



Legislation Text

File #: 22-679, **Version:** 1

Resolution making findings and determining that the 180 El Camino Real Residential/R&D Project is fully within the scope of environmental analysis in the 2009 Environmental Impact Report and that the 2022 Addendum to the EIR is the appropriate environmental document for the Project.

WHEREAS, in 2010 the City of South San Francisco (“City”) adopted (1) Resolution No. 30-2010 certifying the 2009 Environmental Impact Report (“2009 EIR”) (State Clearinghouse No. 2009062070), (2) Resolution No. 31-2010 adopting the South El Camino Real General Plan Amendment and related Design Guidelines to allow and establish regulations for mixed-use development in the South El Camino Real corridor, and (3) Ordinance No. 1428-2010 amending the City of South San Francisco Zoning Map and adding Chapter 20.25 to the South San Francisco Municipal Code, related to the South El Camino Real General Plan Amendment; and

WHEREAS, Steelwave, LLC (“Owner” or “Applicant”) submitted an application requesting approval of a Use Permit, Design Review, Tentative Parcel Map and Transportation Demand Management Plan to subdivide the property to create a total of three parcels, construct one new residential building containing 183 residential units, three Office/R&D buildings totaling approximately 750,000 square feet, ancillary uses and associated parking at 180-188 El Camino Real and 415 South Spruce Avenue (Assessor’s Parcel Number 014-183-110) (“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, the 2009 EIR was certified in accordance with the provisions of the California Environmental Quality Act (Public Resources Code, §§ 21000, et seq., “CEQA”) and CEQA Guidelines, which analyzed the potential environmental impacts of the Project; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, an addendum to the 2009 EIR was prepared for the Project (“2022 Addendum”) which evaluates whether preparation of a Subsequent EIR or Negative Declaration is required; and

WHEREAS, the 2022 Addendum concludes that in accordance with Public Resources Code § 21166 and CEQA Guidelines § 15162, the implementation of the 180 ECR Residential/R&D Project will not cause any new significant impacts, that it will not trigger any new or more severe impacts than were studied in the previously certified 2009 EIR, that no substantial changes in the project or circumstances justifying major revisions to the previous EIR have occurred, and that no new information of substantial importance has come to light since the 2009 EIR was certified that shows new or more severe significant impacts nor shows new, different or more feasible mitigation measures; and

WHEREAS, the City Council previously adopted a Mitigation Monitoring and Reporting Program for the project and a Statement of Overriding Considerations for the project's significant and unavoidable impacts, both of which remain in full force and effect; and,

WHEREAS, the Planning Commission held a properly noticed public hearing on August 18, 2022 to solicit public comment and take public testimony, at which time interested parties had the opportunity to be heard, to consider the Project and the 2022 Addendum, as well as supporting documents, prior to the Planning Commission making its decision on the Project; 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, 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 Environmental Impact Report; the South San Francisco Municipal Code; the 2009 South El Camino General Plan Amendment EIR and Statement of Overriding Considerations; 2022 Addendum to the 2009 EIR; the Project applications; the 180 El Camino Real Residential/R&D Project, as prepared by SOM, dated August 10, 2022; all site plans, and all reports, minutes, and public testimony submitted as part of the Planning Commission's duly noticed August 18, 2022 meeting; 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:

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 2022 Addendum (Exhibit A) and the 2009 EIR (Exhibit B) are each incorporated by reference as if they were each 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.

B. CEQA Findings

1. The Planning Commission, pursuant to CEQA Guidelines section 15164, subsection (d), has considered the 2022 Addendum prepared for the Project including the related environmental analysis, along with the previously certified 2009 EIR.

2. Upon consideration of the 2022 Addendum, the Planning Commission finds that, based on substantial evidence in the record, the proposed Project will not result in any of the conditions identified in CEQA Guidelines section 15162 that would require further environmental review through preparation of a subsequent or supplemental EIR.
3. The Project will not create any new significant impacts or substantially more severe impacts as compared to those already identified and analyzed in the 2009 EIR. Further, the Planning Commission finds that there is no new information of substantial importance that demonstrates new or substantially more severe significant effects, as compared to those identified in the prior CEQA documents. In addition, there are no new, additional, or more feasible mitigation measures required to mitigate any impacts of the Project that the applicant declines to implement.
4. Accordingly, the Planning Commission finds that CEQA Guidelines section 15162 does not require any further CEQA review, and that the 2022 Addendum, prepared pursuant to CEQA Guidelines section 15164, is the appropriate environmental document for approval of the Project.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that 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 making a determination that the 2022 Addendum is the appropriate environmental document for approval of the Project and no further environmental review is required.

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