



Legislation Text

File #: 22-535, **Version:** 1

Resolution making findings and approving a Use Permit and Design Review to construct the proposed Security Building (B38) in the Genentech Master Plan District subject to the attached Conditions of Approval.

WHEREAS, Genentech (“Applicant”) has proposed construction of a 12,100 square foot office building to serve as a Security Building (“Project”) for the Genentech Campus at 380 DNA Way (“Project Site”); and

WHEREAS, the City Council approved a Genentech Campus Master Plan Update in 2020, which articulates the vision for growth and development throughout the Genentech Campus; and

WHEREAS, the proposed Project is located within the Genentech Master Plan (GMP) zoning district; and

WHEREAS, the applicant seeks approval of a Conditional Use Permit (UP22-0004), and Design Review (DR22-0008), for the Project; and

WHEREAS, the Design Review Board reviewed the Project at its April 19, 2022 meeting and strongly recommended approval of the Project; and

WHEREAS, the City Council certified the Genentech Campus Master Plan Program Environmental Impact Report (“EIR”) in December 2020 (State Clearinghouse number 2017052064) in accordance with the provisions of CEQA and the CEQA Guidelines, which analyzed the potential environmental impacts of the development of the Genentech Campus; and

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

WHEREAS, the City Council also adopted a Statement of Overriding Considerations (“SOC”) in December 2020, in accordance with the provisions of CEQA and the CEQA Guidelines, which carefully considered each significant and unavoidable impact identified in the EIR and found that the significant environmental impacts are acceptable in light of the project’s economic, legal, social, technological and other benefits; and

WHEREAS, the City prepared an Initial Study for the Project pursuant to CEQA Guidelines Section 15168(c) (4), which study concluded that CEQA Guidelines Section 15168 because pursuant to CEQA Guidelines 15162 the Project is within the scope of the Genentech Master Plan EIR and would not result in any new significant environmental effects or a substantial increase in the severity of any previously identified effects beyond those

disclosed and analyzed in the Genentech Master Plan EIR certified by City Council nor would new mitigation be required; and

WHEREAS, on July 7, 2022, the Planning Commission for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the proposed entitlements and environmental effects of the Project and take public testimony; and

WHEREAS, by separate resolution, the Planning Commission for the City of South San Francisco made findings and a CEQA determination that environmental effects of the proposed Project were sufficiently analyzed under the 2020 Genentech Master Plan EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168; and

WHEREAS, the Planning Commission exercised its independent judgment and analysis, and considered all reports, recommendations, and testimony before making a determination on the Project.

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 Genentech Campus Master Plan, the Genentech Campus Master Plan Program EIR and Statement of Overriding Considerations; the Plan Bay Area and Plan Bay Area EIR, the B38 Initial Study; all site plans, and all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed July 7, 2022 meeting; and any other evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2), the Planning Commission of the City of South San Francisco hereby finds as follows:

SECTION 1 **FINDINGS**

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. Exhibit A (B38 Project Plan Set) and Exhibit B (Conditions of Approval) are attached to this Resolution, and 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, Tony Rozzi.

B. Use Permit Findings

1. The proposed use will not be adverse to the public health, safety or general welfare of the community, nor be detrimental to the surrounding properties or improvements because the proposed office building is located in the Business Technology Park area of the community and will be

redeveloping a use that is consistent with the General Plan designation and zoning regulations for the area;

2. The proposed Security Building is consistent with the City's General Plan and the Genentech Campus Master Plan because the proposed building and associated amenities and landscaping are consistent with the policies and design direction provided in the South San Francisco General Plan for the Business & Technology Park land use designation;
3. The proposed Project complies with all applicable standards included in Chapter 20.260 ("Genentech Master Plan District") as well as the implementing policies and guidelines found in the Genentech Campus Master Plan; and
4. The proposed office building complies with the Genentech Campus Master Plan's design guidelines which were used to evaluate the Project by staff and the City's Design Review Board at their meeting on April 19, 2022.

C. Design Review Findings

1. The Project is consistent with the applicable standards and requirements of the Zoning Ordinance because as submitted and modified through the Design Review Process, this Project meets or complies with the applicable standards included in the Genentech Master Plan District Zoning (Chapter 20.260), and the Genentech Campus Master Plan, including Appendix A: Design Review Checklist
2. The General Plan Land Use Designation for the site is Business & Technology Park (BTP) and the proposed Project is consistent with the General Plan because the proposed office building use is consistent with the policies and design direction provided in the South San Francisco General Plan for the Business & Technology Park land use designation;
3. The Project is consistent with the design guidelines adopted by the City Council in that the proposed use is consistent with the Genentech Campus Master Plan, including Appendix A: Design Review Checklist;
4. The proposed Project is subject to a Use Permit approval and those findings have adequately made in support of the project.
5. The project is consistent 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

SECTION 2 **DETERMINATION**

NOW, THEREFORE, BE IT FURTHER RESOLVED that subject to the Conditions of Approval, attached as Exhibit B to this Resolution, the Planning Commission of the City of South San Francisco hereby makes the findings contained in this Resolution and approves Use Permit (UP22-0004) and Design Review (DR22-0008) entitlements.

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

adoption.

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