



Legislation Text

File #: 21-889, **Version:** 1

Ordinance amending the South San Francisco Zoning Map (RZ18-0003) to create a Planned Development District to allow the construction of 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, solicited public comment, considered the Sustainable Communities Environmental Assessment (“SCEA”)(EIR18-0005) and the proposed entitlements, and took public testimony on the Project; and,

WHEREAS, on November 4, 2021, the Planning Commission reviewed and carefully considered the information in the SCEA (EIR18-0005), and by resolution recommended 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; and

WHEREAS, on November 4, 2021, the Planning Commission reviewed and carefully considered the 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 recommended by resolution that the City Council approve the foregoing entitlement requests, including adoption of an ordinance amending the Zoning Map (RZ18-0003) to create a Planned Development District; and

WHEREAS, on December 8, 2021 the City Council for the City of South San Francisco held a lawfully noticed

public hearing to solicit public comment and consider the SCEA (EIR18-0005), and the General Plan Amendment (GPA18-0004), Downtown Station Area Specific Plan Amendment (SP21-0003), Ordinance for the 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.

NOW, THEREFORE, BE IT RESOLVED that based on the entirety of the record before it, as described below, the City Council of the City of South San Francisco does hereby ORDAIN as follows:

SECTION 1 FINDINGS

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Ordinance.
2. The Record for these proceedings, and upon which this Ordinance is based, includes without limitation, Federal and State law; 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; all reports, minutes, and public testimony submitted as part of the City Council’s duly noticed December 8, 2021 meeting; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2).
3. The Draft Zoning Map Amendment attached as **Exhibit A** to this Ordinance is incorporated by reference and made a part of this Ordinance, as if set forth fully herein.
4. By Resolution No. _____, the City Council, exercising its independent judgment and analysis, has found that a Sustainable Communities Environmental Assessment (EIR18-0005), consistent with the 2040 Plan Bay Area Environmental Impact Report, in accordance with Section 21155.2 of the California Public Resources Code was prepared for the Project, which SCEA adequately discloses and analyzes the proposed Project’s potentially significant environmental impacts. For those impacts that could potentially exceed CEQA thresholds of significance, the City has identified and imposed mitigation measures that avoid or reduce the impact to a level of less-than-significant. Accordingly, the City Council has concluded that the SCEA is the appropriate environmental document for the Project and no further environmental review is required.
5. 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. Zoning Map Amendment Findings

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.

2. The proposed development is consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply;
3. The subject property is physically suitable for the type and intensity of the land use being proposed;
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;
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;
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 City Council 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 moderate 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.

SECTION 2 AMENDMENTS.

The City Council hereby amends the South San Francisco Zoning Map, as shown in Exhibit A to reflect the proposed Zoning Map Amendment. All other areas of the Zoning Map that are not amended by this Zoning Map Amendment are not included in Exhibit A, and shall remain in full force and effect.

SECTION 3. SEVERABILITY.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, the remainder of this Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council of the City of South San Francisco hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

SECTION 4. PUBLICATION AND EFFECTIVE DATE.

Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the Summary, and (2) post in the City Clerk's Office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's Office a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This Ordinance shall become effective thirty (30) days from and after its adoption.

Attachments:

Exhibit A - Rezone Map