

City of South San Francisco

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



Regular Meeting Agenda

Thursday, April 20, 2023

7:00 PM

HYBRID IN-PERSON/VIRTUAL MEETING NOTICE

Municipal Services Building, Council Chambers
33 Arroyo Drive, South San Francisco, CA

Planning Commission

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

How to observe the Meeting (no public comment):

<https://www.ssf.net/government/city-council/video-streaming-city-and-council-meetings/planning-commission>

ZOOM LINK BELOW -NO REGISTRATION REQUIRED

Join 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

Teleconference participation is offered in the meeting via Zoom as a courtesy to the public. If no members of the Commission are attending the meeting via teleconference, and a technical error or outage occurs on the teleconference feed, the Commission will continue the meeting in public in the Council Chambers.

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:**LIMITED TO THREE (3) MINUTES PER SPEAKER**

1. By Zoom: When the Clerk calls for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.
2. By Phone: Enter the conference ID found on the agenda. When the Clerk calls for the item on which you wish to speak, Click *9 to raise a hand to speak. Click *6 to unmute when called.
3. In Person: Complete a Digital Speaker Card located at the entrance to the Council Chamber's. 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 ALLEGIANCEAGENDA REVIEWANNOUNCEMENTS FROM STAFFPUBLIC 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.

Attachments: [04-20-23 PC - 1477 Huntington Ave Letter 1](#)
[04-20-23 PC - S San Francisco 1477 Huntington Ave](#)

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 April 6, 2023 Planning Commission](#)

Attachments: [04-06-23 PC Final Minutes](#)

PUBLIC HEARING

2. [Report regarding applications for a Minor Use Permit, Design Review, Transportation Demand Management Plan, and Density Bonus to construct a residential development consisting of 262 units at 1477 Huntington Avenue the T5 Corridor Zoning District \(T5C\) in accordance with Title 20 of the South San Francisco Municipal Code \(SSFMC\), and determination that the project was sufficiently analyzed under the General Plan Environmental Impact Report \(EIR\), pursuant to California Environmental Quality Act \(CEQA\) Guidelines section 15162 and 15168 and qualifies for streamlining per CEQA Guidelines Section 15183 and 15183.3, and that the project is categorically exempt from CEQA per CEQA Guidelines section 15332 \(Adena Friedman, Principal Planner\)](#)

Attachments: [Attach 1 Parking Management Plan.pdf](#)
[Attach 2 SMC Income Limits.pdf](#)
[Attach 3 DRB Letters.pdf](#)
[Attach 4 Steelwave Letter.pdf](#)

- 2a. [Resolution making findings and determining that the proposed 1477 Huntington Project is consistent with an adopted Program Environmental Impact Report for the General Plan, and, based on the Infill Checklist, would not necessitate the need for preparing a subsequent environmental document pursuant to the criteria of CEQA Guidelines Sections 15162 and 15168, and based on that analysis is also subject to CEQA streamlining per CEQA Guidelines Section 15183 and 15183.3, and is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332.](#)

Attachments: [Exhibit A General Plan EIR and MMRP.pdf](#)
[Exhibit B 1477 Huntington Ave Appendix N Checklist.pdf](#)
[Ex B.a. Appendix A - AQ and GHG Modeling Results.pdf](#)
[Ex B.b Appendix B - Arborist Report.pdf](#)
[Ex B.c Appendix C - Geotech Feasibility Study.pdf](#)
[Ex B.d. Appendix D - Phase I ESA.pdf](#)
[Ex B.e Appendix E - Subsurface Investigation.pdf](#)
[Ex B.f Appendix F - Preliminary Drainage Analysis.pdf](#)
[Ex B.g Appendix G - Noise Assessment.pdf](#)
[Ex B.h Appendix H - TIA.pdf](#)
[Ex B.i Appendix I - TDM Program.pdf](#)

- 2b. [Resolution making findings and approving a Minor Use Permit, Design Review, Transportation Demand Management Plan, and Density Bonus to allow a residential development consisting of 262 units with residential amenities, open space uses, and podium garage parking within the Transit Corridor \(T5C\) Zoning District at 1477 Huntington Avenue.](#)

Attachments: [Exhibit A 1477 Huntington Conditions of Approval.pdf](#)
[Exhibit B 1477 Huntington Plan Set.pdf](#)
[Exhibit C Draft TDM Plan.pdf](#)
[Exhibit D Waiver Justification.pdf](#)
[Exhibit E Density Bonus and BMR Form.pdf](#)

3. [Report regarding consideration of an Addendum to the previously certified 101 Gull Drive Project Environmental Impact Report pursuant to the California Environmental Quality Act and Design Review and Transportation Demand Management Plan to construct a 9-story Office / R&D Building with attached parking garage at 101 Gull Drive in the Business Technology Park - High \(BTP-H\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code. \(Stephanie Skangos, Associate Planner\)](#)

Attachments: [Attachment 1 - 101 Gull Drive Project Summary of Changes, dated Dec 2022](#)
[Attachment 2 - American Trash Management Analysis, dated Dec 2022](#)
[Attachment 3 - Design Review Board \(DRB\) Comment Letter, dated Dec 2022](#)

- 3a. [Resolution making findings and a determination that the 101 Gull Drive Project, as modified and amended, is fully within the scope of environmental analysis in the previously certified 101 Gull Drive Project Environmental Impact Report \(EIR\) and that the 2023 Addendum to the EIR is the appropriate document for the Project, and that no further environmental review is required per the California Environmental Quality Act \(CEQA\).](#)

Attachments: [Exhibit A - Addendum to the 101 Gull Drive Project EIR, dated 1/10/2023](#)
[Ex. B Attachment 1 - Final EIR](#)
[Ex. B Attachment 2 - CEQA Findings and Statement of Overriding Considerations](#)
[Ex. B Attachment 3 - Mitigation Monitoring and Reporting Program](#)
[Ex. B Attachment 4 - Draft EIR](#)
[Ex. B Attachment 5 - DEIR Appendices](#)

- 3b. [Resolution making findings and approving Design Review and a Transportation Demand Management Plan for the construction of a new 9-story office / R&D building within the Business Technology Park - High \(BTP-H\) Zoning District at 101 Gull Drive.](#)

Attachments: [Exhibit A - Draft Conditions of Approval](#)
 [Exhibit B - 101 Gull Drive Project Plans, dated April 2023](#)
 [Exhibit C - Proposed TDM Plan, dated April 2023](#)
 [Exhibit D - Avian Collision Risk - Bird-Safe Design Assessment,](#)

ADMINISTRATIVE BUSINESS

4. [Report regarding changing the Planning Commission meeting start time from 7:00 PM to 6:00 PM \(Adena Friedman, Principal Planner and Tony Rozzi, Chief Planner\)](#)

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 COMMISSION

ADJOURNMENT

****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 \$1725. The cost for appeals filed by adjacent property owners is \$862.**