

City of South San Francisco

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



Regular Meeting Agenda

Thursday, May 18, 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 ALLEGIANCE

AGENDA REVIEW

ANNOUNCEMENTS FROM STAFF

PUBLIC COMMENT

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 20, 2023 Planning Commission](#)

Attachments: [04-20-23 PC Final Minutes](#)

PUBLIC HEARING

2. [Report regarding consideration of an application for a Use Permit to allow an indoor soccer facility at 152 Utah Avenue and determination that the project is categorically exempt from the California Environmental Quality Act \(CEQA\). \(Indoor Sports and Recreation use; CEQA Guidelines Section 15301, Class 1\) \(Victoria Kim, Associate Planner\)](#)

Attachments: [Attachment 1_Draft Findings](#)
[Attachment 2_Conditions of Approval](#)
[Attachment 3_Site Plans and Site Photos](#)
[Attachment 4_Business Operational Plan](#)
[Attachment 5_Parking Study Analysis](#)

3. [Report regarding applications for Design Review, Vesting Tentative Map, and a Transportation Demand Management Plan to allow two office / R&D buildings, an amenity building, and an associated parking structure at 120 East Grand Avenue and determination that the project is statutorily and categorically exempt under the California Environmental Quality Act and is eligible for streamlined review via an Addendum to the Downtown Station Area Specific Plan Environmental Impact Report. \(CEQA Guidelines sections 15332, 15183, 15164; Public Resources Code Section 21155.4\) \(Adena Friedman, Principal Planner\)](#)
- Attachments:** [Attach 1 Local Traffic Operations Report.pdf](#)
[Attach 2 Loading Spaces Memo.pdf](#)
[Attach 3 DRB Letters.pdf](#)
- 3a. [Resolution making findings and a determination that the proposed office / R&D project at 120 East Grand Avenue \(“Project”\) is fully within the scope of environmental analysis in the previously certified 2015 Downtown Station Area Specific Plan Environmental Impact Report \(EIR\) and that the 2023 project Addendum is the appropriate environmental document for the project, and that no further environmental review is required per the California Environmental Quality Act \(CEQA\) per CEQA Guidelines Section 15164; and the project is subject to CEQA streamlining categorically exempt from CEQA per CEQA Guidelines Sections 15183, and is categorically exempt from CEQA per CEQA Guidelines 15332, and is statutorily exempt from CEQA per California Public Resources Code Section 21155.4.](#)
- Attachments:** [Exhibit A DSASP EIR.pdf](#)
[Exhibit B 120 E. Grand CEQA Addendum.pdf](#)
[Exhibit B-a. Air Quality and Greenhouse Gas Emissions Assessr](#)
[Exhibit B-b. Arborist Report.PDF](#)
[Exhibit B-c. Historic Resources Evaluation.PDF](#)
[Exhibit B-d. Phase I ESA 120 E Grand.PDF](#)
[Exhibit B-e. Phase I ESA 160-180 Sylvester.pdf](#)
[Exhibit B-f. Phase I ESA 145 Sylvester.PDF](#)
[Exhibit B-g. Phase I - 129 Sylvester.PDF](#)
[Exhibit B-h. Phase II ESA.PDF](#)
[Exhibit B-j. CEQA Transportation Analysis.PDF](#)
[Exhibit B-k. TDM Plan.pdf](#)
[Exhibit B-l. 120 East Grand Avenue Paleontological Assessment](#)
[Exhibit B-m. 120 EGrand Archaeological Resources Report.pdf](#)
[Exhibit C DSASP MMRP.pdf](#)

- 3b.** [Resolution making findings and approving the entitlements request for the 120 East Grand R&D Project, Project P22-0039, including Design Review \(DR22-0015\), Vesting Tentative Map \(PM23-0002\), and Transportation Demand Management Plan \(TDM22-0003\), subject to the draft Conditions of Approval.](#)

Attachments: [Exhibit A 120 E Grand Conditions of Approval.pdf](#)
[Exhibit B 120 E Grand Plan Set.pdf](#)
[Exhibit C TDM Plan.pdf](#)
[Exhibit D Vesting Tentative Map Plan.pdf](#)

ADMINISTRATIVE BUSINESS

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.