

FINDINGS OF APPROVAL
P23-0124: UP 23-0006 & TDM23-0008
250 UTAH AVENUE

(As recommended by City Planning Staff on August 15, 2024)

As required by the Use Permit Procedures (SSFMC Chapter 20.490) and Transportation Demand Management (TDM) (SSFMC Chapter 20.400), the following findings are made in support of a Use Permit and a TDM plan for a parcel hub use at 250 Utah Avenue in Mixed Industrial High (MIH) Zoning District with an off-site parking lot at 501 S. Airport Boulevard in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), based on materials submitted to the City of South San Francisco Planning Division which include, but are not limited to: Application materials prepared by applicant, submitted November 28, 2023; Use Permit staff report dated August 15, 2024; and Conditions of Approval.

REQUIRED FINDINGS

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the South San Francisco Municipal Code.

Supportive Evidence:

The project site is located within the Mixed Industrial High (MIH) Zoning District. Pursuant to the land use regulations in Sections 20.100.002, parcel hubs are permitted in Mixed Industrial High (MIH) Zoning Districts with a Conditional Use Permit.

- B. The proposed use is consistent with the General Plan and any applicable specific plan.

Supportive Evidence:

The project is consistent with the General Plan which designates the site as Mixed Industrial High land use and the parcel hub is meeting the intent of the adopted General Plan Designation.

- C. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.

Supportive Evidence:

The project will not adversely impact the public health, safety, or general welfare of the community, or be detrimental to surrounding properties or improvements. The parcel hub will be operated within an existing building and no exterior alteration is proposed.

- D. The proposed use complies with any design or development standards applicable to the zoning district or the use in question as may be adopted by a resolution of the Planning Commission and/or the City Council.

Supportive Evidence:

The project complies with design and development standards applicable to the MIH Zoning District and use. No exterior modification is proposed, and the proposed use would be operated within the existing facility.

Findings of Approval

- 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.

Supportive Evidence:

The design, location, size, and operating characteristics of the project would be compatible with the existing and reasonably foreseeable future land uses in the vicinity. The project would be within the existing structure and no exterior change is proposed.

- 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.

Supportive Evidence:

The site is physically suitable for the type, density, and intensity of the project use, including access, utilities, and the absence of physical constraints. The main access to the project site would remain the same from Utah Avenue and no physical expansion of the existing building is proposed.

- G. An environmental determination has been prepared in accordance with the California Environmental Quality Act.

Supportive Evidence:

In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorical Exempt per the provisions of Section 15301, Class 1, Existing Facilities.

- H. The proposed TDM program is feasible and appropriate for the project, considering the proposed use or mix of uses and the project's location, size, and hours of operation.

Supportive Evidence:

The submitted TDM plan is satisfying 31 points out of 30 required points. The TDM plan includes a range of measures that are appropriate to the site, including carpool/vanpool programs and parking, bicycle parking and amenities, designated TDM coordinator, improved bicycle and pedestrian connections, and flexible work schedules.

- I. The proposed TDM program meets the points requirements indicated for the tier and land use of the project.

Supportive Evidence:

The minimum 30 points are required for warehouse/distribution use (Tier 2) and the project TDM Plan proposes 31 points out of 30 required points.

**FINDINGS OF APPROVAL
P23-0125: UP 23-0007 & TDM23-0009
400 LITTLEFIELD AVENUE**

(As recommended by City Planning Staff on August 15, 2024)

As required by the Use Permit Procedures (SSFMC Chapter 20.490) and Transportation Demand Management (TDM) (SSFMC Chapter 20.400), the following findings are made in support of a Use Permit and a TDM plan for a parcel hub use at 400 Littlefield Avenue in Mixed Industrial High (MIH) Zoning District with an off-site parking lot at 501 S. Airport Boulevard in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), based on materials submitted to the City of South San Francisco Planning Division which include, but are not limited to: Application materials prepared by applicant, submitted November 28, 2023; Use Permit staff report dated August 15, 2024; and Conditions of Approval.

REQUIRED FINDINGS

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the South San Francisco Municipal Code.

Supportive Evidence:

The project site is located within the Mixed Industrial High (MIH) Zoning District. Pursuant to the land use regulations in Sections 20.100.002, parcel hubs are permitted in Mixed Industrial High (MIH) Zoning Districts with a Conditional Use Permit.

- B. The proposed use is consistent with the General Plan and any applicable specific plan.

Supportive Evidence:

The project is consistent with the General Plan which designates the site as Mixed Industrial High land use and the parcel hub is meeting the intent of the adopted General Plan Designation.

- C. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.

Supportive Evidence:

The project will not adversely impact the public health, safety, or general welfare of the community, or be detrimental to surrounding properties or improvements. The existing parcel hub will be operated within an existing building and no exterior alteration is proposed.

- D. The proposed use complies with any design or development standards applicable to the zoning district or the use in question as may be adopted by a resolution of the Planning Commission and/or the City Council.

Supportive Evidence:

The project complies with design and development standards applicable to the MIH Zoning District and use. No exterior modification is proposed, and the proposed use would be operated within the existing facility.

Findings of Approval

- 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.

Supportive Evidence:

The design, location, size, and operating characteristics of the project would be compatible with the existing and reasonably foreseeable future land uses in the vicinity. The project would be within the existing structure and no exterior change is proposed.

- 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.

Supportive Evidence:

The site is physically suitable for the type, density, and intensity of the project use, including access, utilities, and the absence of physical constraints. The access to the project site would remain the same from the Littlefield Avenue and no physical expansion of the existing building is proposed.

- G. An environmental determination has been prepared in accordance with the California Environmental Quality Act.

Supportive Evidence:

In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorical Exempt per the provisions of Section 15301, Class 1, Existing Facilities.

- H. The proposed TDM program is feasible and appropriate for the project, considering the proposed use or mix of uses and the project's location, size, and hours of operation.

Supportive Evidence:

The submitted TDM plan is satisfying 31 points out of 30 required points. The TDM plan includes a range of measures that are appropriate to the site, including carpool/vanpool programs and parking, bicycle parking and amenities, designated TDM coordinator, improved bicycle and pedestrian connections, and flexible work schedules.

- I. The proposed TDM program meets the points requirements indicated for the tier and land use of the project.

Supportive Evidence:

The minimum 30 points are required for warehouse/distribution use (Tier 2) and the project TDM Plan proposes 31 points out of 30 required points.