



RESOLUTION NO. 2876-2021

File #: 21-810, Version: 1

Resolution Making Findings and Recommending That the City Council Approve A General Plan Amendment, Downtown Station Area Specific Plan Amendment, Rezoning Map To Create A Planned Development District, Design Review, Transportation Demand Management Plan, and Affordable Housing Agreement To Allow A Multi-Family Residential Development Consisting Of 480 Units On Parcels Comprising 124 Airport Boulevard And 100 Produce Avenue

WHEREAS, the applicant has proposed construction of a high-density mixed-use residential development, consisting of 480 rental units, and 560 parking spaces (“Project”) over two parcels consisting of 124 Airport Boulevard (APN 015-113-180 and approximately 2.56 acres) and 100 Produce Avenue (APN 015-113-380 and approximately 1.56 acres) collectively referred to as “Project Site” in the City; and

WHEREAS, the proposed Project is located partially within the southwestern portion of the Downtown Station Areas Specific Plan (“DSASP”) area; and

WHEREAS, the applicant seeks approval of a General Plan Amendment (GPA18-0004), Downtown Station Area Specific Plan Amendment (SP21-0003), Rezoning Map (RZ18-0003) to create a Planned Development District, Design Review (DR18-0038), Transportation Demand Management Plan (TDM21-0008), and Affordable Housing Agreement (AHA21-0001) for the Project; and

WHEREAS, approval of the applicant’s proposal is considered a “project” for purposes of the California Environmental Quality Act, Pub. Resources Code §21000, et seq. (“CEQA”); and

WHEREAS, on November 4, 2021, the Planning Commission for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the Sustainable Communities Environmental Assessment (“SCEA” and EIR18-0005) and the proposed entitlements, take public testimony, and approve the Project; and,

WHEREAS, the Planning Commission reviewed and carefully considered the information in the SCEA (EIR18-0005), and by separate resolution, recommends the City Council adopt the SCEA (EIR18-0005), as an objective and accurate document that reflects the independent judgment and analysis of the City in relation to the Project’s environmental impacts, and find that the SCEA satisfies the requirements of the California Environmental Quality Act and no further environmental review is necessary.

NOW, THEREFORE, BE IT RESOLVED that based on the entirety of the record before it, which includes without limitation, the California Environmental Quality Act, Public Resources Code §21000, et seq. (“CEQA”) and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the South San Francisco General Plan and General Plan EIR; the Downtown Station Area Specific Plan and the Downtown Station Area Specific Plan EIR; the South San Francisco Municipal Code; the Project applications; the Project

Plans, as prepared by TCA Architects, dated December 1, 2020; the Sustainable Communities Environmental Assessment, as prepared by Raney Planning & Management, Inc., dated June 2021; all site plans, and all reports, minutes, and public testimony submitted as part of the Planning Commission's duly noticed November 4, 2021 meeting; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of South San Francisco hereby finds as follows:

SECTION 1 FINDINGS

General

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The Exhibits attached to this Resolution, including the General Plan Amendment (Exhibit A), Downtown Station Area Specific Plan Amendment (Exhibit B), Rezoning Map Ordinance to designate the site Planned Development (Exhibit C), Entitlement Plan Set for Design Review (Exhibit D), Preliminary Transportation Demand Management Plan (Exhibit E), and Draft Conditions of Approval (Exhibit F) are each incorporated by reference and made a part of this Resolution, as if set forth fully herein.
3. The documents and other material constituting the record for these proceedings are located at the Planning Division for the City of South San Francisco, 315 Maple Avenue, South San Francisco, CA 94080, and in the custody of the Chief Planner.

General Plan Amendment

1. The proposed amendment meets the purposes of the General Plan;
2. The proposed amendment is compatible with other provisions of the General Plan and any applicable specific plan; and
3. Any changes to the amendment that the Commission deems necessary to comply with other adopted Plans and ordinances or to reduce environmental impacts.

Downtown Station Area Specific Plan Amendment

1. The Specific Plan Amendment implements and is consistent with the General Plan;
2. The Specific Plan Amendment will not be detrimental to the public interest, health, safety, convenience,

or welfare of the City;

3. The Specific Plan Amendment area is physically suitable for the proposed land use designation(s) and the anticipated development; and
4. The proposed development pursuant to the Specific Plan Amendment will be superior to development otherwise allowed under conventional zoning classifications.

Rezoning Map to Planned Development

1. The Zoning Map will be amended to revise the zoning district designation from Business Commercial (BC) to a Planned Development for 124 Airport Boulevard and 100 Produce Avenue; and
2. The proposed development is consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply; and
3. The subject property is physically suitable for the type and intensity of the land use being proposed in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the Planning Commission and City Council; and
4. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare; and
5. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area; and
6. The development generally complies with applicable adopted design guidelines; and
7. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and/or substantial public benefit. In making this determination, the Planning Commission considered the following factors:

- (a) Appropriateness of the use(s) at the proposed location.
- (b) The mix of uses, housing types, and housing price levels.
- (c) Provision of units affordable to persons and families of low and median income or to lower income households.
- (d) Provision of infrastructure improvements.
- (e) Provision of open space.
- (f) Compatibility of uses within the development area.
- (g) Quality of design, and adequacy of light and air to the interior spaces of the buildings.
- (h) Overall contribution to the enhancement of neighborhood character and the environment of South San Francisco in the long term.
- (i) Creativity in design and use of land.

Design Review

1. The Project, including Design Review, is consistent with Title 20 of the South San Francisco Municipal Code because the Project has been designed as a high-density mixed-use and residential project which will provide a pedestrian-friendly, transit-oriented environment with sustainability elements incorporated.
2. The Project, including Design Review, is consistent with the General Plan and the PLUS because the proposed high-density residential development is consistent with the policies and design direction provided in the South San Francisco General Plan for the Downtown Transit Core land use designation and the PLUS by encouraging the development of new residential units within close proximity to the South San Francisco Caltrain Station.
3. The Project, including Design Review, is consistent with the applicable design guidelines adopted by the City Council in that the proposed Project is consistent with the Design Guidelines for the Downtown Station Area Specific Plan.
4. The Project is consistent with the applicable design review criteria in South San Francisco Municipal Code Section 20.480.006 (“Design Review Criteria”) because the project has been evaluated by the Design Review Board on June 16, 2020, and September 15, 2020, and found to be consistent with each of the eight design review criteria included in the Design Review Criteria” section of the Ordinance.

Transportation Demand Management Plan

1. Consistent with South San Francisco Municipal Code Section 20.400.006, the proposed trip reduction measures are feasible and appropriate for the project, considering the proposed use and the project’s location, size, and hours of operation; and

2. Consistent with South San Francisco Municipal Code Section 20.400.006, the proposed performance guarantees will ensure that the target alternative mode use established for the project by this chapter will be achieved and maintained.

SECTION 2 DETERMINATION

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of South San Francisco hereby recommends that the City Council makes the findings contained in this Resolution, approves the entitlements request for 124 Airport Boulevard and 100 Produce Avenue (P18-0074, GPA18-0004, SP21-0003, RZ18-0003, DR18-0038, TDM21-0008, AHA21-0001), including the adoption of an ordinance to amend the Zoning Map (RZ18-0003), and makes a determination by separate resolution that the Project, through its design features, as well as the mitigation measures proposed in the SCEA-IS and included in the MMRP, would operate to ensure the impacts of the proposed Project will not exceed established CEQA thresholds of significance and no additional environmental review is necessary.

BE IT FURTHER RESOLVED that the resolution shall become effective immediately upon its passage and adoption.

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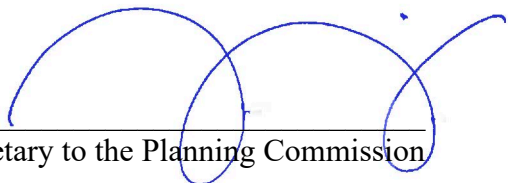
I hereby certify that the foregoing resolution was adopted by the Planning Commission of the City of South San Francisco at a regular meeting held on the 4th day of November, 2021 by the following vote:

AYES: Chair Evans, Vice-Chair Shihadeh, Commissioner Faria, Commissioner De Paz Fernandez, Commissioner Murphy, Commissioner Funes, Commissioner Tzang

NOES:

ABSTENTIONS:

ABSENT:

Attest 
Secretary to the Planning Commission