



## 2023 ANNUAL REPORT

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City of South San Francisco Planning Commission  
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# Introduction

Genentech, the world's first biotechnology company, was founded in 1976 and is located in South San Francisco. Genentech performs a wide range of functions at its South San Francisco campus, including research and development, clinical manufacturing, distribution, marketing and administration. With approximately 9,000 full-time staff and anywhere from 2,000 to 5,000 consultants and contractors working in South San Francisco, Genentech remains its largest employer. The Genentech campus occupies approximately 207 acres in the city's East of 101 District, which, due in large part to Genentech's founding presence, has become a world-renowned biotechnology hub.

## Genentech Master Plan District

In late 2020, the South San Francisco City Council adopted the updated Genentech Campus Master Plan, certified the Programmatic Environmental Impact Report, and amended Chapter 20.260 of the Zoning Ordinance, which governs the Genentech Master Plan District. The Master Plan was originally established in 1995 to guide the company's growth and development of the Central Campus and to ensure that future growth would be consistent with goals and policies of the East of 101 Area Plan and the South San Francisco General Plan.

The 2020 Master Plan outlines parameters for development potential that would allow the campus to increase up to approximately 9 million square feet from the approximately 4.7 million square feet on the campus at the time of adoption, representing a total campus-wide allowable Floor Area Ratio (FAR) of 1.0. No specified time frame is established for this potential growth.

In addition, the 2020 Master Plan aims to do the following:

- It articulates a vision for new growth and development within the Campus that will serve as a general guide for the future placement and design of individual buildings and other Campus improvements over time — it is an overall development program providing the basis for future approvals.
- It fosters intensification of development and infill development within the Campus, befitting its setting on the city's eastern Bayshore and capitalizing on views and access to the waterfront.
- It promotes travel to and from the Campus using alternative modes other than single-occupant vehicles, furthering the City's transportation objectives by emphasizing off-site Transportation Demand Management (TDM) strategies, on-Campus shuttles and pedestrian and bicycle access and mobility.
- It establishes the basis for changes and amendments to the City's Genentech Master Plan District zoning regulations, intended to ensure consistency and reliability between this Master Plan Update and the City's regulatory land use tools.
- It provides the City and Genentech with flexibility to implement this Master Plan Update on an incremental, project-by-project basis, such that new elements of the Campus will

maintain or exceed the high standards of design and construction that Genentech has established at the Campus.

## Purpose of the Annual Report

The Annual Report is required by the Genentech Master Plan District ordinance, SSF Municipal Code Section 20.260.006(E). It must address, as appropriate, the status of facility-wide improvements, progress in completing the required tasks and benchmarks described in the Implementation Plan, anticipated new construction or renovation projects, projected changes in the facility usage and requirements, an update on TDM and parking needs, an update on mobile vendor (employee amenity) activities on the Genentech campus, advance notice of any proposed changes to the facility-wide development standards or design guidelines and notice of any changes that have been made to the Facility Master Plan since the most recent Annual Report.

# 2023 Campus Development and Buildout

## 2020 Master Plan Baseline and Maximum Development

The 2020 Master Plan establishes its development baseline in Chapter 2, Land Use. Both 2017 and 2019 values for square footage of building space are provided in the plan. The Master Plan’s Environmental Impact Report (EIR) utilized a 2017 baseline, but these values were updated for presentation in the plan itself in 2019 when final drafts were being prepared. Moving forward, the 2019 square footage baseline will be referred to in the Annual Report, unless specific references to buildout used in the EIR are required.

The 2020 Master Plan permits a maximum campus-wide buildout of 9,008,000 square feet and a total floor area ratio (FAR) of 1.0. The FAR calculation does not include childcare facilities, which are exempt from FAR limitations per the General Plan. Unlike previous Master Plans, the 2020 Plan does not specify how the square footage must be distributed by subcampus or by land use type; it may be allocated to any permissible use anywhere within the campus boundaries.

## 2023 Net Square Footage and Floor Area Ratio Change

While Genentech engaged in construction activity in 2023, no net new square footage was added to the campus this year. Rather, development activity was limited to upgrades and maintenance of existing facilities, as well as the engagement of several major construction projects to be delivered in 2024, such as B38; and tenant improvements to B86, a leased lab facility located off the main campus (but located in the East of 101 district).

Table 1, below, shows the 2019 baseline square footage and campus-wide FAR and the totals for 2022 and 2023 (which are equal), compared to the total permissible buildout under the Master Plan. FAR calculations utilize the total campus acreage of 206.8. 2022/2023 square footage total is less than baseline because of net square footage loss (demolition) that occurred in 2020.

**Table 1: Baseline and Net Buildout, 2023**

	2019 Master Plan Baseline (rounded)	2022/2023 Total	Allowed at Buildout
Subtotal Square Footage	4,845,000	4,749,830	9,008,000
FAR	0.54	0.54	1.0
Plus Childcare	124,000	124,000	124,000+
Total Square Footage	4,968,000	4,873,830*	9,008,000+

Notes: Baseline sq. ft. rounded. Total allowable buildout and FAR does not include childcare.  
 \* Does not include Lithotype Co. Inc. parcels or square footage acquired by Genentech in 2023. Property to be rezoned into Genentech Master Plan District at a later date.

## Leasing Activity

While the Master Plan pertains to the land covered by the Genentech Master Plan Zoning District, Genentech does lease some properties elsewhere in the East of 101 District, and the Annual Report typically includes reporting on this activity. In addition, while most of the land within the Zoning District is owned by Genentech, some of it is leased (the Master Plan still applies to these leased buildings that are within the Zoning District as long as they are controlled by Genentech).

### **Within Master Plan Boundary**

There were no new leases within the Master Plan boundary during 2023.

### **Outside Master Plan Boundary**

In 2023, core and shell construction was completed at the leased, approximately 208,000 square foot lab building located at 751 Gateway Boulevard, to be known as B86. Tenant improvements are anticipated to be completed in Q3 of 2024.

## Other Site Projects

### **Campus Vision Plan**

Genentech spent 2023 engaged in an internal planning exercise that envisions the future campus as a modernized, denser, increasingly walkable environment that is more supportive of science and biotechnological advancements. The vision is a work in progress and will, ultimately, be consistent with the Master Plan. Projects that would implement the plan will be brought forward to the City through the normal entitlement process.

## Upcoming Development Activity

Genentech is nearing the completion of a new, approximately 12,100 square foot building (B38) to house its Security Operations. The building is planned to open in May 2024. There is no other planned, upcoming development activity approved at this time.

# Transportation Demand Management and Parking

Traditionally, Genentech has completed a cordon count of vehicles entering the campus, a transportation mode share analysis and a parking inventory/occupancy count, annually. While these activities were placed on hold during the Covid-19 pandemic in 2020 and 2021, Genentech resumed them in 2022, which established a “new baseline” for understanding commuting patterns moving forward. The cordon count, mode share analysis and parking count were conducted in the second week of November of 2023 by a third party, and results are included in this report.

## Transportation Demand Management and Mode Split

A typical three midweek days in mid November 2023 were selected for the cordon count. On these days, the average number of workers arriving at the South San Francisco site during the AM peak hour was approximately 6,016, or just over sixty-six percent of the total population (Figure 1). Of these arrivals to campus, around 61 percent drove alone, and just over 39 percent took an alternative mode of transportation (Figure 2). Of those taking alternative modes, the Genenbus (commuter coaches) accounted for nearly 55 percent of trips. Carpooling was second most popular, at 18 percent. Another seven and a half percent took the GenenBus transit connectors, which are the buses serving the Glen Park BART station, the Millbrae Caltrain/BART station, and the South San Francisco ferry terminal. As this trip accounts for workers’ last leg of their journey, it is not known what mode of transportation they took prior to getting on the transit connector, but is generally assumed to be a mix of public transportation modes. Perhaps surprisingly, pedestrians (counted coming off the Bay Trail) accounted for nearly seven percent of arrivals to the campus. Vanpool, biking, motorcycling, and taxi/rideshare combined made up the remaining eight or so percent (Figure 3). See figures below.

Figure 1: Total SSF Genentech Population Work Location

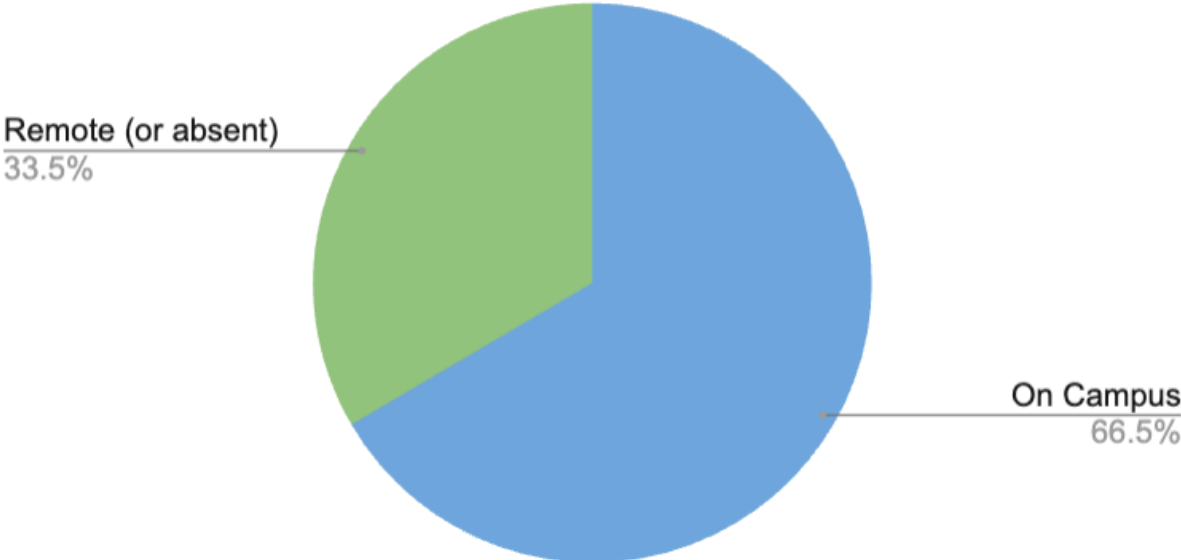


Figure 2: Drive Alone Rate, On-Campus Population

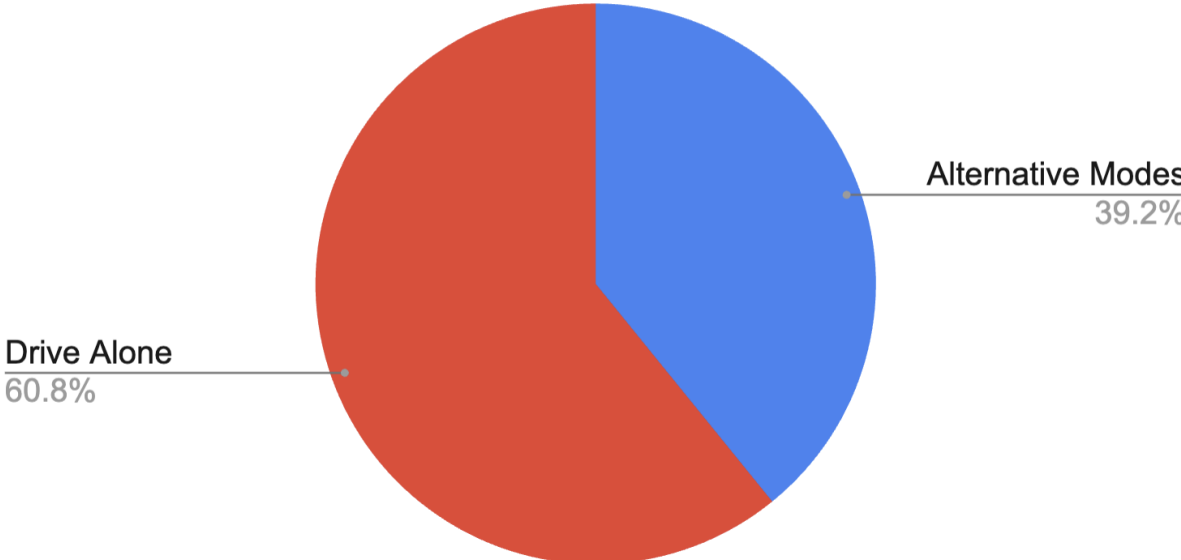
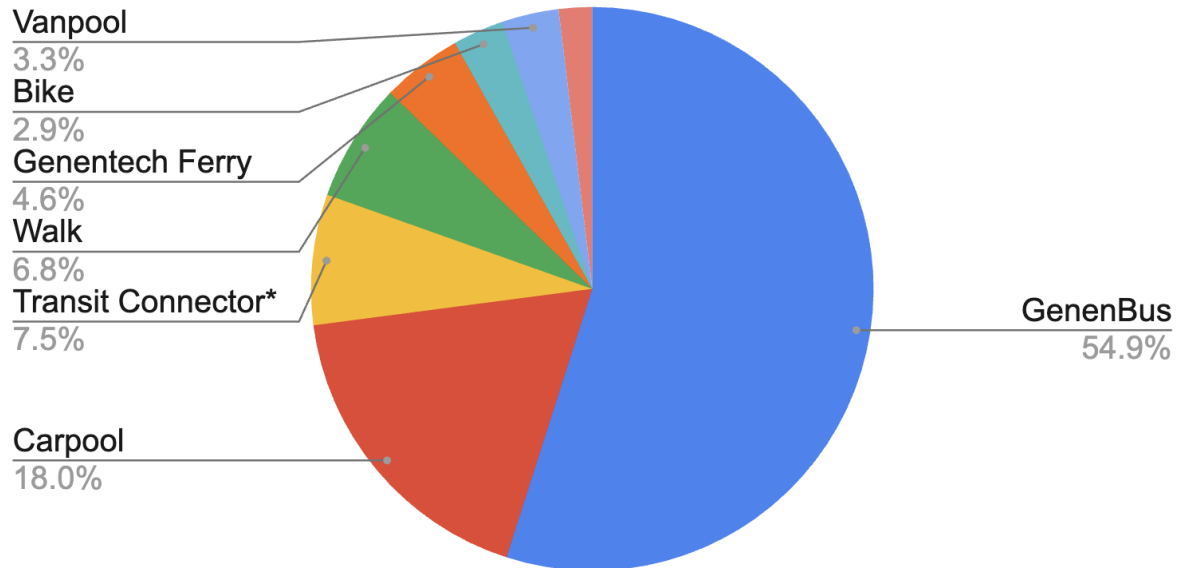




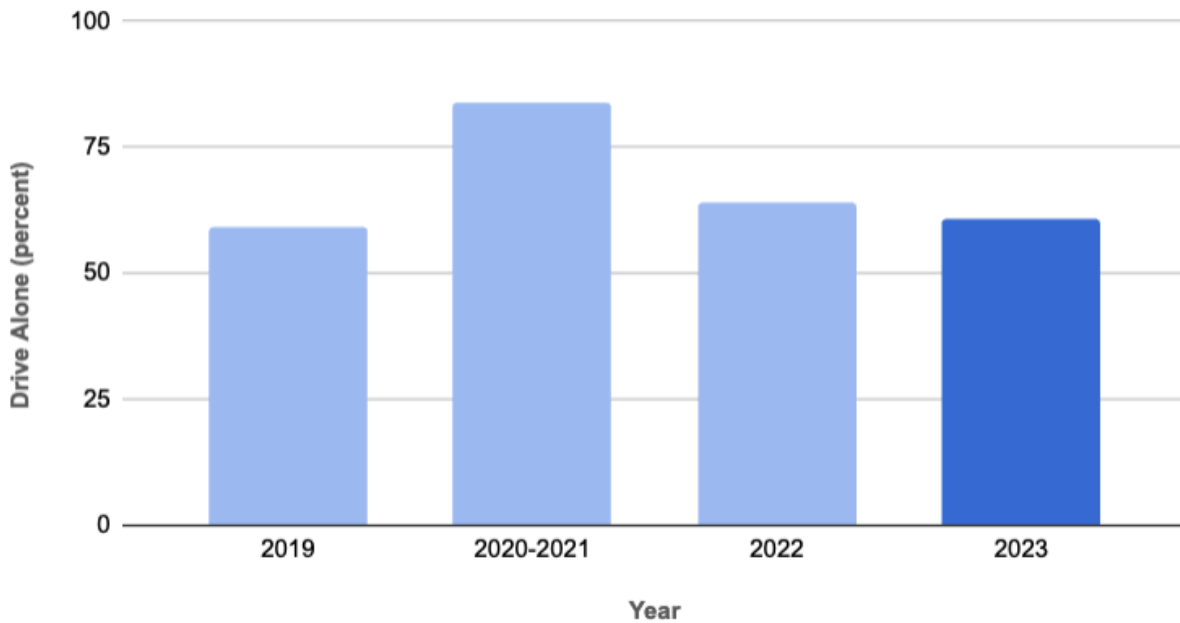
Figure 3: Alternative Mode Split, On-Campus Population



\*Transit Connector: GenenBus serving Glen Park BART, Millbrae Caltrain/BART, and South San Francisco Ferry Terminal.

2023 saw a 61 percent drive-alone rate, which is closer to Genentech's pre-pandemic average of 58-60 percent; this represents an improvement over 2022 when 64 percent of workers coming to campus drove alone (Figure 4). The 61 percent rate reported here is an encouraging sign that workers are continuing to embrace alternative modes of transportation.

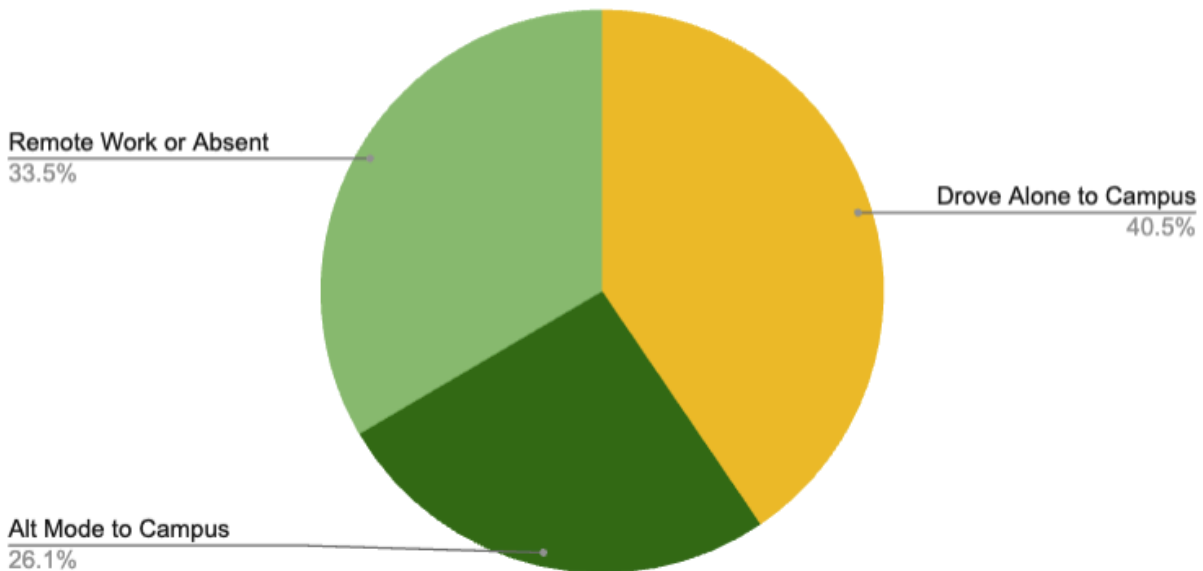
Figure 4: Drive Alone Rate Over Time



Moreover, when considering remote work or absence as trips to the campus avoided, the overall alternative mode split rises to 60 percent – the total of remote work or absent, at nearly 34 percent, and travel by alternative mode to the campus, at 26 percent (Figure 5, below).

There is an expectation that employees will spend at least 50 percent of their time on site. The timing of the cordon count reflects this phase of on-campus presence.

Figure 5: Total Mode Split, Including Remote Work



## Trip Cap

New to the 2020 Master Plan was the establishment of a trip cap, which limits daily AM peak hour single occupancy vehicle (SOV) trips to the campus to no more than 5,216. Compliance with the trip cap is determined via the cordon count, which reported an average of 3,661 AM peak hour SOV trips, well below the limit set by the Plan.

## Parking

A formal parking inventory/occupancy count was conducted in 2023 over the same three days as the cordon count. Overall occupancy across all space types (regular employee, carpool, visitor, ADA, etc.) was approximately 70 percent. Genentech's parking inventory has declined to approximately 6,400 spaces, as several lots have been redeveloped for new buildings and converted to bus parking. However, with just over 3,600 people commuting by car, parking availability is not a concern. While Genentech has no immediate plans to replace lost parking, it may do so in conjunction with future development projects should they move forward to accommodate any headcount growth.

# Proposed Changes to Development Standards or Design Guidelines

None at this time.

# Mobile Vendor and Employee Amenity Activities

No changes at this time.

# Addition or Removal of Lots from the Master Plan District

Genentech acquired the parcels registered at 333 Point San Bruno Boulevard (APNs 015-250-140 and 015-250-410), which consist of 1.881 total acres and an existing structure of approximately 40,000 square feet, and is the current home to Lithotype Company, Inc. The closing date of the transaction was November 15, 2023. Genentech will be working with the Planning Division in the future to process a rezoning of the property to the Genentech Master Plan District.

# Development Agreement

In 2023, pursuant to the Development Agreement associated with the Master Plan, Genentech completed the following payments to the City.

*Prepayment of development impact fees:*

- Housing: \$2 million
- Transportation: \$2 million

*Contribution of \$100,000 towards a new Community Fund to provide resources to local community-serving organizations and events. 2023 funded recipients include:*

- **Boys & Girls Club of the Peninsula:** BGCP's year round expanded learning program at Orange Park Clubhouse provides a safe, inclusive community where over 600 students find a sense of belonging, build positive relationships, discover their talents and set goals for their futures.
- **City of South San Francisco:** The South San Francisco Volunteer Gala is an event held to celebrate all of the volunteers who have contributed time to serving the South San Francisco Community. During this night of celebration, volunteers who qualify for the

President's Volunteer Service Award and Mayor's Award will be recognized for their outstanding contributions.

- **Peninsula Family Service:** The Financial Empowerment program provides financial literacy education, one-on-one credit counseling, access to lending circles and auto loans, and other services designed to assist low-income South San Francisco residents in their efforts to break cycles of debt and, ultimately, maintain economic stability. Program participants are empowered with knowledge, skills, and tools to take better control of their finances, build credit, accumulate assets, and achieve long-term personal financial goals.
- **P.I.E.F.E.S.T. (Pacific Islanders Encouraging Fun, Engineering, Science and Technology):** Robotics education and mentorship to underrepresented Pacific Islander students in grades K-5 in South San Francisco. The program aims to inspire and empower the next generation of diverse innovators and leaders in robotics and related disciplines.
- **Sister-to-Sister Leadership Conference:** The Conference inspires at-risk AANHPI girls and young women to reflect on the issues that affect today's young women, including self & body image, mental health, anti-bullying, relationships, cultural identity, sexual health, and alcohol, tobacco & other drugs. The goal of the event is to emboldened participants to impact and influence their peers and community by setting realistic goals and empowering themselves.
- **South San Francisco Public Library:** "Tech Talks: Discover the Future of STEM at the Library" is a series of STEM programming for adults and young adults (teens) that aim to provide ways for Library cardholders to learn and engage with science and technology concepts in the new Library spaces. In addition to public presentations, they will also promote and educate the public on the Library's scientific journals and databases such as Nature, LinkedIn Learning, Coursera, e-magazines, and more.
- **Sitike Counseling Center:** Each year millions of Americans face the reality of living with mental illness. During May, Sitike joined the national movement to raise awareness about mental health by offering free mental health first aid training and a two-day "Navigating the Behavioral Healthcare System" conference in partnership with the City of South San Francisco and Mental Health Association.

Additional background on the Community Fund, newly created in 2021 per the Development Agreement, is provided in the Appendix.

# APPENDIX

## South San Francisco Community Fund Additional Information

### Overview

The goal of Genentech's SSF Community Fund is to support programs that serve South San Francisco residents and events that enhance South San Francisco residents' sense of pride and community. Organizations are invited to complete a short funding proposal if they meet the criteria and requirements for the fund.

### Eligibility Criteria

- Program or event must be primarily focused on SSF Community (defined as 30%+ of program services/hours serving SSF residents)
- Public charity or US Government entity
- Program or event should start 3-6 months from the time of initial request
- \$5K minimum ~ \$25K maximum grant request

### Funding Requirements

The organization must be recognized by the IRS as a tax exempt, public charity under sections 501(c)(3) and 501(c)(6) of the Internal Revenue Code and be located in the United States; or be a US governmental organization (such as public schools, public colleges and universities, public hospitals and federally recognized Indian tribal governments).

### Funding Restrictions

In order to be eligible for this type of funding through the SSF Community Fund, the organization must not be:

- A healthcare or medical organization connected to a prescribing entity
- A political or sectarian organization
- A for-profit or commercial entity
- An organization currently receiving other charitable grant funding from Genentech

In order to be eligible for this type of funding, the funding must not be used for:

- Capital campaigns/building funds
- Individuals
- Professional sports events or athletes

- Religious purposes

An organization with a written policy to discriminate based on race, religion, gender, gender expression and/or identity, age, national origin, disability, marital status, sexual orientation, military status, or any other protected status is ineligible for funding.