



Resolution 15-2025

File #: 25-827
Version: 1

Agenda Date: 8/21/2025
Item #: 2a.

Resolution making findings and a determination that the Peninsula Boys and Girls Club Orange Park Clubhouse Project located at 201 West Orange Avenue qualifies for a categorical exemption, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, Infill Development.

WHEREAS, Hunter Properties, representing the Boys and Girls Club of the Peninsula (“applicant”) has proposed the redevelopment of the existing Orange Avenue Clubhouse with the demolition and redevelopment of two new buildings to serve a larger population of students, exterior modifications of the existing gymnasium, landscaping and circulation improvements on the property located at 201 West Orange Avenue (APNs 093-331-110 and 093-331-150 of approximately three acres (referred to as “Project Site”) in the City; and

WHEREAS, the proposed Project is located within the Parks and Recreation (PR) Zoning District and Parks and Recreation General Plan Land Use Designation; and

WHEREAS, the applicant seeks entitlement approval of a Planning Project (P24-0102), including Design Review (DR24-0030), Variance (VAR25-0002), and Zoning Text Amendment (ZA25-0002) for the Project; and

WHEREAS, approval 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 City, in conjunction with an environmental consultant, Lamphier-Gregory, prepared an Infill Checklist and technical analyses to provide substantial evidence that the proposed Project qualifies for a Categorical Exemption under the provision of CEQA, Class 32, Section 15332 as an Infill Development Project; and

WHEREAS, on August 21, 2025, the Planning Commission for the City of South San Francisco held a duly noticed public hearing to consider the Infill Checklist, attached hereto as Exhibit A, and take public testimony; and

WHEREAS, the Planning Commission has exercised its independent judgement and analysis, and considered all reports, recommendations, and testimony before making a determination on the Project.

NOW, THEREFORE, BE IT 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 2040 General Plan Program EIR

and Statement of Overriding Considerations; the Project applications; the project plan set prepared by Devcon Construction Incorporated dated June 12, 2025; Project Infill Checklist, including all appendices thereto, prepared by Lamphier-Gregory, dated June 2025; all site plans; all reports, minutes, and public testimony submitted as part of the Planning Commission's duly noticed August 21, 2025 public hearing; 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 Boys and Girls Club Orange Park Clubhouse Project Infill Checklist (Exhibit A) and its Appendices (Exhibit B), 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.

B. CEQA Findings

1. For the reasons stated in this Resolution, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332: Class 32 as an Infill Development project because:
 - a. As described in the record, the Project is designed to be consistent with the City's General Plan, all applicable General Plan policies and zoning designations and regulations.
 - b. The Project will be located within the City's limits, on a site of less than five acres and will be surrounded by urban uses in a built-out environment.
 - c. The Project Site has no value as a habitat for endangered, rare, or threatened species, as it is in a built-out environment and is currently disturbed as the site of existing buildings and parking lot.
 - d. As supported by the findings of the Infill Checklist and technical analyses, approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The Project can be adequately serviced by all required utilities and public services.

SECTION 2 DETERMINATION

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 a determination that the proposed Project qualifies for a categorical exemption, pursuant to CEQA Guidelines Section 15332.

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 21st day of August 2025 by the following:

vote:

AYES:

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

NOES:

ABSTENTIONS:

ABSENT:

Chair Funes-Ozturk, Evans



Attest: _____

Adena Friedman
Secretary to the Planning Commission



Resolution 16-2025

File #: 25-829

Version: 1

Agenda Date: 8/21/2025

Item #: 2b.

Resolution making findings and recommending that the City Council adopt an ordinance amending the Zoning Ordinance to make minor revisions to South San Francisco Municipal Code (SSFMC) Section 20.110 (Civic Districts) related to building height and recommending that the City Council adopt a resolution approving a Variance, and Design Review for the redevelopment of the Boys and Girls Club facility at 201 West Orange Avenue in the Parks and Recreation (PR) Zoning District.

WHEREAS, Hunter Properties, representing Boys and Girls Club of the Peninsula (“applicant”) has proposed the redevelopment of the existing Orange Avenue Clubhouse with the demolition and redevelopment of two new buildings to serve a larger population of students, exterior modifications of the existing gymnasium, landscaping and circulation improvements on the property located at 201 West Orange Avenue (APNs 093-331-110 and 093-331-150 of approximately three acres (referred to as “Project Site”) in the City; and

WHEREAS, the proposed Project is located within the Parks and Recreation (PR) Zoning District and Parks and Recreation General Plan Land Use Designation; and

WHEREAS, the applicant seeks entitlement approval of a Planning Project (P24-0102), including Design Review (DR24-0030), Variance (VAR25-0002), and Zoning Text Amendment (ZA25-0002) for the Project; and

WHEREAS, approval 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 City, in conjunction with an environmental consultant, Lamphier-Gregory, prepared an Infill Checklist to provide substantial evidence that the proposed Project qualifies for a Categorical Exemption under the provision of CEQA, Class 32, Section 15332 as an Infill Development Project; and

WHEREAS, the Design Review Board for the City of South San Francisco considered the Project, and recommended approval to the Planning Commission and City Council on March 18, 2025; and

WHEREAS, on August 21, 2025, the Planning Commission for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the environmental effects of the Project and proposed entitlements and take public testimony; and

WHEREAS, the Planning Commission reviewed and carefully considered the information in the Infill Checklist, and by separate resolution, determined that the Infill Checklist is an objective and accurate document that reflects the independent judgement and analysis of the City in relation to the Project’s environmental

impacts and finds that the Infill Checklist satisfies the requirements of CEQA and that the Project is categorically exempt under the provision of CEQA, Class 32, Section 15332; and

WHEREAS, the Planning Commission has exercised its independent judgment and analysis, and considered all reports, recommendations, and testimony before making a determination on the Project.

NOW, THEREFORE, BE IT 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 2040 General Plan Program EIR and Statement of Overriding Considerations; the Project applications; the project plan set prepared by Devcon Construction Incorporated dated June 12, 2025; the Boys and Girls Club Project Infill Checklist, including all appendices thereto, prepared by Lamphier Gregory, dated June 2025; all site plans; all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed August 21, 2025 public hearing; 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 Conditions of Project Approval (Exhibit A), Project Plan Set (Exhibit B), Variance Justification (Exhibit C), and Draft Zoning Ordinance Amendment (Exhibit D) 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. By a separate resolution, the Planning Commission, exercising its independent judgment and analysis, has found that the Boys and Girls Club Infill Checklist prepared for the Project is the appropriate CEQA document for the Project and no further environmental analysis would be required, and that the Project is exempt from CEQA as an Infill Development Project.

B. Design Review

1. The Project, including Design Review, is consistent with Title 20 of the South San Francisco Municipal Code because the Project is an allowed use that has been designed in compliance with all applicable

Zoning requirements and standards, with minor amendments proposed.

2. The Project, including Design Review, is consistent with the General Plan because the proposed redeveloped Boys and Girls Club Clubhouse is consistent with the policies and design direction provided in the South San Francisco General Plan Parks and Recreation Land Use designation to create an area intended for parks, open space, and recreation opportunities.
3. The Project, including Design Review, is consistent with the applicable design guidelines adopted by the City Council in that the proposed Project is consistent with the PR Zoning District development standards with minor amendments proposed, and the Citywide development standards, as evaluated in the Zoning Ordinance Compliance analysis for the Project.
4. The Project, including Design Review, is consistent with the Variance requirements for this project.

C. Zoning Ordinance Amendment

1. The Project, including the Zoning Ordinance Amendment to make a minor revision to South San Francisco Municipal Code Section 20.110.003 (Civic Districts - Development Standards) to allow a height exception for roof-mounted equipment screening for buildings 30' in height and less, is consistent with the adopted General Plan as it does not change the permitted land uses in any district, and is consistent with the vision of the General Plan, as it will allow for modernized construction for new facilities or redevelopment of facilities in Civic Districts.
2. The areas of the City impacted by the proposed Zoning Amendments are suitable for the proposed uses in terms of access, size of parcel, relationship to similar or related uses, and other considerations because the minor revision will not significantly alter the existing uses permitted in the Zoning Ordinance and will further ensure orderly development, consistent with Zoning Ordinance regulations for equipment screening established in SSFMC Section 20.033.012(B), Screening of Mechanical and Electrical Equipment.
3. The proposed Zoning Amendments are not detrimental to the use of land in any adjacent zone because the minor amendment will change any of the existing zoning districts, and any project in a Civic District requesting a height exception for equipment screening will be required to be consistent with Design Review criteria and the Zoning Ordinance requirements for screening established in SSFMC Section 20.033.012(B), Screening of Mechanical and Electrical Equipment.

D. Variance

1. There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, whereby the strict application of this Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district as the project

site includes a PG&E Easement, BART Tunnel, and BART Zone of Influence that limit developable areas and type of development, infrastructure, and improvements that may occur on the the property. Personal, financial, or family hardships do not apply in this case. Rather, the variance is required because of the existing Site Constraints, and imposition of the otherwise required interior side setback requirement would thwart the project and deprive the property of privileges enjoyed by other property of the same classification in the same zoning district which do not have the same site constraints.

2. Such unique circumstances were not created by the owner or applicants. These pre-existing conditions, including the PG&E Easement and the BART tunnel zone of influence have been in place for many years, long before the applicant's lease of the property. Additionally, the existing building was constructed with a zero setback, and was consistent with the zoning regulations that were in place at the time.
3. The requested variance will not constitute a special privilege inconsistent with the limitations on other properties in the vicinity and zone in which the property is situated. The developable area of the property is uniquely restricted due to the existing site constraints. All other setback requirements will be met and exceeded, ensuring that the project design will not only be consistent with existing conditions, but better align with limitations upon other properties in the vicinity and zone.
4. The authorization of the variance will substantially meet the intent and purpose of the zoning district in which the subject property is located and will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or the public welfare in general. Redevelopment of the Boys and Girls Club Clubhouse will further the purpose and intent of the zoning district by facilitating the development of a modernized facility that better serves children and families in the community by providing improved and expanded services and programming and recreational activities.
5. By a separate resolution, the Planning Commission, exercising its independent judgment and analysis has found that the Boys and Girls Club Infill Checklist prepared for the Project is the appropriate CEQA document for the Project and no further environmental analysis would be required, and that the Project is exempt from CEQA as an Infill Development Project.

* * * * *

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 21st day of August 2025 by the following:

vote:

AYES:

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

NOES:

ABSTENTIONS:

ABSENT:

Chair Funes-Ozturk, Evans



Attest: _____

Adena Friedman
Secretary to the Planning Commission