

DRAFT FINDINGS OF APPROVAL
P19-0091: MUP25-0001
640 and 660 Forbes Boulevard
(As recommended by City Staff on October 22, 2025)

As required by the Use Permit Procedures (SSFMC Section 20.490) and Antennas and Wireless Communications Facilities Procedures (SSFMC Section 20.370), the following findings are made in support of a Minor Use Permit modification application to install wireless communications facilities at 640 Forbes Boulevard and 660 Forbes Boulevard in the Genentech Master Plan (GMP) Zoning District, in accordance with SSFMC Chapters 20.260, based on public testimony and materials submitted to the South San Francisco Zoning Administrator which include, but are not limited to: Application materials prepared by applicant, dated submitted March 3, 2025; project plans (revised) prepared by DGA, dated January 24, 2025; Radio Frequency Reports, prepared by Centerline, dated August 1, 2025; Zoning Administrator staff report dated October 22, 2025; and Zoning Administrator meeting of October 22, 2025.

1. Minor Use Permit

- A. The proposed wireless communications facilities comply with applicable standards and requirements of South San Francisco Municipal Code Title 20 Zoning, in that the proposed project meets location, design and operation requirements;
- B. The proposed wireless communications facilities are consistent with the General Plan and any applicable specific plan, in that the project is in the Business and Technology Park land use designation and will continue to provide support for the Genentech Campus. The project is consistent with the Genentech Master Plan in that it will allow for the Campus to maintain a high level of accessibility and connectivity and meet service requirements through improved infrastructure;
- C. The proposed wireless communications facilities will not be adverse to the public health, safety or general welfare of the community, or detrimental to surrounding properties or improvements, in that the Radio Frequency (RF) Report determined that the proposed project will comply with standards for limiting public exposure to radio frequency energy and not cause a significant impact on the environment;
- D. The new wireless facilities and associated equipment comply with design or development standards applicable to the Genentech Master Plan (GMP) Zoning District and the requirements included in Chapter 20.370 (“Antenna and Wireless Communications Facilities”);
- 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 because by locating additional wireless facilities within the Genentech Campus, the project will improve the existing wireless network coverage and thwart an identified public safety concern;

- F. The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints because the proposed wireless communications facilities covers minimal area relative to the size of the site and occupies an open portion of the site available to support the use; and
- G. In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorically Exempt pursuant to the provisions of Section 15303 – Class 3: New Construction or Conversion of Small Structures (CEQA Guidelines).

2. Antennas and Wireless Communication Facilities

- A. The proposed project is consistent with the general requirements of this chapter and any specific requirements applicable to the proposed facility in that wireless communications facilities meet the location, design requirements and operational requirements for facilities needed to provide the proposed wireless coverage;
- B. The proposed facilities, operating alone and in conjunction with other telecommunications facilities, will comply with all applicable state and federal standards and requirements, in that the Radio Frequency (RF) Report determined the project would comply with the Federal Communications Commission (FCC) guidelines for human exposure to radio frequency radiation. The facilities will not be readily visible as they will meet setback requirements and have been designed to reduce visual impact;
- C. The facilities are necessary to prevent and fill a gap in coverage shortfall in the applicants service area, and is the least intrusive feasible means of doing so;
- D. The proposed facilities do not consist of a satellite dish or parabolic antenna exceeding 39 inches in diameter;
- E. The proposed facilities do not consist of a new tower or extending the height of an existing tower, and no existing structure can accommodate the applicants proposed antennas;
- F. No waivers or modifications of height, separation, setback, landscaping or other requirements of Chapter 20.510 (“Waivers and Modifications”) are being requested; and
- G. The proposed facility will not be located within a residential district.