

FINDINGS OF APPROVAL
P26-0046: SIGNS26-0009
249-281 E. GRAND AVENUE

(As recommended by City Planning Staff on June 18, 2026)

As required by the Master Sign Permit Application Procedures (SSFMC Section 20.360.003) and the Design Review Procedures (SSFMC Section 20.480), the following findings are made in support of Master Sign Program 249-281 E. Grand Avenue in the Business and Technology Park-High (BTP-H) Zoning District in accordance with SSFMC Sections 20.100, 20.360, 20.460 and 20.480, based on public materials submitted to the City of South San Francisco Planning Division which include, but are not limited to: Application materials prepared by the applicant, dated submitted May 26, 2026; Planning Commission staff report dated June 18, 2026; and Conditions of Approval.

Master Sign Program

1. The proposed signs are compatible in style and character with any building to which the signs are to be attached, any surrounding structures and any adjoining signage on the site.

Supportive Evidence:

Proposed signs are compatible in style and character with the buildings to which the signs are to be attached, any surrounding structures and any adjoining signage on the site because the proposed signs were designed to be in keeping with the architectural design of the buildings, using similar materials and colors.

2. Future tenants will be provided with adequate opportunities to construct, erect or maintain a sign for identification.

Supportive Evidence:

The Master Sign Program contains standards for all monument, wall mounted, skyline, and shingle signs for the site. Any future tenants will be provided with adequate opportunities to construct, erect, or maintain a sign for identification.

3. Traffic signage and building addressing is adequate for pedestrian and vehicular circulation and emergency vehicle access.

Supportive Evidence:

The Master Sign Program includes the installation of entrance, address, wayfinding, and tenant listing signs for the entire site that will improve both pedestrian and vehicular circulation and emergency vehicle access.

Design Review

1. The applicable standards and requirements of this Ordinance.

Supportive Evidence:

The Master Sign Program (SSFMC Section 20.360) complies with the applicable standards and requirements of this Ordinance because as submitted and modified through the Design Review Process,

Findings of Approval

this sign program meets or complies with the applicable standards included in Chapter 20.100 (Non-Residential District).

2. The General Plan and any applicable specific plans the City Council has adopted.

Supportive Evidence:

The Master Sign Program complies with the General Plan and the East 101 sub-area Plan the City Council has adopted because the proposed sign program is consistent with the policies and design direction provided in the South San Francisco General Plan for the Business Technology Park High land use designation by encouraging the development of high technology campuses in the East of 101 Area.

3. Any applicable design guidelines adopted by the City Council.

Supportive Evidence:

The Master Sign Program complies with any applicable design guidelines adopted by the City Council in that the proposed sign program is consistent with the Design Principles in Section 20.360.003.

4. The applicable design review criteria in Section 20.480.006 (“Design Review Criteria”).

Supportive Evidence:

The Master Sign Program complies with the applicable design review criteria in Section 20.480.006 (“Design Review Criteria”) because the project has been evaluated against, and found to be consistent with, the eight design review criteria included in the “Design Review Criteria” section of the Ordinance.

CONDITIONS OF APPROVAL
P26-0046: SIGNS26-0009
249-281 E. GRAND AVENUE

(As recommended by City Planning Staff on June 18, 2026)

A. Planning Division requirements shall be as follows:

1. The applicant shall incorporate the recommendations of the Design Review Board and modify the Master Sign Program, as needed, per the direction and comments at their meeting of May 19, 2026.
2. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
3. The construction drawings shall substantially comply with the Planning Commission approved plans, prepared by Studio Matthew, dated May 2026, as amended by the conditions of approval.
4. The total sign area for all signs included in the Master Sign Program shall not exceed the square footage as indicated in the Planning Commission approved plans. Sign area shall be calculated by blocking or boxing around the outside edge of the proposed signage, including the logo.
5. This permit shall not be construed to authorize any existing unpermitted signs on or within the property. Any such unpermitted signage, including but not limited to wall signage, monument signs and directional signs shall be removed before new signs authorized by this master sign permit are installed.
6. Any modification to the approved use, plans or conditions of approval shall be subject to SSFMC Section 20.450.012 (“Modification”), whereby the Chief Planner may approve minor changes.

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