

DRAFT FINDINGS OF APPROVAL
P24-0117: MUP24-0002
1333 LOWRIE AVENUE

(As recommended by City Staff on January 7, 2025)

As required by the Use Permit Procedures (SSFMC Chapter 20.490), the following findings are made in support of a Minor Use Permit for 6-foot-tall fencing and gates at 1333 Lowrie Avenue in the Mixed Industrial High (MIH) Zoning District, in accordance with SSFMC Chapters 20.100 and 20.300, based on public testimony and materials submitted to the South San Francisco Planning Division which include, but are not limited to: Application materials prepared by applicant, submitted November 1, 2024; project plans prepared by EHDD Architecture, dated October 23, 2024; Zoning Administrator staff report dated December 19, 2024; and Zoning Administrator meeting of January 7, 2025.

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 is located within the Mixed Industrial High (MIH) Zoning District and fences taller than four feet within the required front setback are allowed with Minor Use Permit approval;

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

Supportive Evidence:

The proposed use is consistent with the General Plan which designates the site as Mixed Industrial High in the Lindenville sub-area and the project is compatible with the vision of the land use;

- 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 to the public health, safety, or general welfare of the community, or detrimental to surrounding properties or improvements;

- 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 all other design or development standards applicable to the zoning district and use;

- 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:

Conditions of Approval

The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing land uses in the vicinity and the proposed picket fence (transparent) meets the fence material requirement;

- 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 use being proposed, including access, utilities, and the absence of physical constraints; and

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

Supportive Evidence:

Staff has determined that the proposed project is Categorical Exempt pursuant to the provisions of California Environmental Quality Act Guidelines, Class 1, Section 15301, Existing Facilities.