

City of South San Francisco

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



Regular Meeting Agenda

Thursday, December 15, 2022

7:00 PM

Virtual Meeting

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:

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/kcIkA6wMWz>

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 commenting on the proposal.

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.

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

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>

Additional Meeting Materials:

Additional meeting materials received or provided after initial publication of the Public Hearing agenda may be found here :

<https://www.ssf.net/departments/economic-community-development/planning-division/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.

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
Kelsey Evans, Clerk

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 draft minutes from the November 17, 2022 Planning Commission](#)

Attachments: [11-17-22 Final Minutes](#)

ADMINISTRATIVE2. [Report regarding an update on the Lindenville Specific Plan \(Billy Gross, Principal Planner\)](#)

Attachments: [Att 1 - Lindenville Specific Plan SWOT Analysis](#)
[Att 2 - PC Presentation](#)

PUBLIC HEARING

3. [Report regarding applications for Design Review, Transportation Demand Management Plan, and Density Bonus to construct 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 \(DTC\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code \(SSFMC\), and determination that the project is consistent with the Downtown Station Area Specific Plan \(DSASP\) Environmental Impact Report \(EIR\), pursuant to California Environmental Quality Act \(CEQA\) Guidelines section 15162 and related CEQA requirements. \(Stephanie Skangos, Associate Planner\)](#)

Attachments: [Attachment 1 - Design Review Board \(DRB\) Comment Letter, de](#)
[Attachment 2 - Planning Commission Minutes, August 18, 2022](#)
[Attachment 3 - Public Comment Letters Received To-Date](#)

- 3a. [Resolution making findings and determining that the proposed 421 Cypress Avenue, 209 & 213 Lux Avenue Project is consistent with an adopted Program Environmental Impact Report/Addendum for the Downtown Station Area Specific Plan and, based on the Environmental Consistency Analysis, 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 statutorily and categorically exempt from CEQA pursuant to Government Code Section 65457, Public Resources Code Section 21166, and CEQA Guidelines Sections 15168 and 15332.](#)

Attachments: [Exhibit A - Environmental Consistency Analysis \(ECA\), dated N](#)
[Ex. A Attachment 1 - Historic Resource Evaluation](#)
[Ex. A Attachment 2 - California Historical Resources Information](#)
[Ex. A Attachment 3 - Phase 1 Environmental Site Assessment](#)
[Ex. A Attachment 4 - Geotechnical Feasibility Study](#)
[Ex. A Attachment 5 - Plans](#)
[Ex. A Attachment 6 - Traffic Study](#)
[Ex. A Attachment 7 - Transportation Demand Management \(TDM\)](#)
[Ex. A Attachment 8 - Preliminary Environmental Noise Study](#)
[Ex. A Attachment 9 - Community Health Risk Assessment](#)
[Ex. A Attachment 10 - Shadow Study](#)

- 3b. [Resolution making findings and approving Design Review, Transportation Demand Management Plan, and Density Bonus 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 \(DTC\) Zoning District 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 - Transportation Demand Management \(TDM\) Plan, de](#)
[Exhibit D - Applicant's Incentive and Waiver Justification, dated](#)
[Exhibit E - Density Bonus & BMR Unit Information Request For](#)

4. [Report regarding consideration of a Conditional Use Permit and Design Review for a new Wireless Communications Facility on an existing PG&E tower located on APN 012-102-999, adjacent to 200 Armour Avenue, in the Parks and Recreation \(PR\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code \(SSFMC\), and determination that the project is categorically exempt from California Environmental Quality Act \(CEQA\), per Class 3, Section 15303. \(Stephanie Skangos, Associate Planner\)](#)

Attachments: [Attachment 1 - Draft Findings and Conditions of Approval](#)
[Attachment 2 - Project Plans and Photo Simulations](#)
[Attachment 3 - Project Description](#)
[Attachment 4 - Radio Frequency – Electromagnetic Energy \(RF-I](#)
[Attachment 5 - Alternative Sites Analysis](#)
[Attachment 6 - DRB Comment Letter, dated November 15, 2022](#)

5. [Report regarding consideration of an application for Design Review and Certificate of Alteration to convert existing second floor office space to four new residential units at 304 Grand Avenue in the Grand Avenue Core \(GAC\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from the California Environmental Quality Act. \(Christy Usher, Senior Planner\)](#)

Attachments: [Attachment 1 - Draft Findings and Conditions of Approval](#)
[Attachment 2 - Project Plans](#)
[Attachment 3 - DRB Comment Letter FINAL](#)
[Attachment 4 - Historical Resources Evaluation Report](#)

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