

City of South San Francisco

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



Regular Meeting Agenda

Thursday, March 16, 2023

7:00 PM

Municipal Services Building, Council Chambers
33 Arroyo Drive, South San Francisco, CA

Planning Commission

ALEX TZANG, Chairperson
NORMAN FARIA, Vice Chairperson
SAM SHIHADDEH, Commissioner
MICHELE EVANS, Commissioner
SARAH FUNES, Commissioner
AYSHA PAMUKCU, Commissioner
JOHN BAKER, Commissioner

How to observe the Meeting (no public comment):

<https://www.ssf.net/government/city-council/video-streaming-city-and-council-meetings/planning-commission>

ZOOM LINK BELOW -NO REGISTRATION REQUIRED

Join Zoom meeting: <https://ssf-net.zoom.us/j/82584801637> (Enter your email and name)

Webinar ID: 825 8480 1637 Join by Telephone: +1 669 900 6833

Teleconference participation is offered in the meeting via Zoom as a courtesy to the public. If no members of the Commission are attending the meeting via teleconference, and a technical error or outage occurs on the teleconference feed, the Commission will continue the meeting in public in the Council Chambers.

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.

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

1. By Zoom: When the Clerk calls for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.
2. By Phone: Enter the conference ID found on the agenda. When the Clerk calls for the item on which you wish to speak, Click *9 to raise a hand to speak. Click *6 to unmute when called.
3. In Person: Complete a Digital Speaker Card located at the entrance to the Council Chamber's. 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 ALLEGIANCE

AGENDA REVIEW

ANNOUNCEMENTS FROM STAFF

PUBLIC COMMENT

Under the Public Comment section of the agenda, members of the public may speak on any item not listed on the Agenda and on items listed under the Consent Calendar. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting. Written comments on agenda items received prior to 5:00 p.m. on the day of the meeting will be included as part of the meeting record but will not be read aloud.

If there appears to be a large number of speakers, the Clerk may reduce speaking time to limit the total amount of time for public comments (Gov. Code sec. 54954.3(b)(1)). Speakers that are not in compliance with the Planning Commission's rules of decorum will be muted.

Attachments: [03-16-23 PC - 2023-03-15 CAA Letter of Support](#)
[03-16-23 PC - BAC Support Letter March](#)
[03-16-23 PC - Memo to PC 3-13-23](#)

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 of draft minutes from the February 16, 2023 Planning Commission](#)

Attachments: [02-16-23 PC Final Minutes](#)

2. [Master Sign Program and Design Review for two previously approved life science buildings located at 480/490 Forbes Boulevard \(aka 440 Forbes Boulevard\) in the Business and Technology Park \(BTP\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA. \(Christy Usher, Senior Planner\)](#)

Attachments: [Attachment 1 - DRB Comment Letter](#)
[Attachment 2 - Project Plans](#)
[Attachment 3 - Draft Findings and Conditions of Approval](#)

PUBLIC HEARING

3. [Report regarding applications for Design Review and Transportation Demand Management to construct a new 7-story, 85 foot tall, residential housing development consisting of 543 housing units located at 7 South Linden Avenue in the T5 Corridor zone district, and determination that the project is consistent with the 2040 General Plan Environmental Impact Report \(EIR\), pursuant to California Environmental Quality Act \(CEQA\) Guidelines section 15162 and related CEQA requirements. \(Christy Usher, Senior Planner\)](#)

- 3a. [Resolution making findings and determining that the environmental effects of the proposed 543 residential housing units located at 7 South Linden Avenue is consistent with the adopted 2040 General Plan EIR and would not necessitate the need for preparing a subsequent environmental document pursuant to the criteria of CEQA Guidelines Sections 15162 and 15168, and is eligible for streamlining per CEQA Guidelines Section 15183.](#)

Attachments: [Exhibit A - Environmental Checklist](#)
[Exhibit B General Plan EIR and MMRP](#)

- 3b. [Resolution making findings and approving entitlements for the proposed Project \(P22-0024\) including Design Review \(DR22-0007\) and Transportation Demand Management Plan \(TDM22-0002\) to construct a new 7-story, 85 foot tall, residential housing development consisting of 543 housing units located at 7 South Linden Avenue in the T5 Corridor zone district.](#)

Attachments: [Exhibit A - Final Draft COAs 7 So Linden](#)
[Exhibit B _ Project Plans](#)
[Exhibit C - Transportation Demand Management](#)
[Exhibit D - DRB Comment Letter](#)
[Exhibit E - Parking Management Plan](#)
[Exhibit F - Transportation Study](#)

ADMINISTRATIVE BUSINESS

4. [Report regarding the 2022 Housing Element and General Plan Annual Progress Report. \(Tony Rozzi, Chief Planner and Stephanie Skangos, Associate Planner\)](#)
Attachments: [Attachment 1 - Annual Housing Element Progress Report for 202](#)
[Attachment 2 - Annual Housing Element Progress Report for 202](#)
[Attachment 3 - Analysis of South San Francisco General Plan wit](#)

5. [Report regarding an informational update on a proposed ordinance to adopt an all-electric Reach Code for new nonresidential construction and Electric Vehicle Charging infrastructure reach code for new residential and nonresidential construction. \(Christina Fernandez, Chief Sustainability Officer; Leila Silver, City Consultant-ID 360; and Philip Perry, Chief Building Official\)](#)
Attachments: [Attachment 1- Draft Reach Code Ordinance](#)
[Attachment 2- Council Study Session Staff Report 22-718](#)
[Attachment 3- Council Study Session Staff Report 21-791](#)

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 COMMISSIONADJOURNMENT

**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 \$1725. The cost for appeals filed by adjacent property owners is \$862.