



## Resolution 7-2025

**File #:** 25-395

**Version:** 1

**Agenda Date:** 5/15/2025

**Item #:** 4a

Resolution making findings and recommending that the City Council determine that City's conveyance of certain public rights-of-way (DNA Way, Point San Bruno Boulevard and Cabot Road) within the Genentech Campus Master Plan boundaries, proposed rezoning of private properties to be added to the Genentech Master Plan District, and its associated amendments to the General Plan, Genentech Master Plan and Zoning Map are fully within the scope of environmental analysis in the certified Genentech 2020 Master Plan Environmental Impact Report and the certified SSF 2040 General Plan Environmental Impact Report and that the 2025 Addendum to the prior EIRs is the appropriate environmental document for the Project.

WHEREAS, in 2020 the City of South San Francisco ("City") adopted (1) Resolution No. 169-2020 certifying the Environmental Impact Report, including adoption of the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program, for the Genentech 2020 Master Plan Update (State Clearinghouse No. 2017052064, (2) Resolution No. 170-2020 adopting the Genentech 2020 Master Plan Update, and (3) Ordinance No. 1614-2020 amending Chapter 20.260 of the South San Francisco Municipal Code related to the Genentech Master Plan Zoning District; and

WHEREAS, the Genentech 2020 Master Plan guides the development of the Genentech campus over a period of fifteen (15) years to create a vibrant, transit supported, state of the art research, office, and manufacturing campus for the life sciences; and

WHEREAS, in 2022 the City adopted (1) Resolution No. 177-2022 certifying the Environmental Impact Report, including adoption of the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program, for the 2040 General Plan Update, Zoning Code Amendments and Climate Action Plan ("SSF 2040 General Plan EIR") (State Clearinghouse No. 2021020064), (2) Resolution No. 178-2022 adopting the 2040 General Plan Update and Climate Action Plan Update, and (3) Ordinance No. 1646-2022 repealing certain sections of Title 20 of the South San Francisco Municipal Code and adopting the Zoning Ordinance Update, including a new Title 20 and Zoning Map; and

WHEREAS, the 2040 General Plan Update reflects the community's vision and looks to continue to promote the expansion of an innovation district with research and development uses in the northern portion of the East of 101 area, including the Genentech campus; and

WHEREAS, Genentech, Inc. ("Owner" or "Applicant") submitted an application requesting acquisition of certain public rights-of-way within the Genentech Campus, proposed rezoning of private properties to be added to the Genentech Master Plan District, and the associated amendments to the General Plan, Genentech Master Plan, and Zoning Map ("Project"); and

WHEREAS, adoption 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 Genentech 2020 Master Plan Update EIR and the SSF 2040 General Plan EIR ("Prior EIRs") were certified in accordance with the provisions of the California Environmental Quality Act (Public

Resources Code, §§ 21000, et seq., “CEQA”) and CEQA Guidelines, which analyzed the potential environmental impacts of the Project; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, an Addendum to the Prior EIRs was prepared for the Project (“2025 Addendum”) which evaluates whether preparation of a Subsequent EIR or Negative Declaration is required; and

WHEREAS, the 2025 Addendum concludes that in accordance with Public Resources Code § 21166 and CEQA Guidelines § 15162, the implementation of the Project will not cause any new significant impacts, that it will not trigger any new or more severe impacts than were studied in the previously certified Prior EIRs, that no substantial changes in the project or circumstances justifying major revisions to the Prior EIRs have occurred, and that no new information of substantial importance has come to light since the Prior EIRs were certified that shows new or more severe significant impacts nor shows new, different or more feasible mitigation measures; and

WHEREAS, the City Council previously adopted Mitigation Monitoring and Reporting Programs for the Prior EIRs and a Statement of Overriding Considerations for the Prior EIR’s significant and unavoidable impacts, both of which remain in full force and effect for the Project; and,

WHEREAS, on May 15, 2025, the Planning Commission of the City of South San Francisco held a duly noticed public hearing at which time interested parties had the opportunity to be heard, to review the Project and the 2025 Addendum, and to receive public comments; and

WHEREAS, the Planning Commission reviewed all evidence presented both orally and in writing and considered in light of public comments and testimony the information in the 2025 Addendum for adequacy, completeness and compliance with CEQA and State CEQA Guidelines.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND 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 2040 General Plan; the South San Francisco Municipal Code; the Genentech 2020 Master Plan Update EIR and Statement of Overriding Considerations; the SSF 2040 General Plan EIR and Statement of Overriding Considerations; the 2025 Genentech Addendum to the Genentech 2020 Master Plan Update EIR and SSF 2040 General Plan EIR; the draft General Plan Amendments; the draft Genentech Master Plan Amendments; the draft Zoning Map amendments; all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed May 15, 2025 meeting; 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:

## **SECTION 1. FINDINGS**

### **A. General Findings**

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The Exhibits attached to this Resolution, including the 2025 Addendum (Exhibit A), the Genentech 2020 Master Plan Update EIR (Exhibit B) and the SSF 2040 General Plan Update EIR (Exhibit C) 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.
4. The Planning Commission, pursuant to CEQA Guidelines section 15164, has considered the 2025 Addendum prepared for the Project including the related environmental analysis, along with the previously certified Genentech 2020 Master Plan Update EIR and SSF 2040 General Plan EIR.
5. Upon consideration of the 2025 Addendum, the Planning Commission finds that, based on substantial evidence in the record, 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 or supplemental EIR.
6. The Planning Commission finds that the Project will not create any new significant impacts or substantially more severe impacts as compared to those already identified and analyzed in the Genentech 2020 Master Plan Update EIR and the SSF 2040 General Plan EIR. 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. In addition, there are no new, additional, or more feasible mitigation measures required to mitigate any impacts of the Project that the applicant declines to implement.
7. Accordingly, the Planning Commission, exercising its independent judgment and analysis, recommends that the City Council find that per CEQA Guidelines section 15162, the Project does not require any further CEQA review, and that the 2025 Addendum, prepared pursuant to CEQA Guidelines section 15164, is the appropriate environmental document for approval of the Project.

## **SECTION 2. DECISION**

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 a determination that the 2025 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 the 15th day of May 2025 by the following:

vote:

**AYES:**

Vice-Chair Pamukcu, Baker, Faria, Shihadeh, Evans,

**NOES:**

\_\_\_\_\_

**ABSTENTIONS:**

\_\_\_\_\_

**ABSENT:**

Chair Funes-Ozturk, Tzang



Attest: \_\_\_\_\_

Adena Friedman  
Secretary to the Planning Commission