

# City of South San Francisco

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



## Regular Meeting Agenda

Thursday, August 18, 2022

7:00 PM

Virtual Meeting

**Planning Commission**

## WELCOME

If this is the first time you have been to a Commission meeting, perhaps you'd like to know a little about our procedure.

This meeting is being held in accordance with the Brown Act as currently in effect under the provisions of Assembly Bill 361 which allows attendance by members of the Planning Commission, City staff and the public to participate and conduct the meeting by teleconference. Teleconference locations are not open to the public.

Planning Commissioners teleconferencing: Michele Evans, Norm Faria, JulieAnn Murphy, Sam Shihadeh, Alex Tzang, Luis De Paz Fernandez, Sarah Funes.

You may need to also install the Zoom app on your device prior to joining the meeting:

### Planning Commission Meeting

Please click the link below to join the webinar:

<https://ssf-net.zoom.us/j/82584801637>

Or One tap mobile:

US: +16699006833,,82584801637# or +13462487799,,82584801637#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 929 205 6099 or +1 301 715

8592 or +1 312 626 6799 or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 825 8480 1637

International numbers available: <https://ssf-net.zoom.us/j/82584801637>

Please note that dialing in will only allow you to listen in on the meeting. To make a public comment during the Zoom Meeting session, join the meeting from your computer or mobile device, enter your name, and request to comment through the “Chat” function and a staff person will add you to the queue for comments and unmute your microphone during the comment period. In the alternative, you may also provide email comments received during the meeting will be read into the record.

Under Oral Communications, at the beginning of the meeting, persons wishing to speak on any subject not on the Agenda will have 3 minutes to discuss their item. The Clerk will read the name and type of application to be heard in the order in which it appears on the Agenda. A staff person will then explain the proposal. The first person allowed to speak will be the applicant, followed by persons in favor of the application. Then persons who oppose the project or who wish to ask questions will have their turn.

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 case. Questions from Commissioners to applicants or non-applicants may be answered by using additional time.

**Remote Public Comments:**

Members of the public wishing to participate are encouraged to submit public comments in writing in advance of the meeting. The email and phone line below will be monitored during the meeting and public comments received will be read into the record. The City encourages the submission of comments by 6:00pm on the date of the Public Hearing to facilitate inclusion in the meeting record. A maximum of 3 minutes per individual comment will be read into the record. Comments that are not in compliance the Planning Commission's rules of decorum may be summarized for the record rather than read verbatim.

Email: [PCcomments@ssf.net](mailto:PCcomments@ssf.net)

Electronic Comments received by email will be monitored during the meeting and read into the record. We ask that you limit your electronic comments so that they comply with the 3-minute time limitation for public comment.

Planning Division Hotline: (650) 829-4669

Voice messages will be monitored during the meeting, and read into the record. Your voicemail should be limited so that it complies with the 3 minute time limitation for public comment.

**Observing the Meeting:**

This teleconference meeting may be observed via livestream:

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

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.

If any interested party, other than the applicant, wishes to obtain a copy of a Notice of Action for any Planning Commission action or decision at a hearing, the interested party must file a written request of such notification with the Planning Division in advance of that Planning Commission hearing.

When the Commission is not in session, we'll be pleased to answer your questions if you will go to the Planning Division, City Hall, 315 Maple Avenue or telephone (650) 877-8535 or by e-mail at [planning@ssf.net](mailto:planning@ssf.net).

Sam Shihadeh, Chairperson  
Alex Tzang, Vice Chairperson  
Norm Faria, Commissioner  
JulieAnn Murphy, Commissioner  
Michele Evans, Commissioner  
Sarah Funes, Commissioner  
Luis De Paz Fernandez, Commissioner  
Tony Rozzi, Secretary to the Planning Commission

City of South San Francisco Staff

Tony Rozzi, Chief Planner  
Adena Friedman, Principal Planner  
Billy Gross, Principal Planner  
Christopher Espiritu, Senior Planner  
Christy Usher, Senior Planner  
Stephanie Skangos, Associate Planner  
Victoria Kim, Associate Planner  
Vacant, Clerk

**PLEASE SILENCE CELL PHONES**

**Individuals with disabilities who require auxiliary aids or services to attend and participate in this meeting should contact the ADA Coordinator at (650) 877-8505, five working days before the meeting.**

*In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the City Clerk's Office located at City Hall. If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda. The address of City Hall is 400 Grand Avenue, South San Francisco, California 94080.*

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL / CHAIR COMMENTS

AGENDA REVIEW

*The Planning Commission will inquire and staff will report on any change or order, deferral and/or removal of items on this meeting agenda.*

ORAL COMMUNICATIONS

*This portion of the meeting is reserved for comment on items not on the agenda. Under the Brown Act, the Commission cannot act on items raised during public communications, but may respond briefly to statements made or questions posed; request clarification; refer the item to staff; or place the item on the next meeting agenda.*

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 Approval of the Draft Meeting Minutes for July 7, 2022 \(Tony Rozzi, Chief Planner\)](#)

**Attachments:** [7-7-22 Draft Minutes](#)

PUBLIC HEARING

2. [Report regarding consideration of an Environmental Consistency Analysis with the Downtown Station Area Specific Plan Environmental Impact Report pursuant to the California Environmental Quality Act, and applications for a General Plan Amendment, Rezoning Map, Use Permit, Design Review, Transportation Demand Management Plan, and Affordable Housing Agreement to allow a Mixed-Use Development, consisting of 99 residential units with ground floor parking and a 1,500 sq. ft. restaurant, at 421 Cypress Avenue, 209 & 213 Lux Avenue in the Downtown Transit Core \(DTC\) and Downtown Residential Core \(DRC\) Zoning Districts, in accordance with Title 20 of the South San Francisco Municipal Code. \(Stephanie Skangos, Associate Planner\)](#)

**Attachments:** [Attachment 1 - Developer's Community Benefits Package, dated](#)  
[Attachment 2 - Design Review Board \(DRB\) Comment Letter, dated](#)

- 2a. [Resolution Making Findings and Recommending that the City Council Make Determinations Under the California Environmental Quality Act \(CEQA\) and Approve Planning Project P21-0009, Including a General Plan Amendment GPA22-0005, Rezoning Map RZ21-0002, Use Permit UP21-0002, Design Review DR21-0005, and Transportation Demand Management Plan TDM21-0002, to Allow a Mixed-Use Development Consisting of 99 Units With Ground Floor Parking and a 1,500 sq. ft. Restaurant Within the Downtown Transit Core \(DTC\) and Downtown Residential Core \(DRC\) Zoning Districts at 421 Cypress Avenue, 209 & 213 Lux Avenue.](#)

**Attachments:**

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

[Exhibit B - 421 Cypress Avenue, 209 & 213 Lux Avenue Project](#)

[Exhibit C - Environmental Consistency Analysis \(ECA\), dated A](#)

[Ex. C Attachment 1 - Historic Resource Evaluation](#)

[Ex. C Attachment 2 - California Historical Resources Information](#)

[Ex. C Attachment 3 - Phase 1 Environmental Site Assessment](#)

[Ex. C Attachment 4 - Geotechnical Feasibility Study](#)

[Ex. C Attachment 5 - Plans](#)

[Ex. C Attachment 6 - Traffic Study](#)

[Ex. C Attachment 7 - Transportation Demand Management \(TDM](#)

[Ex. C Attachment 8 - Preliminary Environmental Noise Study](#)

[Ex. C Attachment 9 - Community Health Risk Assessment](#)

[Ex. C Attachment 10 - Shadow Study](#)

[Exhibit D - Transportation Demand Management \(TDM\) Plan, de](#)

[Exhibit E - General Plan Amendment](#)

[Exhibit F- Ordinance Amending Zoning Map \(081122\)](#)

[Ex. F Attachment 1 - Zoning Map Amendment](#)

3. [Report regarding consideration of a Use Permit, Design Review, Tentative Parcel Map and Transportation Demand Management Plan and Addendum to the 2009 Environmental Impact Report to subdivide the property to create a total of three parcels, construct one new multi-family residential building containing 183 residential units, three Office/R&D buildings totaling approximately 750,000 square feet, ancillary uses and associated parking at 180 El Camino Real \(Assessor's Parcel Number 014183110\) in the El Camino Real Mixed Use \(ECRMX\) Zoning District. \(Billy Gross, Principal Planner\)](#)

**Attachments:** [Att 1 - ALUC Determination Application](#)  
[Att 2 - CCAG Board Resolution 22-64](#)  
[Att 3 - DRB Comment Letters](#)  
[Att 4 180 ECR Community Benefits Memo.pdf](#)

- 3a. [Resolution making findings and determining that the 180 El Camino Real Residential/R&D Project is fully within the scope of environmental analysis in the 2009 Environmental Impact Report and that the 2022 Addendum to the EIR is the appropriate environmental document for the Project.](#)

**Attachments:** [Exhibit A EIR Addendum.pdf](#)  
[Exhibit B So ECR EIR.pdf](#)

- 3b. [Resolution making findings and recommending that the City Council approve a Use Permit, Design Review, Tentative Parcel Map and Transportation Demand Management Plan to subdivide the property to create a total of three parcels, construct one new residential building containing 183 residential units, three Office/R&D buildings totaling approximately 750,000 square feet, ancillary uses and associated parking at 180 El Camino Real \(Assessor's Parcel Number 014-183-110\) in the El Camino Real Mixed Use \(ECRMX\) Zoning District.](#)

**Attachments:** [Exhibit A- Conditions of Approval](#)  
[Exhibit B Plan Set.pdf](#)  
[Exhibit C - Zoning Ordinance Compliance](#)  
[Exhibit D - Draft TDM Plan](#)

4. [Report regarding consideration of applications for a General Plan Amendment, Zoning Ordinance Amendment, Use Permit, Design Review, Transportation Demand Management Program, Parcel Map and Initial Study/Mitigated Negative Declaration to construct a seventeen-story office/R&D building with community serving commercial uses, totaling approximately 940,000 square feet, atop a two-story podium parking structure with publicly accessible plazas and landscape areas, and other on- and off-site improvements, on a 3.2-acre site at 121 E Grand Ave in the Transit Office Research and Development \(TO/RD\) Zoning District. \(Allison Knapp, Consulting Planner and Billy Gross, Principal Planner\)](#)

**Attachments:** [Att 1 - View from Caltrain Station](#)  
[Att 2 - Vehicular and Service Access and Fire Access](#)  
[Att 3 - Confluence Plaza](#)  
[Att 4 - Draft 2040 General Plan Land Use Map](#)  
[Att 5 - Tentative Parcel Map](#)  
[Att 6 - 121 E Grand Community Benefits Memo](#)  
[Att 7 - DRB Comment Letters](#)  
[Att 8 - ALUC Reso 22-61](#)  
[Att 9 - FAA Determination of No Hazard](#)

- 4a. [Resolution adopting the Initial Study / Mitigated Negative Declaration \(ND21-0001\) State Clearinghouse #2022060734, in accordance with Section 21080 of the California Public Resources Code and CEQA Guidelines Section 15070 et seq.](#)

**Attachments:** [Exhibit A - 121 East Grand Avenue IS/MND](#)  
[Exhibit B - 121 East Grand MMRP](#)

- 4b. [Resolution making findings and recommending that the City Council approve a General Plan Amendment, Zoning Text Amendment, Use Permit, Design Review, Tentative Parcel Map and Transportation Demand Management Plan to construct a seventeen-story office/R&D building with community serving commercial uses, totaling approximately 940,000 square feet, atop a two-story podium parking structure with publicly accessible plazas and landscape areas, and other on- and off-site improvements, on a 3.2-acre site at 121 E Grand Ave in the Transit Office/ Research and Development Core \(TO/RD\) Zoning District.](#)

**Attachments:** [Exhibit A - General Plan Amendments](#)  
[Exhibit B - Zoning Text Amendment](#)  
[Exhibit C - 121 E Grand Entitlement Plans](#)  
[Exhibit D - 121 E Grand TDM Plan](#)  
[Exhibit E - Conditions of Approval - 08.18.22 PC \(Updated 0810](#)



ITEMS FROM STAFF

*Staff may report on items of general interest.*

ITEMS FROM THE COMMISSION

*The Commission may report on items of general interest.*

ITEMS FROM THE PUBLIC

*This portion of the meeting is reserved for additional comment on items not on the agenda.*

ADJOURNMENT