

City of South San Francisco

P.O. Box 711 (City Hall, 400 Grand Avenue)
South San Francisco, CA



Regular Meeting Agenda

Thursday, February 15, 2024

7:00 PM

Library Parks & Recreation Building, Council Chambers, Room 135
901 Civic Campus Way, South San Francisco, CA

Planning Commission

ALEX TZANG, Chairperson
NORMAN FARIA, Vice Chairperson
SAM SHIHADDEH, Commissioner
MICHELE EVANS, Commissioner
SARAH FUNES-OZTURK, Commissioner
AYSHA PAMUKCU, Commissioner
JOHN BAKER, Commissioner

How to observe the Meeting (no public comment):

- 1) Local cable channel: Astound, Channel 26, Comcast, Channel 27, or AT&T, Channel 99
- 2) <https://www.ssf.net/government/city-council/video-streaming-city-and-council-meetings/planning-commission>
- 3) Zoom meeting: <https://ssf-net.zoom.us/j/82584801637> (Enter your email and name)
Webinar ID: 825 8480 1637 Join by Telephone: +1 669 900 6833

How to Submit written Public Comment before the meeting: Email: PCcomments@ssf.net

Members of the public are encouraged to submit public comments in writing in advance of the meeting. The email will be monitored during the meeting. The City encourages the submission of comments by 6:00pm on the date of the Public Hearing to facilitate inclusion in the meeting record.

How to provide Public Comment during the meeting:**COMMENTS ARE LIMITED TO THREE (3) MINUTES PER SPEAKER**

During a meeting, comments can only be made in person: Complete a Speaker Card located at the entrance to the Council Chambers. Be sure to indicate the Agenda Item # you wish to address or the topic of your public comment. When your name is called, please come to the podium, state your name and address (optional) for the Minutes.

American Disability Act:

The City Clerk will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk Rosa Govea Acosta at 400 Grand Avenue, South San Francisco, CA 94080, or email at all-cc@ssf.net. Include your name, address, phone number, a brief description of the requested materials, and preferred alternative format service at least 72-hours before the meeting.

Accommodations: Individuals who require special assistance of a disability-related modification or accommodation to participate in the meeting, including Interpretation Services, should contact the Office of the City Clerk by email at all-cc@ssf.net, 72-hours before the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA REVIEW

ANNOUNCEMENTS FROM STAFF

PUBLIC COMMENT

Under the Public Comment section of the agenda, members of the public may speak on any item not listed on the Agenda and on items listed under the Consent Calendar. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting. Written comments on agenda items received prior to 5:00 p.m. on the day of the meeting will be included as part of the meeting record but will not be read aloud.

If there appears to be a large number of speakers, the Clerk may reduce speaking time to limit the total amount of time for public comments (Gov. Code sec. 54954.3(b)(1)). Speakers that are not in compliance with the Planning Commission's rules of decorum will be muted.

[Public eComment](#)

Attachments: [Public eComment - 439 Eccles Ave \(P23-0076\)](#)

DISCLOSURE OF EX-PARTE COMMUNICATIONS

This portion of the meeting is reserved for Planning Commissioners to disclose any communications, including site visits, they have had on current agenda items, or any conflict of interest regarding current agenda items.

CONSENT CALENDAR

1. [Consideration of draft minutes from the December 21, 2023 Planning Commission meeting](#)

Attachments: [12-21-23 PC Final Minutes](#)

2. [Report regarding determination under the California Environmental Quality Act \(CEQA\) and consideration of Master Sign Program and Design Review for Phase 1 of Southline Campus at 50 Tanforan Avenue in the Southline Campus \(S-C\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code \(SSFMC\). \(Victoria Kim, Associate Planner\)](#)

Attachments: [Attachment 1_Draft Findings](#)
[Attachment 2_Conditions of Approval](#)
[Attachment 3_Plan Set](#)
[Attachment 4_DRB Comment Letter](#)

3. [Master Sign Program and Design Review for a previously approved 195-unit multi-family residential development located at 401 Cypress Avenue in the Downtown Transit Core \(DTC\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA. \(Christy Usher, Senior Planner\)](#)

Attachments: [Attachment 1 - DRB Letter](#)
[Attachment 2 - Project Plans](#)
[Attachment 3 - Draft Findings and Conditions of Approval](#)

4. [Report regarding a resolution making findings and determining that the acquisition of several properties \(APNs 091-022-010, 091-022-020, 091-022-030, 091-025-010, 091-034-080, and 015-031-090\) as part of a Chapter 8 Tax Sale is in conformance with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law \(Govt. Code Section 65402\) \(Adena Friedman, Chief Planner\).](#)

Attachments: [Attach 1 Westborough](#)
[Attach 2 Sylvester](#)

- 4a. [Resolution making findings and determining that the acquisition of several properties \(APNs 091-022-010, 091-022-020, 091-022-030, 091-025-010, 091-034-080, and 015-031-090\) as part of a Chapter 8 Tax Sale is in conformance with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law \(Govt. Code Section 65402\)](#)

5. [Report regarding a resolution making findings and determining that the acquisition of real property located at 226-246 Grand Avenue is in conformance with the South San Francisco General Plan \(Adena Friedman, Chief Planner\).](#)

Attachments: [Attach 1 - Grand Avenue Properties](#)

- 5a. [Resolution making findings and determining that the acquisition of several properties at 226-246 Grand Avenue \(APNs 012-315-130, 012-315-140, and 012-315-150\) in conformance with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law \(Govt. Code Section 65402\)](#)

PUBLIC HEARING

6. [Report regarding CEQA determination and entitlements for Design Review and a Transportation Demand Management Plan for a new seven-story office / R&D building with detached parking garage at 439 Eccles Avenue. \(Stephanie Skangos, Senior Planner\)](#)

Attachments: [Attachment 1 - 439 Eccles Avenue Project Description & Data](#)
[Attachment 2 - Design Review Board \(DRB\) Comment Letter, de](#)
[Attachment 3 - Applicant Response to DRB Comments and Reco](#)

- 6a. [Resolution making findings and a determination that the proposed office / R&D project at 439 Eccles Avenue \(“Project”\) is fully within the scope of environmental analysis in the previously certified 2040 General Plan Environmental Impact Report, and the Environmental Checklist prepared for the Project demonstrates that the proposed Project qualifies for streamlined environmental review as there are no project-specific effects which are peculiar to the Project pursuant to California Environmental Quality Act \(CEQA\) Guidelines Sections 15162 and 15183.](#)

Attachments: [Exhibit A - 2040 GPU EIR and Addendices](#)
[Exhibit B - 439 Eccles Avenue Environmental Checklist](#)
[Ex. B Attachment 1 - Standard Conditions and Mitigation Monitc](#)
[Ex. B Attachment 2 - Air Quality Calculations](#)
[Ex. B Attachment 3 - Cultural Records Search, Native American](#)
[Ex. B Attachment 4 - Energy Calculations](#)
[Ex. B Attachment 5 - Transportation Analysis](#)

- 6b. [Resolution making findings and approving Design Review and a Transportation Demand Management Plan for the construction of a new seven-story office / R&D building within the Business Technology Park - High \(BTP-H\) Zoning District at 439 Eccles Avenue.](#)

Attachments: [Exhibit A - Draft Conditions of Approval](#)
[Exhibit B - 439 Eccles Avenue Project Plans, dated January 5, 20](#)
[Exhibit C - Proposed TDM Plan, dated January 2024](#)
[Exhibit D - Tree Inventory and Assessment Report, dated August](#)

ADMINISTRATIVE BUSINESS

7. [Annual Reorganization of the Chair and Vice Chair of the South San Francisco Planning Commission \(Adena Friedman, Chief Planner\)](#)

The Commission has adopted a policy that applicants and their representatives have a maximum time limit of 20 minutes to make a presentation on their project. Non-applicants may speak a maximum of 3 minutes on any agenda item. Questions from Commissioners to applicants or non-applicants may be answered by using additional time.

ITEMS FROM THE COMMISSIONADJOURNMENT

**Any interested party will have 15 calendar days from the date of an action or decision taken by the Planning Commission to appeal that action or decision to the City Council by filing a written appeal with the City Clerk as provided under Chapter 20.570 of the South San Francisco Municipal Code. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day. The cost to appeal for applicants, residents, and all others is as set forth in the City's Master Fee Schedule.