

**DRAFT FINDINGS OF APPROVAL – MASTER SIGN PROGRAM**  
**P21-0011: DR21-0007, SIGNS21-0007**  
**AMENDED MASTER SIGN PROGRAM FOR ALEXANDRIA VISTA POINT**  
**(201 HASKINS WAY & 400-450 E. JAMIE COURT)**  
*(As recommend by City Staff on August 5, 2021)*

As required by the Master Sign Permit Application Procedures (SSFMC Section 20.360.010) and the Design Review Procedures (SSFMC Section 20.480), the following findings are made in support of a Master Sign Program at the Alexandria Vista Point Project at 201 Haskins Way and 400-450 E. Jamie Court in the Business Technology Park (BTP) Zoning District in accordance with SSFMC Sections 20.110, 20.360, 20.460 & 20.480. These findings are based on public testimony and materials submitted to the South San Francisco Planning Commission which include, but are not limited to: Application materials prepared by the applicant, dated submitted February 16, 2021; Project plans prepared by Weidner CA and Ross + Luthin Creative dated Jun 6, 2021; Planning Commission staff report dated August 5, 2021; and testimony received at the Planning Commission meeting of August 5, 2021.

Master Sign Program

1. The proposed signs are compatible in style and character with the buildings to which the signs are to be attached, any surrounding structures and any adjoining signage on the site because the proposed signs were designed to be in keeping with the architectural design of the buildings, using similar materials and colors;
2. The Master Sign Program contains standards for all wayfinding and identification signage for the site. Any future tenants will be provided with adequate opportunities to construct, erect or maintain a sign for identification; and
3. The Master Sign Program includes the installation of wayfinding and identification signage for the entire site that will improve both pedestrian and vehicular circulation and emergency vehicle access.

Design Review

1. The Master Sign Program complies with the applicable standards and requirements of this Ordinance because as submitted and modified through the Design Review Process, this sign program meets or complies with the applicable standards included in Chapter 20.110 (Employment Districts);
2. The Master Sign Program complies with the General Plan and the East of 101 Sub-Area Plan the City Council has adopted because the proposed sign program is consistent with

the policies and design direction provided in the South San Francisco General Plan for the Business Technology Park/Coastal Commercial land use designation by encouraging the development of biotechnology and R&D campuses in the East of 101 Area;

3. The Master Sign Program complies with any applicable design guidelines adopted by the City Council in that the proposed sign program is consistent with the Design Principles in Section 20.360.003; and
4. The Master Sign Program complies with the applicable design review criteria in Section 20.480.006 (“Design Review Criteria”) because the project has been evaluated against, and found to be consistent with, each of the eight design review criteria included in the “Design Review Criteria” section of the Ordinance.