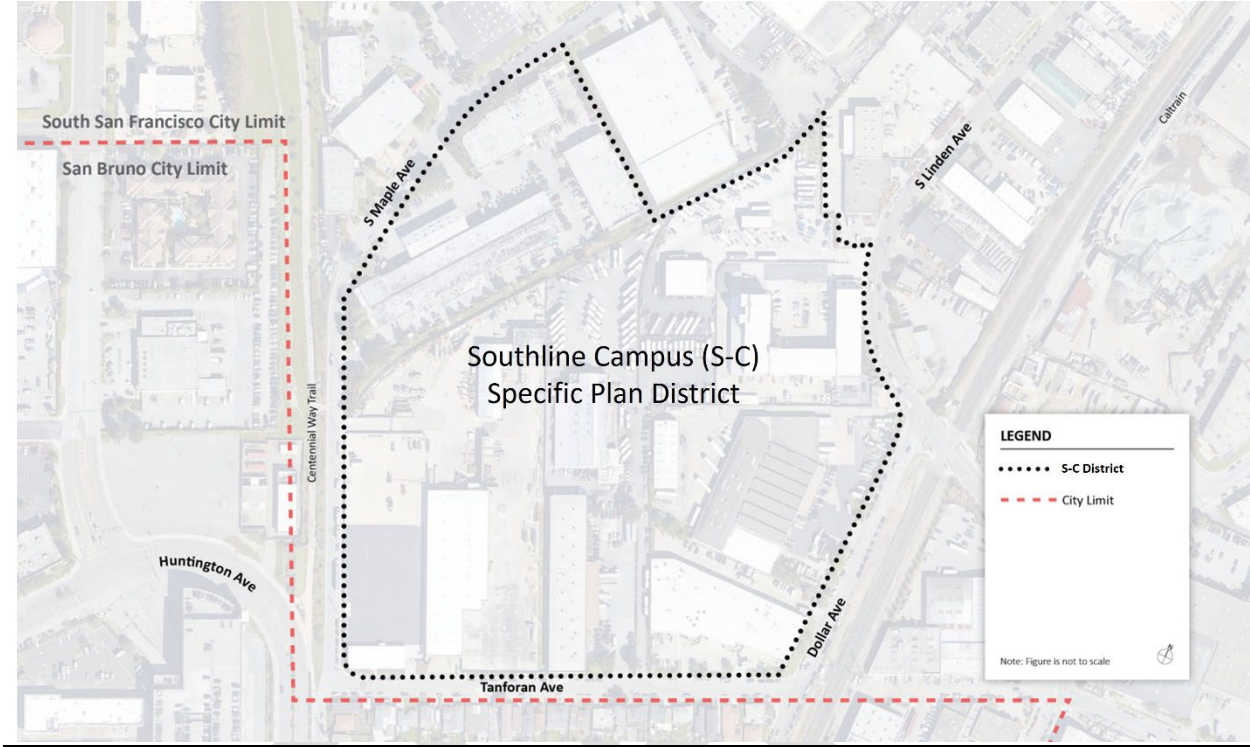
B. The regulations contained in this chapter are intended to implement the Southline Specific Plan and shall apply to the areas within the Southline Campus Specific Plan District (S-C) mapped on the Official Zoning Map.

20.290.003 Relationship to Other Plans

In the event of inconsistencies or conflict between the Southline Specific Plan and this Chapter 20.290 or any other provision of the South San Francisco Municipal Code, the provisions of the Southline Specific Plan take precedence, control, and govern in the SC district. Any activities regulated by the Municipal Code but not addressed in the Specific Plan or this Chapter 20.290 shall be regulated by the Municipal Code. Unless otherwise established in the Southline Specific Plan, all definitions and land use terms shall be interpreted consistent with the South San Francisco Municipal Code.

Figure 20.290.001

Southline Campus Specific Plan (SC) District



DRAFT

20.290.004 Land Uses

Table 20.290.001: Land Use Regulations, establishes the permitted, conditionally permitted, and prohibited uses within the SC District. The uses listed in Table 20.290.001: Land Use Regulations have the same meaning as those use classifications as defined under Chapter 20.620:Use Classifications of the City’s Zoning Ordinance, unless otherwise defined in this section 20.290.004 or in the Southline Specific Plan.

Within the SC District, all land area and structures/facilities therein are intended to be developed, divided, and/or used for those activities listed in Table 20.290.001: Land Use Regulations. Table 20.290.001 also includes references to generally applicable Municipal Code sections and other ordinances that the City uses to regulate development, where relevant.

Land uses in the table are grouped into general categories based on common function, product, or compatibility characteristics. These allowed use categories are called “use classifications.” Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may appropriately be within the classification. The following rules apply to use classifications:

Similar Uses. In cases where a specific land use or activity is not specifically listed in Table 20.290.001: Land Use Regulations, the Chief Planner may assign the land use or activity to a classification that is substantially similar in character. If the Chief Planner interprets that the use is substantially similar to a permitted or conditionally permitted use, then the use shall be permitted or conditionally permitted, as applicable. Use classifications and sub-classifications not listed in Table 20.290.001, Land Use Regulations, or not found to be substantially similar to the uses below are prohibited.

Illegal Uses. No use that is illegal under local, state, or federal law shall be allowed in any land use sub-designation within the S-C District.

“P” designates permitted uses subject to approval of a Precise Plan.

“MUP” designates use classifications that are permitted after review and approval of a Minor Use Permit by the Chief Planner.

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.

“-” designates uses that are not permitted.

Table 20.290.001: Southline Campus Specific Plan (S-C) District Land Use Regulations

Uses Permitted	Southline Campus Specific Plan (S-C) District	Additional Regulations
Public and Semi-Public Uses		
Community Assembly, small, 2,000 sq. ft. or less	P	See Community Assembly in Chapter 20.350
Cultural Institutions	P	
Government Offices	P	
Park and Recreation Facilities, Public	P	
Public Safety Facilities	P	
Commercial Uses		
Business Services	P	
Commercial Entertainment and Recreation	<i>See sub-classifications below</i>	
<i>Indoor Entertainment</i>	C	
<i>Indoor Sports and Recreation</i>	C	
<i>Outdoor Entertainment</i>	C	
<i>Outdoor Sports and Recreation</i>	P	
Eating and Drinking Establishments	<i>See sub-classifications below</i>	
<i>Coffee Shops / Cafes</i>	P	
<i>Restaurants, Full Service</i>	P	
<i>Restaurant, Limited Service</i>	P	
Lodging	<i>See sub-classifications below</i>	
<i>Hotels and Motels</i>	C	
Maker's Space	P	(1)
	P	
Offices	<i>See sub-classifications below</i>	
<i>Business and Professional</i>	P	
<i>Medical and Dental</i>	P	
<i>Walk-In Clientele</i>	P	
Personal Services	<i>See sub-classifications below</i>	
<i>General Personal Services</i>	P	See Personal Services in Chapter 20.350
<i>Instructional Services</i>	P	(2)
Retail Sales	<i>See sub-classifications below</i>	
<i>General Retail Sales</i>	P	
Parking Services	P	
Employment Uses		
Clean Technology	P	

Uses Permitted	Southline Campus Specific Plan (S-C) District	Additional Regulations
Handicraft / Custom Manufacturing	P	
Research and Development (R&D)	P	
Residential Uses	-	
Transportation and Utilities Uses		
Communication Facilities	<i>See sub-classifications below</i>	
<i>Antenna and Transmission Towers</i>	C	See Chapter 20.370 Antennas and Wireless Communications Facilities
<i>Facilities within Buildings</i>	P	
Transportation Hub	P	Use includes facilities for accommodation of shuttles and ride-share pickup and drop off zones, along with other features that may be included in any applicable Transportation Demand Management (“TDM”) programs within the Specific Plan area. Excludes light-fleet based services or freight forwarding uses.
Utilities, Major	C	
Utilities, Minor	P	
Other Applicable Use Regulations		
Nonconforming Uses	See Chapter 20.320 Nonconforming Uses, Structures, and Lots	
Temporary Uses	See Chapter 20.340 Temporary Uses	
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability	
<ol style="list-style-type: none"> 1. Maker’s Space: A workspace for an artist or artisan or for a group of artists or artisans practicing an applied art or craft. Production involves only the use of hand tools or small mechanical equipment. Typical uses include jewelry-making, pottery and ceramic studios with a kiln, glassblowing, metalworking, woodworking, and other arts with some associated impacts related to odors, fumes, noise, particulate matter emissions, or other disturbances. May include incidental direct sale to consumers of only those goods produced on–site. 2. Instructional Services: An establishment that offers specialized programs in personal growth and development such as music, martial arts, photography, vocal, fitness, yoga, dancing, and academic tutoring. Attendance is typically limited to hourly classes rather than full-day instruction. These establishments do not grant diplomas or degrees, though instruction could provide credits for diplomas or degrees granted by other institutions. Retail sales are permitted as an accessory use. 		

20.290.005 Development Standards

Table 20.290.002 prescribes the development standards for the S-C District. Additional regulations are denoted in the right-hand column. Section numbers in this column refer to other sections of this Ordinance. All buildings, excluding parking garages, shall conform to the following standards. Please refer to the Southline Specific Plan for detailed design guidelines, which along with the Development Standards contained in the following table, should be used to guide the review and approval of development within the S-C District.

Table 20.290.002: Southline Campus Specific Plan District Development Standards

Standard	Southline Campus Specific Plan (S-C) District	Additional Regulations
Lot and Density Standards		
Maximum Floor Area Ratio	2.4 (1)	See Chapter 20.040 Rules of Measurement, including Section 20.040.008 Determining Floor Area and Section 20.040.009 Determining Floor Area Ratio.
Maximum Lot Coverage	70%	See Section 20.040.010 Determining Lot Coverage
Minimum Open Space Coverage	15% (2)	
Building Form and Location		
Maximum Height (ft)	Maximum height limits permissible under Federal Aviation Regulations Part 77 and San Francisco International Airport ALUCP Critical Aeronautical Surfaces provisions	Subject to FAA Part 77 notification and determination requirements. See Specific Plan Figure 2-8: Conceptual Building Height.
Minimum Yards (ft) (3)		
<i>Front</i>	10	
<i>Interior Side</i>	10	
<i>Street Side</i>	10	
<i>Tanforan Avenue</i>	40	Setbacks are 40 feet as measured from Tanforan Avenue right of way, with the exception of the cul-de-sac at the western end of Tanforan Avenue, where buildings may be

Standard	Southline Campus Specific Plan (S-C) District	Additional Regulations
		sited within 20' from the Tanforan Avenue right of way
<i>Sneath Avenue Extension</i>	0	Landscape buffers should be used to visually screen and soften the perimeter of the SC District, including along the Sneath Avenue extension.
<i>Rear</i>	10	
Parking and Loading		
Maximum Parking Ratio (4)	1.65 spaces / 1,000 sq. ft.	Additional valet parking up to a 2.0 / 1,000 sq. ft. ratio may be permitted, with staff review and approval of a valet parking plan.
Minimum Bicycle Parking	1 space / 3,000 sq. ft.	Approximately 90% of bicycle spaces will be provided for long-term use and the remaining 10% will be for short-term use. The specific allocation and location of short-term and long-term spaces will be established and approved under each Precise Plan.
Loading Spaces	1 space / building	Minimum size shall not be less than 12 feet wide, 45 feet long, and 14 feet high, exclusive of driveways for ingress and egress, maneuvering areas and setbacks.
<ol style="list-style-type: none"> 1. Total allowable floor area and floor area ratio (FAR) shall be calculated based on entire Specific Plan area (inclusive of Southline Avenue and other dedicated improvements) rather than on a lot-by-lot basis. The total allowable floor area shall be 2,800,000 square feet across the entire S-C District, which equates to approximately 2.4 FAR, exclusive of underground and structured parking, and any other applicable exceptions provided under SSFMC Chapter 20.040 Rules of Measurement. 2. Total allowable open space area shall be calculated based on entire S-C District (inclusive of the Sneath Avenue Extension and other dedicated improvements) rather than on a lot-by-lot basis. Open space includes all landscaped areas, sidewalks and pathways, decorative paving and passive and active areas. 3. Setbacks are measured from property line to the exterior wall of the primary building, with the exception that setbacks from Tanforan Avenue shall be measured from that public right of way to the exterior wall of the primary building. Subterranean garages within the S-C District are not subject to setback requirements. Setbacks within the S-C District are not subject to per SSFMC 20.040.012 (Determining Setbacks (Yards)) and SSFMC 20.300.011 (Projections into Required Yards). Accessory buildings and structures within 		

Standard	Southline Campus Specific Plan (S-C) District	Additional Regulations
<p>the Specific Plan area are not subject to Municipal Code § 20.300.002: Accessory Buildings and Structures, including setback requirements included therein.</p> <p>4. Maximum parking ratio shall be calculated based on entire Specific Plan area (inclusive of Southline Avenue and other dedicated improvements) rather than on a lot-by-lot basis. Parking incorporated within Building 2 (Amenities Building) shall not count towards the maximum 1.65 parking ratio; parking within Building 2 (Amenities Building) shall be utilized for Specific Plan area visitors and Amenities Building customers, staff, and affiliates.</p>		

20.290.006 Implementation and Administration

Refer to Chapter 6: Implementation of the Southline Specific Plan for information regarding implementation and administration.

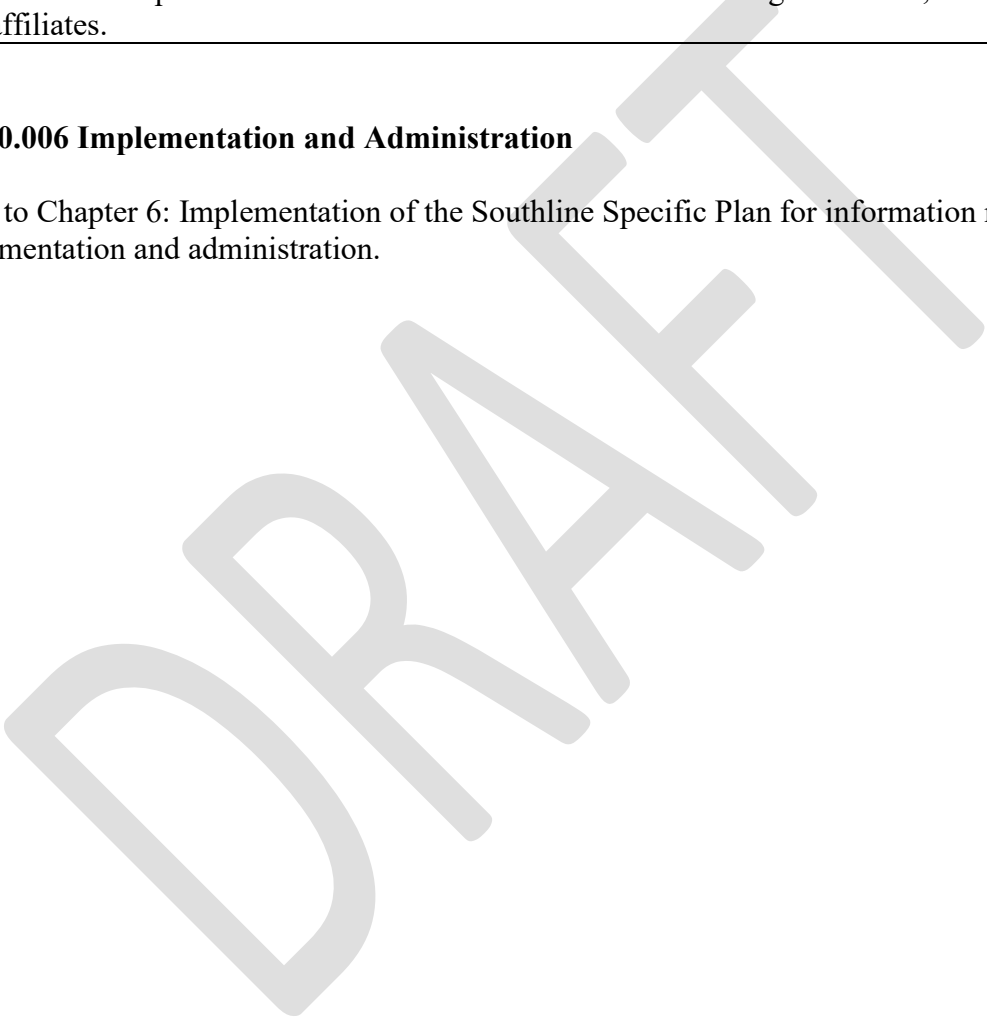
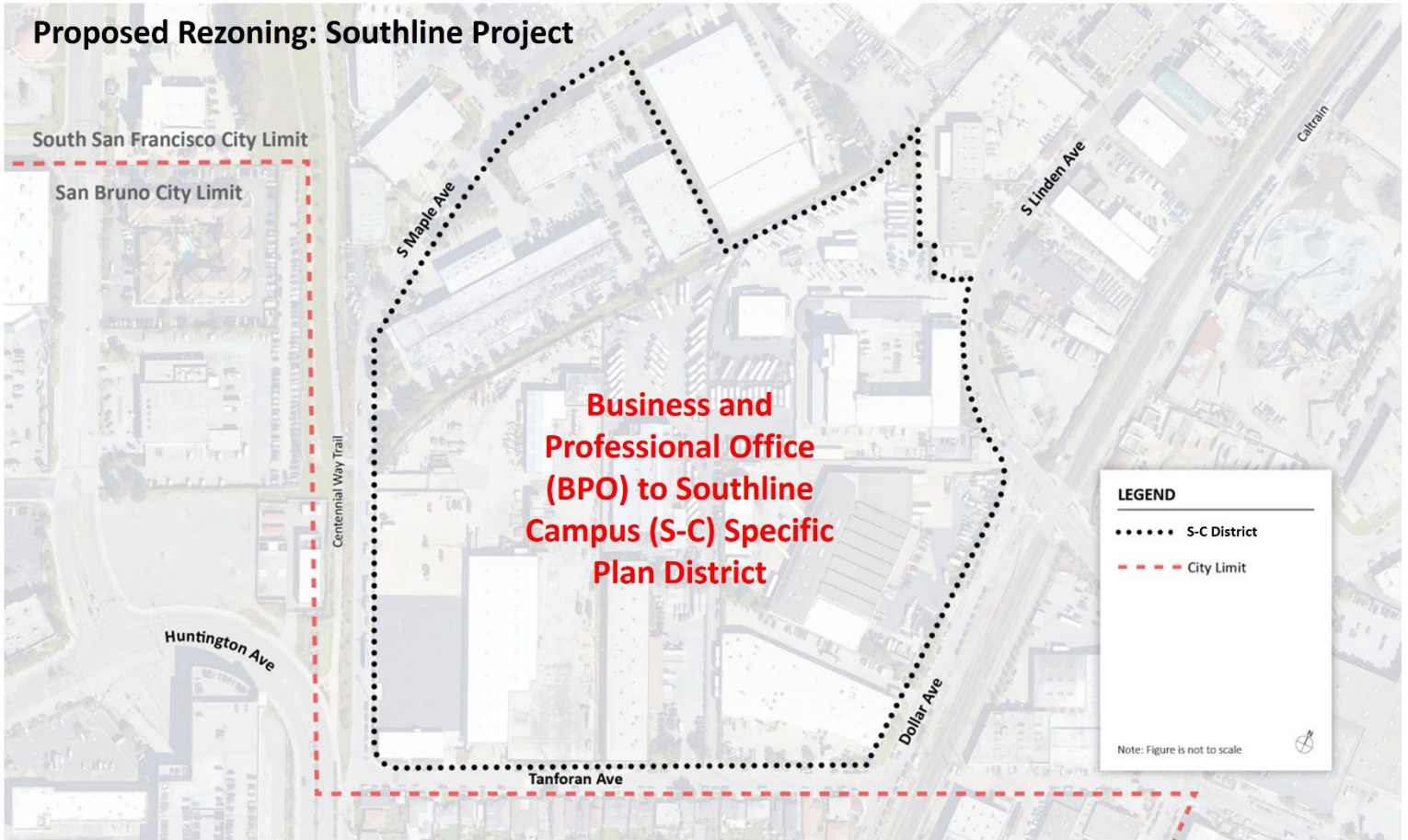


Exhibit B: Zoning Map Amendment



DR