



Legislation Text

File #: 22-682, **Version:** 1

Resolution adopting the Initial Study / Mitigated Negative Declaration (ND21-0001) State Clearinghouse #2022060734, in accordance with Section 21080 of the California Public Resources Code and CEQA Guidelines Section 15070 et seq.

WHEREAS, the applicant has proposed construction of a 17-story office and R&D building consisting of 943,965 sq ft, 255,407 parking spaces, and landscaping and community benefits (“Project”) on the property located at 121 East Grand Avenue (APN:015 024 230 and approximately 2.91 acres) (referred to as “Project Site”) in the City; and

WHEREAS, the applicant seeks adoption of a resolution making findings and recommending that the City Council take the following actions: (1) adopt a resolution approving a General Plan Amendment (GPA20-0002); (2) introduce an ordinance amending the Zoning Code (ZA20-0002); (3) adopt a resolution approving the Use Permit (UP20-0008), Design Review (DR20-0027), Transportation Demand Management Program (TDM20-0010) and Tentative Parcel Map (PM22-0003); 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 behalf of the City, Knapp Consulting prepared an Initial Study/Mitigated Negative Declaration (“IS/MND”) for the Project analyzing the potential environmental effects of the Project, which was submitted to the State Clearinghouse (SCH # 2022060734) and the San Mateo County Clerk and was circulated for a 30-day public review period, beginning on July 1, 2022, and ending on August 1, 2022; and

WHEREAS, the City received four comment letters on the IS/MND during the applicable comment period; and

WHEREAS, as set forth in the accompanying staff report and the record below, the City determined that the comments submitted during the comment period do not result in new significant impacts or mitigation measures, or changed impact conclusions; and

WHEREAS, as set forth in the accompanying staff report and the record below, the City determined that responses to comments and corrections to the IS/MND do not require recirculation of the IS/MND or preparation of an environmental impact report under sections 15073.5 and 15074.1 of the CEQA Guidelines; and

WHEREAS, the City serving as the Lead Agency finds that on the whole of the record before it that there is no substantial evidence the Project will have a significant on the environment; and

WHEREAS the IS/MND reflects the City’s independent judgement and analysis; and

WHEREAS, the IS/MND concluded that, although the Project could have a potentially significant effect on the environment, there will not be a significant effect in this case because the IS/MND identifies measures that will be incorporated into the Project, which will either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the Project; and

WHEREAS, on August 18, 2022, the Planning Commission for the City of South San Francisco held a duly noticed public hearing to solicit public comment and consider the proposed entitlements and environmental effects of the Project and take public testimony and recommended adoption of the IS/MND.

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 1999 South San Francisco General Plan and General Plan EIR; the Downtown Station Area Specific Plan and EIR; the South San Francisco Municipal Code; the Project applications; the Project Plans, as prepared by Skidmore Owings Merrill Architects, BKF Engineers and Mantle Landscape Architecture dated March 4, 2022; the Initial Study/Mitigated Negative Declaration, as prepared by Knapp Consulting, dated July 1, 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), based on substantial evidence in the record, the Planning Commission of the City of South San Francisco hereby finds as follows:

SECTION 1 **FINDINGS**

General

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The exhibits and attachments, including the IS/MND and all appendices prepared by Knapp Consulting, response to comments contained in the Planning Commission Staff Report dated August 18, 2022, and Mitigation Monitoring and Reporting Program (Exhibit B), are incorporated by reference as part of this Resolution, as is 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 Chief Planner, Tony Rozzi.

CEQA / Initial Study - Mitigated Negative Declaration

1. The proposed Project is consistent with the City of South San Francisco General Plan because the land use, development standards, densities and intensities, buildings and structures proposed are compatible with the goals, policies, and land use designations established in the General Plan (see Gov’t Code, § 65860), and none of the land uses, development standards, densities and intensities, buildings and structures will operate to conflict with or impede achievement of the any of the goals, policies, or land use designations established in the General Plan.
2. Based on the whole record before it and on the Planning Commission’s independent judgment and

analysis, the Planning Commission finds that there is no substantial evidence in the record supporting a fair argument that approval of the Project will result in a significant environmental effect. The mitigation measures proposed in the IS/MND and included in the MMRP, will operate to ensure the impacts of the proposed Project will not exceed established CEQA thresholds of significance.

SECTION 2 **RECOMMENDATION**

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 the City Council make findings and adopt the Initial Study/Mitigated Negative Declaration (ND21-0001), in accordance with Section 21080 of the California Public Resources Code and CEQA Guidelines 15070 et seq., as the environmental document for the Project and concludes that no further environmental review is required.

BE IT FURTHER RESOLVED that the resolution shall become effective immediately upon its passage and adoption.

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