



Legislation Text

File #: 22-635, **Version:** 1

Ordinance amending the South San Francisco Zoning Map (RZ20-0001) to create a Planned Development District to allow the construction of a multi-family residential development consisting of 292 units on 40 Airport Boulevard.

WHEREAS, the applicant has proposed construction of a high-density mixed-use residential development, consisting of 292 dwelling units, and 308 parking spaces ("Project") on one parcel at 40 Airport Boulevard (APN 015-126-010 and approximately 1.63 acres) 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 Downtown Station Area Specific Plan Amendment (SP21-0001), Rezoning Map (RZ20-0001) to create a Planned Development District, Design Review (DR20-0037), and Transportation Demand Management Plan (TDM22-0005) for the Project; and

WHEREAS, the applicant seeks adoption of a resolution approving a General Plan Amendment (GPA20-0003); 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 June 16, 2022, the Planning Commission for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the Sustainable Communities Environmental Assessment ("SCEA-IS")(ND20-0002) and the proposed entitlements, take public testimony, and approve the Project; and,

WHEREAS, on July 27, 2022, the City Council 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, on July 27, 2022, the City Council for the City of South San Francisco reviewed and carefully considered the information in the SCEA-IS (ND20-0002), and by resolution adopted the SCEA-IS (ND20-0002), 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-IS satisfies the requirements of the California Environmental Quality Act and no further environmental review is necessary; and

WHEREAS, on July 27, 2022 the City Council for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the SCEA (ND20-0002), and Downtown Station Area Specific Plan Amendment (SP21-0001), Ordinance for the Rezoning Map (RZ20-0001) to create a Planned Development District, Design Review (DR20-0037), and Transportation Demand Management Plan (TDM22-0005).

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 Architecture Design Collaborative, dated April 2, 2021; the Sustainable Communities Environmental Assessment, as prepared by Raney Planning & Management, Inc., dated June 2022; all site plans, and all reports, minutes, and public testimony submitted as part of the Planning Commission's duly noticed June 16, 2022, meeting; all reports, minutes, and public testimony submitted as part of the City Council's duly noticed July 27, 2022 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. 126-2022, the City Council, exercising its independent judgment and analysis, has found that a Sustainable Communities Environmental Assessment (ND20-0002), 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 Freeway Commercial (FC) to a Planned Development for 40 Airport Boulevard.

2. The subject property is physically suitable for the type and intensity of the land use being proposed in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the Planning Commission and City Council; and
3. The proposed development is not detrimental to the use of land in any adjacent zone and 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; and
4. The development generally complies with applicable adopted design guidelines; and
5. 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.