

RESOLUTION NO. 2854-2020

**PLANNING COMMISSION, CITY OF SOUTH SAN FRANCISCO
STATE OF CALIFORNIA**

RESOLUTION MAKING FINDINGS AND DETERMINING THAT THE 233 EAST GRAND/ 328-340 ROEBLING PROJECT IS FULLY WITHIN THE SCOPE OF ENVIRONMENTAL ANALYSIS IN THE 2012 RECIRCULATED INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION AND THAT THE 2020 ADDENDUM TO THE RECIRCULATED IS/MND IS THE APPROPRIATE ENVIRONMENTAL DOCUMENT FOR THE PROJECT.

WHEREAS, in 2012 the City of South San Francisco (“City”) adopted (1) Resolution No. 94-2012 certifying the 2012 Recirculated Initial Study/ Mitigated Negative Declaration (“2012 Recirculated IS/MND”) (State Clearinghouse No. 2009022013), (2) Resolution No. 93-2012 approving a use permit, parcel map, master sign permit, preliminary transportation demand management (TDM) plan, and design review, and (3) Ordinance No. 1460-2012 approving a development agreement with Bayside Area Development, LLC, for the construction of two new 2-story office/ R&D buildings totaling 105,536 square feet, with a combination of at-grade and subterranean parking at a ratio of 2.7 spaces per 1,000 square feet (“Entitled Project”) on an approximately 2.97-acre site located at 233 East Grand Avenue / 328-340 Roebling Road (“Project Site”) in the City of South San Francisco; and

WHEREAS, Bayside Area Development LLC (“Owner” or “Applicant”) submitted an application requesting approval of a Design Review Modification and Development Agreement Amendment to increase the entitled square footage to 129,919 square feet of office/R&D space, increasing the density of development on the site from a Floor Area Ratio (“FAR”) of 0.81 to a 1.0 FAR, and revise the site plan to have a five-story stand-alone office/R&D building with a three-story parking structure (“Revised Project”); and

WHEREAS, approval of the Applicant’s Revised Project is considered a “project” for purposes of the California Environmental Quality Act, Pub. Resources Code § 21000, et seq. (“CEQA”); and

WHEREAS, the 2012 Recirculated IS/MND was 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 Sections 15162 and 15164, an addendum to the 2012 Recirculated IS/MND was prepared for the Project (“2020 Addendum”) which evaluates whether preparation of a Supplemental or Subsequent EIR or Negative Declaration is required; and

WHEREAS, the 2020 Addendum concludes that in accordance with Public Resources Code § 21166 and CEQA Guidelines § 15162, the implementation of the Revised Project will not cause significant impacts, that it will not trigger any new or more severe impacts than were studied in the previously certified 2012 Recirculated IS/MND, that no substantial changes in the project or circumstances justifying major revisions to the previous MND have occurred, and that no new information of substantial importance has come to light since the 2012 Recirculated IS/MND was

certified that shows new or more severe significant impacts nor shows new, different or more feasible mitigation measures; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 4, 2020, at which time interested parties had the opportunity to be heard, to consider the Project and the 2020 Addendum, as well as supporting documents, prior to the Planning Commission making its decision on the Project; and

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

NOW THEREFORE, 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 General Plan, and General Plan Environmental Impact Report; the South San Francisco Municipal Code; 2012 Recirculated IS/MND, and associated Mitigation Monitoring and Reporting Programs; 2020 Addendum to the 2012 Recirculated IS/MND; the Project applications; the 233 East Grand/ 328-340 Roebling Project Plans, as prepared by Flad Architects, dated March 23, 2020; all site plans, and all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed June 4, 2020 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:

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 2012 Recirculated IS/MND (Exhibit A) and the 2020 Addendum (attached as Exhibit B) are each incorporated by reference as if they were each 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 Planning Manager.

B. General Plan Consistency Findings

1. The proposed Project is consistent with the City of South San Francisco General Plan because the land use, development standards, densities and intensities, buildings and structures proposed continue to be compatible with the goals, policies, and land use designations established in the General Plan (see Gov’t Code, § 65860). The Project site is located in the Business and Technology Park land use category and zoning district, and is part of the “East of 101” Planning Sub-Area as defined by the City of South San Francisco’s General Plan. The Project is consistent with the guiding and implementing policies in the General Plan as it has been designed to promote campus-style uses, such as biotechnology, high-technology and research and development uses. The site layout and overall architecture would help shape the urban character of the East of 101 Area. The proposed modifications would not result in any substantive changes, and the overall

project would remain consistent with the intent and purpose of the General Plan land use designation and comply with all development standards of the Zoning Ordinance.

C. CEQA Findings

1. The Planning Commission, pursuant to CEQA Guidelines sections 15162 and 15164, subsection (d), has considered the 2020 Addendum prepared for the Project including the related environmental analysis, along with the previously certified 2012 Recirculated IS/MND.
2. Upon consideration of the 2020 Addendum, the Planning Commission finds that 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.
3. The Project will not create any new significant impacts or substantially more severe impacts as compared to those already identified and analyzed in the 2012 Recirculated IS/MND. 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. Nor are any new, additional, or more feasible mitigation measures required to mitigate any impacts of the Project.
4. For the reasons stated in this Resolution, the Planning Commission finds that there is no substantial evidence in the record supporting a fair argument that approval of the Project will result in a significant environmental effect.
5. Accordingly, the Planning Commission finds that CEQA Guidelines section 15162 does not require any further CEQA review, and that the 2020 Addendum, prepared pursuant to CEQA Guidelines section 15164, is the appropriate environmental document for approval of the Project.

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 2020 Addendum is the appropriate environmental document for approval of the Project and no subsequent environmental analysis is required.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

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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 4th day of June, 2020 by the following vote:

AYES: Chair Wong, Vice-Chair Evans, Commissioner Faria, Commissioner Shihadeh, Commissioner Murphy, Commissioner Bernardo, Commissioner Tzang

NOES:

ABSTENTIONS:

ABSENT:

RECUSE:

Attest /s/Sailesh Mehra
Secretary to the Planning Commission