



Legislation Text

File #: 23-195, Version: 1

Resolution making findings and approving entitlements for the proposed Project (P22-0024) including Design Review (DR22-0007) and Transportation Demand Management Plan (TDM22-0002) to construct a new 7-story, 85 foot tall, residential housing development consisting of 543 housing units located at 7 South Linden Avenue in the T5 Corridor zone district.

WHEREAS, Essex Property Trust, Inc. (“Applicant”) has proposed to construct 543 rental housing units on an existing developed 4.22 acre site located at 7 South Linden Avenue (APN 014-074-010) collectively referred to as (“Project Site”); and,

WHEREAS, the proposed Project is located within the T5 Corridor zoning district; and,

WHEREAS, the Applicant seeks approval of the following entitlements for the project: Design Review and Transportation Demand Management Plan; 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, determination that the project is consistent with the 2040 General Plan Environmental Impact Report (EIR), pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162 and related CEQA requirements.

WHEREAS, an environmental checklist was prepared for the project pursuant to CEQA Guidelines section 15168, which concluded that per CEQA Guidelines sections 15168 and 15162, the project is within the scope of the certified 2040 General Plan Environmental Impact Report (“EIR”) and no further environmental review is required. The environmental checklist also concluded the proposed project qualifies for streamlining under CEQA Guidelines Section 15183, as there are no project-specific significant effects which are peculiar to the Project or its site; and

WHEREAS, the Planning Commission reviewed and carefully considered the information in the environmental checklist, and by separate resolution, determined that the proposed project is within the scope of the General Plan EIR and no further environmental review is required, and also determined that the project qualifies for streamlining under CEQA Guidelines Section 15183; and

WHEREAS, the Design Review Board reviewed the project at its meeting of January 17, 2023, and recommended approval of the project; and,

WHEREAS, on March 16, 2023 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, take public testimony,

and make a recommendation to the City Council on the project; and,

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 South San Francisco Municipal Code; the Project applications; the 7 South Linden Project Plan set, prepared by BDE Architects, dated January 13, 2023, the Transportation Demand Management Plan, as prepared by Hexagon Transportation Consultants Inc., dated October 12, 2022, and the 2040 General Plan EIR, including the Draft and Final EIR and all appendices thereto; the Environmental Checklist; all site plans; 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

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The Exhibits attached to this Resolution, including Conditions of Project Approval (**Exhibit A**), 7 South Linden Project Plan Set (**Exhibit B**), and the Transportation Demand Management Plan (**Exhibit C**), 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 Planning Manager, Tony Rozzi.

By a separate resolution, the Planning Commission, exercising its independent judgment and analysis made the findings contained in that Resolution and recommended that the City Council make a determination that the environmental effects of the proposed Project were sufficiently analyzed under the 2040 General Plan EIR (EIR) pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168 and no additional environmental review is required. The Planning Commission make a determination that the environmental checklist also demonstrates that the proposed project qualifies for streamlining under CEQA Guidelines Section 15183, as there are no project-specific significant effects which are peculiar to the project or its site.

4. The proposed Project is consistent and compatible with all elements in the City of South San Francisco General Plan, as it will help the City implement several broad General Plan goals for the Lindenville sub area, including but not limited to creating new, vibrant residential neighborhoods in East of 101 and Lindenville, while ensuring appropriate City services, amenities, and retail to support new residential growth. And producing a range of housing types for different income levels and household types across the city to balance job and housing growth and distribute the potential impacts of future growth.

Goal SA-22:

A new residential neighborhood centered along Colma Creek within a short walk of Downtown amenities and services that provides a range of housing types for different income levels and housing types.

Policy SA-22.1: Introduce a mix of affordable and market rate housing in Lindenville.

- Goal LU-1: Create complete neighborhoods, where residents can access most of their everyday needs within a short walk, bike, or transit trip.
- Policy LU-1.7: Create new Lindenville and East of 101 mixed use neighborhoods.

Goal SA-23:

Living, working, and shopping options are expanded in new mixed use neighborhoods in Lindenville.

5. The proposed Project is consistent with the standards and requirements of the City's Zoning Ordinance. The development of the Project Site would result in the construction of 543 residential housing units in the T5 Corridor zone district at 7 South Linden.
6. The site is physically suitable for the type of development and density proposed, as an existing vacant underutilized site will be developed as 543 housing units that meets the City's land use and zoning standards.

B. Design Review

1. The project is consistent with the applicable standards and requirements of the Zoning Ordinance because, as conditioned, the project meets all of the development standards of in the South San Francisco Municipal Code including but not limited to floor area, height, lot coverage, and land use.
2. The project is consistent with the applicable design guidelines adopted by the City Council; in that the proposed project is consistent with the City's Design Guidelines for residential development.
3. The project is consistent with Findings for Approval for the other entitlements the project requires including use permit and a transportation demand management (TDM) checklist that the project requires for the reasons stated above.
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 reviewed and recommended for approval by the Design Review Board on January 17, 2023 because it was found to be consistent with each of the following eight design review criteria included in the "Design Review Criteria" section of the Ordinance.

C. Transportation Demand Management Checklist

1. 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. Appropriate and feasible measures have been included in the TDM checklist to achieve the 20-point minimum in trip

reduction measures for Tier 1 development. The TDM checklist provides measures such as a Transportation Coordinator, subsidized transit passes for each residential unit, access to ridesharing and car share programs, and bicycle support facilities on-site to encourage alternative forms of transportation.

2. The proposed performance guarantees will ensure that the target alternative mode use established for the project by this chapter will be achieved and maintained. Conditions of approval have been included to require that the Final TDM Checklist, which must be submitted for review and approval prior to issuance of a building permit, shall outline the required process for on-going monitoring including annual surveys and triennial reports.

SECTION 2 DETERMINATION

NOW, THEREFORE, BE IT FURTHER RESOLVED that subject to the Conditions of Approval, attached as **Exhibit A** to this Resolution, the Planning Commission of the City of South San Francisco hereby makes the findings contained in this Resolution, and approves the entitlements request for Project (P22-0024) including Design Review (DR22-0007), and Transportation Demand Management Plan (TDM22-0002) to construct a new 7-story, 85 foot tall, residential housing development consisting of 543 housing units located at 7 South Linden Avenue.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.