



Resolution 2935-2023

File #: 23-1060

Version: 1

Agenda Date: 12/21/2023

Item #: 3a.

Resolution making findings and recommending that the City Council make a determination that the Outfront Media Digital Billboard Project at 140 Beacon Avenue is fully within the scope of environmental analysis as described in the 2015 Initial Study/ Mitigated Negative Declaration (IS/MND) and that the 2023 Addendum to the IS/MND is the appropriate environmental document for the project.

WHEREAS, Outfront Media (“Applicant”) owns or has a legal equitable interest in a property located adjacent to 140 Beacon Avenue (APN 015-171-999) (“Property”); and

WHEREAS, Applicant has submitted a development proposal to construct, operate and maintain an off-premise digital message center display (“Digital Billboard”) at the Property (“Project”); and

WHEREAS, Applicant seeks approval of a Zoning Text Amendment, Development Agreement, Design Review and Sign Permit; and

WHEREAS, approval of the Applicant’s proposal is considered a “project” for purposes of the California Environmental Quality Act, Pub. Resources Code § 21000, et seq. (“CEQA”); and,

WHEREAS, the City Council adopted an Initial Study / Mitigated Negative Declaration (“IS/MND”) on August 26, 2015 (State Clearinghouse number 2013062062) in accordance with the provisions of CEQA and the CEQA Guidelines, which analyzed the potential environmental impacts of billboards along the west side of U.S. Highway 101; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, an addendum to the IS/MND was prepared for the Project (“2023 Addendum”) which analyzed the potential environmental impacts of billboards along the east side of U.S. Highway 101 and along with the 2015 IS/MND is attached hereto and incorporated herein as Exhibit A and Exhibit B, respectively; and

WHEREAS, the Planning Commission held a properly noticed public hearing on December 21, 2023, at which time interested parties had the opportunity to be heard, to review the Project and the 2023 Addendum, as well as supporting documents, prior to the Planning Commission making a recommendation to City Council on the Project; and

WHEREAS, the Planning Commission exercised its independent judgment and analysis, and considered all reports, recommendations and testimony before making a recommendation to City Council on a CEQA determination on the Project.

NOW, THEREFORE, BE IT RESOLVED that based on the entirety of the record before it, which includes without limitation, 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; the South San Francisco Municipal Code; the Project

applications; the Project Plans, as prepared by Chappell Geomatics Inc., dated May 21, 2022; the Outfront Billboard Project and Related Zoning Amendment Initial Study/Mitigated Negative Declaration, including all appendices thereto; the 2023 Addendum to Initial Study/Mitigated Negative Declaration; all site plans, and all reports, minutes, and public testimony submitted as part of the Planning Commission's duly noticed December 21, 2023 meeting, and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of South San Francisco hereby finds as follows:

A. General Findings

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. The Exhibits attached to this Resolution, including the 2015 IS/MND (Exhibit A) and the 2023 Addendum (Exhibit B), are each incorporated by reference and made a part of this Resolution, as if set forth fully herein.
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 the Chief Planner.

B. CEQA Findings

1. The Planning Commission, pursuant to CEQA Guidelines section 15164, subsection (d), has considered the 2023 Addendum prepared for the Project including the related environmental analysis, along with the previously certified 2015 IS/MND.
2. Upon consideration of the 2023 Addendum, the Planning Commission finds that the proposed Project will not result in any of the conditions identified in CEQA Guidelines section 15162 that would require further environmental review through preparation of a subsequent EIR.
3. As analyzed in the 2023 Addendum, including, for example, as it relates to aesthetics, air quality, transportation, noise, cultural and tribal cultural resources, and biological resources, the Project will not create any new significant impacts or substantially more severe impacts as compared to those already identified and analyzed in the 2015 IS/MND. Further, the Planning Commission finds that there is no new information of substantial importance that demonstrates new or substantially more severe significant effects, as compared to those identified in the prior CEQA documents. Nor are any new or additional mitigation measures required to mitigate any impacts of the Project.
4. Accordingly, the Planning Commission finds that CEQA Guidelines section 15162 does not require any further CEQA review, and that the 2023 Addendum, prepared pursuant to CEQA Guidelines section 15164, is the appropriate environmental document for approval of the Project.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of South San Francisco hereby makes the findings contained in this Resolution and recommends that the City Council adopt a resolution making findings and a determination that the Outfront Media Digital Billboard Project at 140 Beacon Avenue is fully within the scope of environmental analysis as described in the 2015 Initial Study/

Mitigated Negative Declaration (IS/MND) and the 2023 Addendum is the appropriate environmental document for approval of the Project and no further environmental review is required.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

* * * * *

I hereby certify that the foregoing resolution was adopted by the Planning Commission of the City of South San Francisco at a regular meeting held on then 21st day of December, 2023 by the following:

vote:

AYES: Chair Tzang, Vice Chair Faria, Baker, Funes-Ozturk, , Shihadeh

NOES: _____

ABSTENTIONS: _____

ABSENT: Evans, Pamukcu_____



Attest: _____

Adena Friedman
Secretary to the Planning Commission