

DRAFT FINDINGS OF APPROVAL
P19-0032: DR19-0015, WM19-0001
1 CHESTNUT AVENUE, APN# 011322030
(As recommended by City Staff on April 18, 2019)

As required by the Design Review and Waivers and Modifications Procedures (SSFMC Chapters 20.480 and 20.510), the following findings are made in support of a Design Review, and Waivers and Modifications for a new Police Facility in the El Camino Real/Chestnut Mixed Use High Density (EC/C-MXH) Zoning District, in accordance with SSFMC Chapters 20.270, 20.480 and 20.510, based on materials submitted to the South San Francisco Planning Commission which include, but are not limited to: Application materials prepared by applicant, dated submitted April 2, 2019; project plans prepared by SmithGroup Architects, dated stamp received April 2, 2019; Planning Commission staff report dated April 18, 2019; and Planning Commission meeting of April 18, 2019.

1. Design Review

- A. The Project is consistent with Title 20 of the South San Francisco Municipal Code, and as provided by the Waivers and Modifications process, to ensure a public facility is constructed that contributes to the public welfare and supports the security of the City and its residents;
- B. The Project is consistent with the General Plan and associated El Camino Real/Chestnut Avenue Area Plan because the project would construct a public facility as envisioned by both documents;
- C. The Project is consistent with the applicable design guidelines adopted by the City Council, and as provided by the Waivers and Modifications process;
- D. The Project is consistent with the Waivers and Modifications process as stated in the findings below; and
- E. 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 April 16, 2019, and found to be consistent with each of the eight design review criteria included in the Design Review Criteria” section of the Ordinance.

2. Waivers and Modifications

- A. The waiver or modification of the minimum building height, active use requirement on the ground floor, and building transparency and required openings is necessary due to the security needs of the Police Facility, which must balance operation and public access with safety for the Police staff and administration;
- B. There are no alternatives to the requested waiver or modification of the minimum building height, active use requirement on the ground floor, and building transparency and required openings that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public, given the unique operation needs of a Police Facility; and
- C. The granting of the requested waiver or modification of the minimum building height, active use requirement on the ground floor, and building transparency and required openings would not be

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detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this title, and in fact will promote safety of the occupants and users of the Police Facility.

