

City of South San Francisco

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



Regular Meeting Agenda

Thursday, October 19, 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 SHIHADAH, Commissioner
MICHELE EVANS, Commissioner
SARAH FUNES, 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

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 September 21, 2023 Planning Commission](#)

Attachments: [09-21-23 PC Final Minutes](#)

PUBLIC HEARING

2. [Report regarding applications for Design Review and a Transportation Demand Management Plan for a new 8-story office / R&D building with detached parking garage at 573 Forbes Boulevard in the Business Technology Park - High \(BTP-H\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code \(SSFMC\), and determination that the project is consistent with the 2040 General Plan Environmental Impact Report, pursuant to California Environmental Quality Act \(CEQA\) Guidelines Sections 15162 and 15183 and related CEQA requirements. \(Stephanie Skangos, Associate Planner\)](#)

Attachments: [Attachment 1 - 573 Forbes Boulevard Project Description & Data](#)
[Attachment 2 - Design Review Board \(DRB\) Comment Letter, de](#)

- 2a. [Resolution making findings and a determination that the proposed office / R&D project at 573 Forbes Boulevard \(“Project”\) 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 - 573 Forbes Boulevard Environmental Checklist](#)

[Ex. B Attachment 1 - Air Quality Calculations](#)

[Ex. B Attachment 2 - Cultural Records Search, Native American](#)

[Ex. B Attachment 3 - Energy Calculations](#)

[Ex. B Attachment 4 - Transportation Analysis](#)

- 2b. [Resolution making findings and approving Design Review and a Transportation Demand Management Plan for the construction of a new 8-story office / R&D building within the Business Technology Park - High \(BTP-H\) Zoning District at 573 Forbes Boulevard.](#)

Attachments:

[Exhibit A - Draft Conditions of Approval](#)

[Exhibit B - 573 Forbes Boulevard Project Plans, dated June 13, 2023](#)

[Exhibit C - Proposed TDM Plan, dated September 2023](#)

[Exhibit D - Pedestrian Wind Assessment, dated August 18, 2023](#)

3. [Report regarding applications for Master Plan, Precise Plan, Design Review, Use Permit, Development Agreement, Transportation Demand Management Plan and Vesting Tentative Map to redevelop an existing 19-acre commercial site into a 1.65 million square foot life science research and development campus and associated amenity uses in the east of 101 area at Forbes Boulevard and Allerton Avenue in the Business Technology Park - High \(BTP-H\) Zoning District and determination that the project is consistent with the 2040 General Plan Environmental Impact Report \(CEQA Guidelines Sections 15162, 15183\) \(Christy Usher, Senior Planner\)](#)

- 3a. [Resolution making findings recommending that the City Council make a determination that the environmental effects of the construction of the Vantage Healthpeak Life Sciences Campus located at 420, 440, 460, 480 and 490 Forbes Boulevard, consisting of six buildings and three associated parking structures, were sufficiently analyzed under the 2040 General Plan Environmental Impact Report and no additional environmental analysis is needed pursuant to CEQA Guidelines sections 15162 and 15183.](#)

Attachments:

[Exhibit A - Environmental Consistency Analysis - CEQA Checkl](#)
[Appendix A - Mitigation Monitoring Program](#)
[Appendix B - CalEEMOD Construction Emissions](#)
[Appendix C - CalEEmod Operation Emissions](#)
[Appendix D - Meyers +and L-G Energy Performance](#)
[Appendix E - Langan Preliminary Geotech](#)
[Appendix F - Langan Geotech Vantage Phases 2 & 3](#)
[Appendix G - Langan Preliminary Geo Vantage Fire Station](#)
[Appendix H - Langan Phase I ESA](#)
[Appendix I - Langan SMP Report Vantage Phases 2 & 3](#)
[Appendix J - Healthpeak Vantage TIA 8.17.23](#)
[Appendix K - Healthpeak Vantage TDM Plan August 2023](#)
[Appendix L - CCAG VMT Estimation Tool](#)
[Appendix M - Healthpeak Vantage WSA 20230324](#)
[Exhibit B - 2040 GPU EIR and Appendices](#)

- 3b. [Resolution making findings recommending that the City Council approve entitlements for a Master Plan P22-0117 & Precise Plan P22-0138: Master Plan MP23-0002, Precise Plan PP23-0001, Design Review DR22-0036, Use Permit UP22-0011, Transportation Demand Management Plan TDM22-0009, Vesting Tentative Map PM22-0002, and Development Agreement DA22-0005 to construct a new life sciences campus on approximately 19 acres, located at 420, 440, 460, 480, and 490 Forbes Boulevard in the Business and Technology Park - High \(BTP-H\) Zoning District.](#)

Attachments:

[Exhibit A - Conditions of Approval](#)
[Exhibit B - Project Plans Vantage Master Plan Precise Plan VT](#)
[Exhibit C - Transportation Demand Management Plan Vantage R](#)
[Exhibit D Draft CC Ord - Development Agreement.DOCX](#)
[Exhibit E - Design Review Board Letter 1-17-23 & 2-21-23](#)
[Exhibit F - Transportation Impact Analysis](#)

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 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.**