

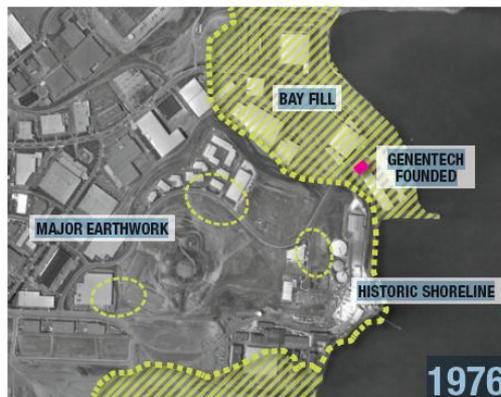


GENENTECH PROPOSED ACTIONS

General Plan Amendment
Zoning Map Amendments
Master Plan Amendment
Street Vacation Findings of Conformance

Presented to City of South San Francisco City Council
June 25, 2025

50 YEARS OF GENENTECH

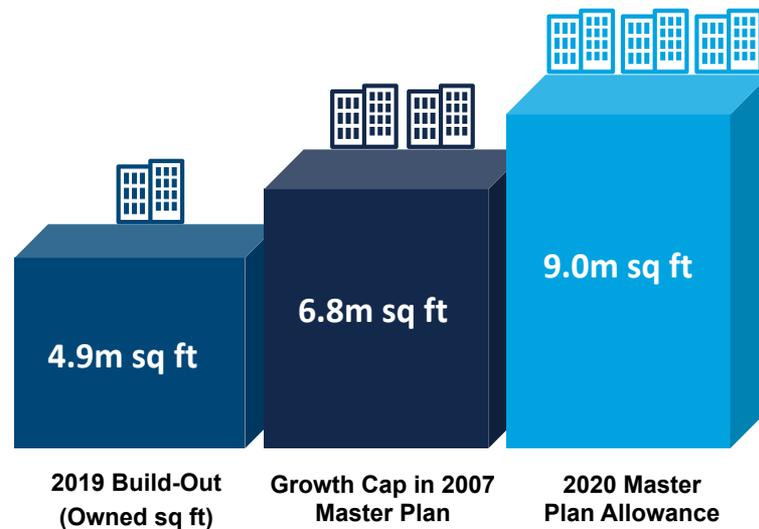


“It’s still amazing to think that on the very site where Bethlehem Steel stood, Genentech stands today. South San Francisco built the steel for the BART tunnel, the wire rope for the Golden Gate Bridge. We built Liberty Ships. And when that steel industry died, the city didn’t suffer the same fate as other steel mill towns, because the biotech industry established itself here.”

- Former SSF City Manager Mike Futrell

GENENTECH MASTER PLAN

- Master Plan **approved by South San Francisco City Council** in 2020
- **Secures Genentech's ability to operate and grow** in the face of increasing development pressure in Oyster Point
- Allows **maximum size of campus to increase** to 9M square feet in long-term
- Not a guarantee of development or headcount growth but allows Genentech to **respond quickly and flexibly** to meet business needs
- Highlights Genentech's commitment to **environmentally-sustainable growth** in the South San Francisco community



PROJECT OVERVIEW

General Plan Amendment



Transportation → Business Technology Park

Zoning Map Amendment



BTP-M → GMPD

Street Vacations

(No Physical Changes, Ownership Only)



Cabot Rd.

DNA Wy.

Point San
Bruno Blvd.

STREET VACATION - BENEFITS TO GENENTECH

Facilitates a future pedestrian-oriented and vehicle-deprioritized campus, as envisioned by the Master Plan

Lays the groundwork for major investments that will deliver better science in shorter time frames

Improves aging infrastructure through sustainable purpose-built development

Fulfills the Master Plan mandatory rezoning requirement



STREET VACATION - BENEFITS TO SOUTH SAN FRANCISCO

Unlocks investment for future development in South San Francisco

Provides unrestricted funds through the transaction to address City priorities

Eliminates City maintenance obligations for roads that predominantly serve Genentech

Implements the Master Plan through pedestrian-focused infill development and high-quality campus open spaces

Creates union jobs and increases tax revenue



PROJECT COMMITMENTS

All public destinations remain accessible even with roadway ownership change

Access to Bay Trail and Wind Harp will remain unchanged and are accessible via publicly accessible roadways and signed, flat routes for cyclists and pedestrians

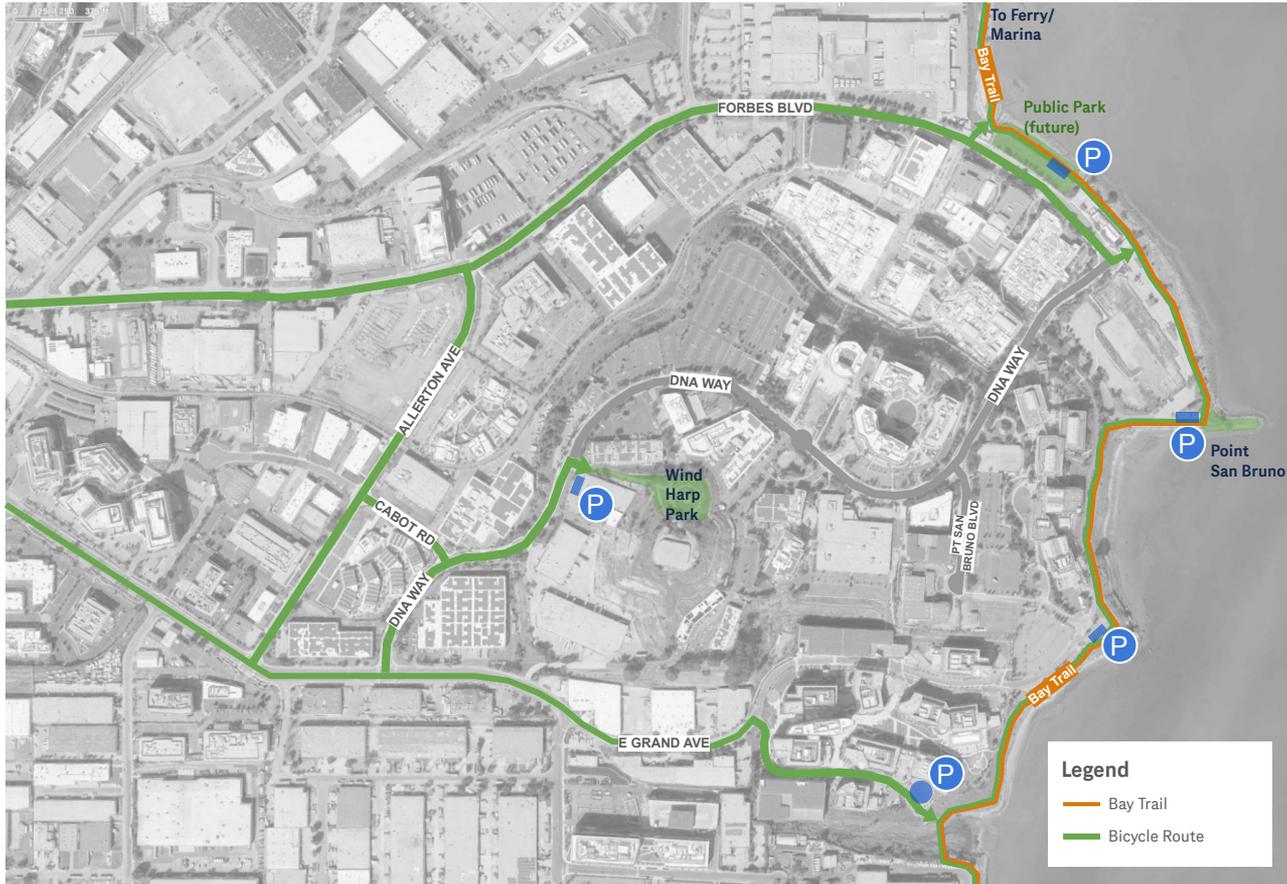
Improved wayfinding signage to help visitors access public destinations (Bay Trail, Wind Harp Park, and other future amenities)

Emergency access will be preserved through close partnership with Police and Fire departments

No increase to campus buildout potential beyond approved Master Plan

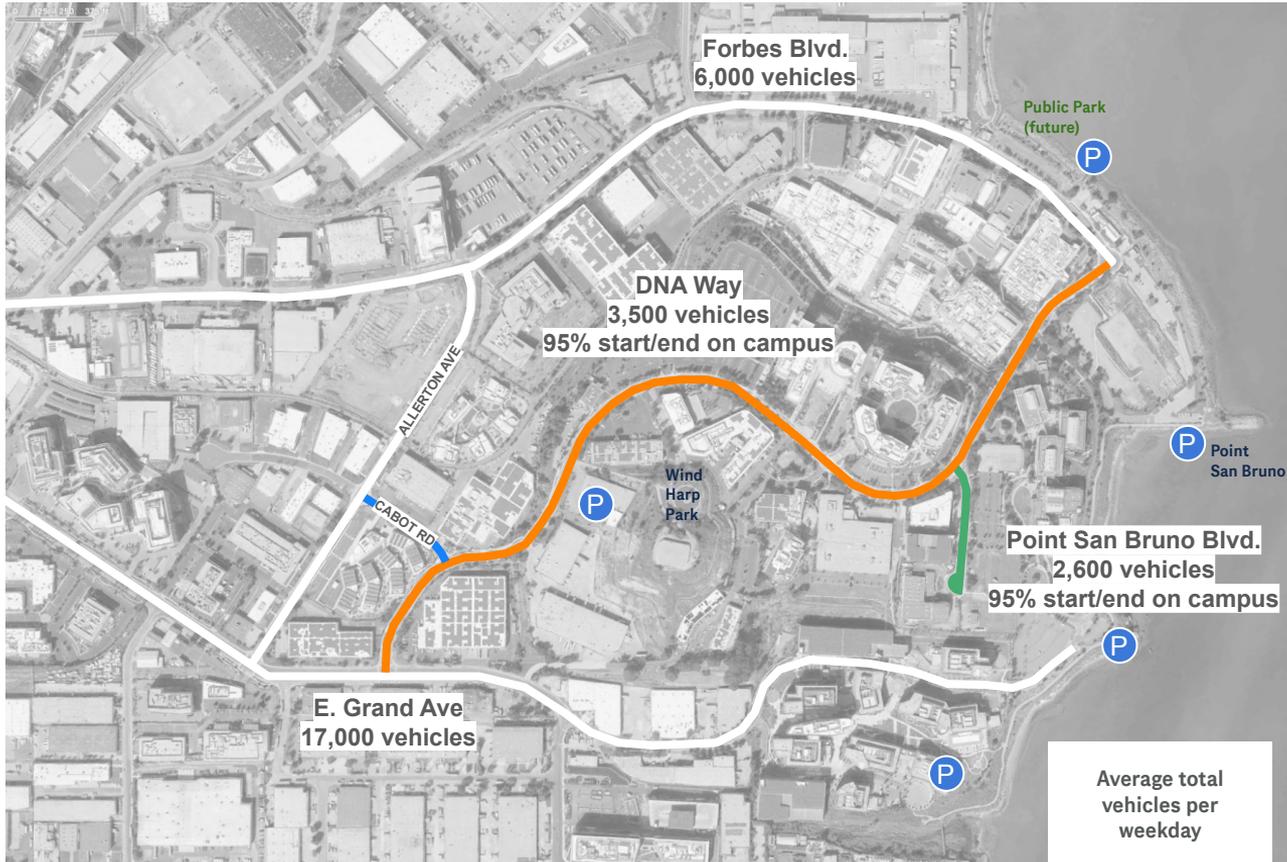


PUBLIC DESTINATIONS AND BICYCLE ACCESS



Bicycle access along hilly DNA Way to be eliminated through Genentech campus. However, the number and location of **bicycle access points to Bay Trail and Wind Harp** will remain unchanged and are accessible via signed, flat routes.

VEHICLE ACCESS



Future physical street modifications will require City review

Potential street closures are consistent with the Genentech Master Plan and will enable future pedestrian-oriented campus improvements

Bicycle access and Bay Trail Access will be enhanced and preserved along flat routes with upgraded signage

Negligible impact to adjacent streets

EMERGENCY ACCESS

- Genentech is committed to ongoing close coordination with public safety officials
- Emergency access routes will be maintained throughout all project phases
- No immediate road closures are proposed
- Any future modifications to emergency access will require city agency review and approval
- Preliminary and ongoing discussions held with Fire and Police departments



Building 38, Genentech Emergency Operations Center

PROPOSED GENERAL PLAN AMENDMENT

Current
Transportation



Proposed
Business Technology Park



Genentech maintains and owns E. Grand Ave. within campus boundary

PROPOSED ZONING MAP AMENDMENTS

Current
BTP-M



- 525 DNA Wy.
- 383-393 E. Grand Ave.
- 333 Point San Bruno Blvd.

Proposed
GMPD



Genentech maintains and owns E. Grand Ave. within campus boundary

STREET VACATION

- Proposed City vacation of three public street segments and associated 10-foot public utility easements
- Consistent with General Plan policies to prioritize pedestrian connections: “Accessibility, connectivity, and the quality of the pedestrian environment are important characteristics of community design.” (SSF General Plan, Community Design)
- On May 15, 2025 the Planning Commission adopted Resolution 25-396 determining that the proposed street vacations conform to the SSF General Plan





The background of the slide is a microscopic image of tissue, likely stained with hematoxylin and eosin (H&E), showing various cellular structures and fibers. A large, dark blue rectangular area is overlaid on the center of the image, containing the text.

Questions and Comments

The image features a background of a microscopic, cellular structure in shades of blue and green. A large, dark blue rectangular area is centered on the page, serving as a backdrop for the text.

Genentech

A Member of the Roche Group