

**FINDINGS OF APPROVAL**  
**CAN18-0001; UP25-0002**  
**500 S. AIRPORT BLVD, SUITE H**

*(As approved by the Planning Commission on May 1, 2025)*

As required by the Use Permit Procedures (SSFMC Chapter 20.490), the following findings are made in support of a Conditional Use Permit to operate a Cannabis Delivery-Only Operation at 500 S. Airport Boulevard, Suite H in the Business Technology Park-High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), based on public testimony and materials submitted to the South San Francisco Planning Commission which include, but are not limited to: Application materials prepared by applicant, submitted March 4, 2025 and March 28, 2025; Planning Commission staff report dated May 1, 2025; and Planning Commission meeting of May 1, 2025.

**Conditional Use Permit**

- A. The project is located within the Business Technology Park-High (BTP-H) which does not permit cannabis delivery-only operations; however, since the applicant received a Conditional Use Permit for cannabis delivery-only operations at this site in 2018 (UP18-0010; CAN18-0001), this is considered a legal non-conforming use. Therefore, the applicant can continue this use, cannabis delivery-only operations, at 500 S. Airport Boulevard, Suite H, provided they do not expand their operations.
- B. The project is consistent with the General Plan since this use has previously been approved at 500 S. Airport Boulevard and is considered a legal non-conforming use.
- C. The project will not be adverse to the public health, safety or general welfare of the community, or detrimental to surrounding properties or improvements. The operation is for delivery-only, does not permit visitors or retail, and will make deliveries in unmarked vehicles and conform to the security requirements per SSFMC 20.410.010.
- D. The project complies with design and development standards applicable to the Business Technology Park-High (BTP-H) Zoning District and use. There are no proposed alterations to the existing office suite located at 500 S. Airport Boulevard.
- E. The design, location, size, and operating characteristics of the proposed use would be compatible with the existing and reasonably foreseeable future land uses in the vicinity because it will comply with all operating and security requirements as set forth in SSFMC 20.410 and has been adequately reviewed and conditioned by the Fire Department, Police Department, Economic and Community Development Department, and Public Works Department.
- 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 since the cannabis operation will be located in a 132 sq. ft. office in an existing business park in the BTP-H Zoning District and has been adequately reviewed and conditioned by the Fire Department, Police Department, Economic and Community Development Department, and Public Works

Department.

- G. In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorical Exempt pursuant to the provisions of Section 15301 – Class 1: Existing Facilities since the cannabis operation will locate in an existing building and not make any changes to the current use or general operation characteristics of the site.