



Legislation Text

File #: 19-487, **Version:** 1

A Resolution making findings and recommending approval of a Tentative Parcel Map and Parking Reduction to convert an existing office building to individual condominium units at 2400 Westborough Boulevard in the Community Commercial (CC) Zoning District and making a determination that the project is categorically exempt from CEQA.

WHEREAS, Westborough Professional Group, LLC (“Applicant”) owns the approximately 1.7 acre parcel located at 2400 Westborough (APN 091-661-150), in the City of South San Francisco, on which a two-story medical office building is currently located; and,

WHEREAS, Applicant has submitted an application to create a 23-unit commercial condominium, with a total of approximately 28,000 square feet, and also consisting of common area, landscaping, and 122 parking spaces (“Project”); and,

WHEREAS, Applicant seeks approval of a Tentative Parcel Map and Parking Reduction; and,

WHEREAS, approval and development of the existing complex was found to be exempt from review under California Environmental Quality Act, Public Resources Code Sections 21000, et seq. (“CEQA”), on the basis that the existing building is a categorically exempt existing facility (CEQA Guidelines, § 15301), and because the creation of condominiums within the existing structure does not have the potential to result in a direct or indirect physical change in the environment or otherwise cause a significant effect on the environment; and,

WHEREAS, on June 20, 2019, the Planning Commission for the City of South San Francisco held a properly noticed public hearing, at which time interested parties had the opportunity to be heard, to review the Project, as well as supporting documents, prior to the Planning Commission making its decision on the Project; and,

WHEREAS, the Planning Commission exercised its independent judgement 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 California Subdivision Map Act, Government Code, §§ 66410, et seq., and Title 19 of the South San Francisco Municipal Code; the South San Francisco 1999 General Plan and General Plan Environmental Impact Report; the Tentative Parcel Map prepared by VVH Consulting Engineers, dated July 25, 2018; the “2400 Westborough Boulevard Commercial Condo Conversion Property Condition Assessment Report” prepared by WEXCO International Corporation, dated March 15, 2019; the “2400 Westborough Condominium Conversion - Zoning Checklist” prepared by VVH Consulting Engineers, dated January 15, 2019; the “2400 Westborough Declaration Establishing a Plan for Commercial Condominium Ownership” prepared by Hanna and Van Atta, dated December 6, 2018; all reports, minutes, and public testimony submitted as part of the Planning Commission's duly noticed public hearing on June 20, 2019; 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 the Conditions of Project Approval (Exhibit A) and the Tentative Parcel Map (Exhibit B) are each incorporated by reference and made a part of this Resolution, as if set forth fully herein.
3. The documents and other materials 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 Chief Planner, Sailesh Mehra.
4. The Planning Commission, exercising its independent judgement and analysis, has recommended that the City Council find the Project exempt from review under California Environmental Quality Act, Public Resources Code Sections 21000, et seq. ("CEQA"), on the basis that the existing building is a categorically exempt existing facility (CEQA Guidelines, § 15301), and because the activity is covered by the common sense exemption (CEQA Guidelines, § 15061(b)(3)) because the creation of condominiums within the existing structure does not have the potential to result in a direct or indirect physical change in the environment or otherwise cause a significant effect on the environment.

B. Tentative Map

1. The proposed tentative subdivision map, including the proposed designs and improvements, are consistent with the City's General Plan, because the tentative subdivision map would facilitate a commercial complex in the City's Community Commercial designation, which provides for shopping centers and major commercial districts, with intended uses including business and personal services.
2. The proposed tentative map is consistent with the standards and requirements of the City's Zoning Ordinance, because the tentative map would facilitate a commercial complex in the City's Community Commercial Zoning District (CC), which is intended to provide areas for locally oriented retail and service uses, community-serving offices, restaurants, retail, public and quasi-public uses, and similar and compatible uses, and because the tentative map is for an existing facility that complies with the City's design standards.
3. The tentative map complies with and meets all of the requirements of SSFMC Title 19 (Subdivision Ordinance) and with the requirements of the State Subdivision Map Act.
4. The site is physically suitable for the type of development and density proposed, as the tentative map will only create commercial condominium units within an existing facility, located in a commercial district; no new tenants spaces are proposed to be created.
5. Approval of the tentative map will not cause substantial environmental damage, or serious public health problems; the Project is exempt from additional CEQA review.

6. The design and improvements of the tentative subdivision map are not in conflict with any existing public easements.
7. The property is located in a developed, urban setting, and is not subject to a Williamson Act contract, an open space easement, a conservation easement, or an agricultural conservation easement. The surrounding land uses and resulting parcels would not support agricultural uses; the resulting parcels would result in residential development not incidental to commercial agricultural use of the land.

C. Use Permit

1. The proposed revisions to an existing Medical Office use is allowed within the Community Commercial zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the South San Francisco Municipal Code.
2. The proposed use is consistent with the General Plan for the reasons stated in Finding B.1 above.
3. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements because the use has existed in the current location for over 40 years without impacting the public health, safety, or general welfare of the surrounding community, and no changes are being proposed to the existing uses on the site.
4. With the exception of parking requirements, as discussed below, the proposed use complies with design or development standards applicable to the zoning district.
5. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity because the proposed use and parking configuration is not proposed to change from what has been existing on the property since it was originally developed in 1976.
6. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the site is an existing commercial building that was constructed in 1976 with no subsequent issues in regards to use or parking.
7. In accordance with the California Environmental Quality Act, the project has been deemed exempt from review as set forth in Finding A.4 above.
8. "Special Conditions," as that term is used in Section 20.330.006 of the South San Francisco Municipal Code, exist that will reduce parking demand at the Project Site, because the existing building was developed as a professional office complex and has historically been occupied by professional and medical office uses; currently all of the tenants are medical office uses. The property was developed with 122 parking spaces, which has provided adequate parking availability for the life of the development. The site is also located within walking distance of bus stops on Gellert Blvd providing access to SamTrans bus routes 28 (Serramonte Center - SSF High) and 122 (SSF BART -

Stonestown/SF State).

9. The use will adequately be served by the proposed on-site parking, because a total of 122 parking spaces are provided on-site between the rear parking lot and the subterranean parking garage. The applicant conducted parking counts over three separate weeks in late 2018 and early 2019; the parking counts showed continuous availability, with the lowest vacancy of 22 spaces available on the busiest day (Friday) and a highest vacancy of over 70 spaces. Staff also performed site visits, which corroborated the parking counts by the applicant. There have been no historical complaints of parking issues at this site.
10. Parking demand generated by the Project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area, because no on-street parking is allowed on Westborough Blvd. Parking demand generated by the project can be accommodated within the existing on-site parking, and therefore will not exceed the proposed capacity or have a detrimental impacts on the supply of on-street parking on other nearby streets.

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 recommends that the City Council adopt a resolution approving the tentative subdivision map (SA18-0002) and parking reduction (PE19-0001) for the Project.

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