

**PLANNING COMMISSION RESOLUTION- EXHIBIT A
DRAFT CITY COUNCIL ORDINANCE**

An Ordinance Amending Title 20 of the South San Francisco Municipal Code provisions regulating Animal Keeping (Section 20.350.007) to update beekeeping regulations to expand where beekeeping is permitted as an accessory use to all zoning district and to broaden performance standards related to beekeeping.

WHEREAS, the City of South San Francisco (“City”) has enacted South San Francisco Municipal Code (SSFMC) Chapter 20.350.007 titled “Animal Keeping” which regulates the keeping of animals as household pets, domestic animals and beekeeping; and

WHEREAS, beekeeping is currently only permitted as an accessory use in residential districts, subject to performance standards and with the approval of an administrative permit; and

WHEREAS, community interest in beekeeping has increased to include a desire to expand this use in non-residential districts, such as on office / R&D campuses and within City parks, as it promotes access to a local food source and educational programs for community members; and

WHEREAS, City staff has drafted amendments to SSFMC Section 20.350.007 “Animal Keeping” to specifically expand beekeeping as an accessory use across all Zoning districts in the City and to add a requirement to provide a pollinator-friendly natural food source; and

WHEREAS, proposed amendments related to beekeeping include a requirement for pollinator-friendly vegetation be provided on site to promote honeybee colony health, prevent nuisance behaviors, and benefit native bee populations by minimizing competition for resources; and

WHEREAS, the City staff has drafted proposed revisions to the City’s Zoning Ordinance to address the identified areas that require correction and revisions (“Zoning Amendments” or “Amendments” attached hereto as Exhibit A); and

WHEREAS, the proposed changes in this Zoning Amendment are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15308 (Class 8) of the CEQA Guidelines, which applies to actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment, because the proposed amendments would expand the permitted use areas for beekeeping to all zoning districts within the City, subject to certain limits and regulations, which would ensure the health of bees by increasing their potential habitat sources and would promote local ecosystems by enhancing the local environment through pollination of local trees, vines, and other plants.

WHEREAS, on May 21, 2026, the Planning Commission for the City of South San Francisco held a duly noticed public hearing to solicit public comment and consider the proposed Zoning Amendments and associated CEQA determination, take public testimony; following the public hearing, the Planning Commission adopted Resolution No. **XXXXXX** making findings and

determination under CEQA and recommending the City Council adopt an ordinance implementing the Zoning Amendments; and

WHEREAS, on XXXXXXXX the City Council for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the CEQA finding and the proposed zoning ordinance amendments, take public testimony, and consider the recommendation of the Planning Commission on the proposed revisions to the City's Zoning Ordinance.

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 South San Francisco General Plan and General Plan EIR, including all amendments and updates thereto; the South San Francisco Municipal Code; the draft Zoning Text Amendments prepared by City staff; all reports, minutes, and public testimony submitted as part of the Planning Commission's duly noticed May 21, 2026 meeting and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2) ("Record"), the City Council of the City of South San Francisco does hereby ORDAIN as follows:

SECTION 1. **Findings.**

The City Council of South San Francisco finds that all Recitals are true and correct and are incorporated herein by reference.

SECTION 2. **Amendments.**

The City Council hereby amends the following sections, included as Exhibit A, of the South San Francisco Municipal Code to read as set forth in Exhibit A. Sections, subsections, subdivisions, tables, paragraphs and texts that are not amended by this Ordinance 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 circumstances is held invalid or unconstitutional, the remainder of this Ordinance, including the application of such part of 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 not voting. This Ordinance shall become effective thirty (30) days from and after its adoption.

Exhibit A to City Council Ordinance
Amendments to Title 20 of the South San Francisco Municipal Code provisions regulating
Animal Keeping (Section 20.350.007)

The following sections of the South San Francisco Municipal Code are amended as shown here, with additions in red double underline and deletions in ~~strike through~~. Sections, subsections, subdivisions, tables, paragraphs and texts that are not amended by this Ordinance and Exhibit A are not included and shall remain in full force and effect.

Revisions to Chapter 20.350 “Standards and Requirements for Specific Uses and Activities” under Title 20, Section 20.350.007 (Animal Keeping)

Section 20.350.007 (Animal Keeping)

Animal keeping is allowed as an accessory use to a primary residential use, with the exception of beekeeping, noted in Section C below. To permit the keeping of animals and ensure that their presence does not create an undue burden on neighboring ~~residents~~ properties, the following standards apply:

A. Household Pets. Small domestic household pets such as cats, dogs, birds, fish and hamsters kept for non-commercial purposes is permitted.

B. Domestic Animals. Other animals may be kept as an accessory use to a primary single-unit detached dwelling subject to the following standards:

1. ***Lots of One-Half Acre or Less.*** The keeping of chicken, hens, rabbits, guinea pigs, or similar small animals, not exceeding a combined total of six (excluding the offspring thereof, up to the age of six months), may be kept for home enjoyment or consumption, subject to the provisions of other applicable laws. No hoofed animals or roosters are permitted, except up to two potbellied pigs are allowed as pets.

2. ***Lots Exceeding One-Half Acre.*** The keeping of more than six chickens, hens, rabbits, guinea pigs or similar small animals or keeping of roosters, hoofed animals, or other types of livestock is allowed with an approved Conditional Use Permit. Such animals must be housed in pens or buildings set back at least 35 feet from any lot line and 40 feet from any residence.

C. Beekeeping. Beekeeping is permitted in all zoning districts, subject to the following standards:

1. It shall be the duty of every person or entity on whose property bees are kept to adhere to good management practices and maintain bees, which include conducting regular inspections of hives for parasites, pests, diseases, inadequate nutrition, overcrowding,

and inadequate ventilation, in a condition that will reasonably prevent disease, swarming, and aggressive behavior.

2. It shall be the responsibility of the person or entity on whose property the bees are kept to provide adequate water and a natural food source such as pollinator-friendly flowers, trees, and shrubs for foraging to prevent bees from swarming, or seeking food sources in neighboring lots, community open spaces, or water in swimming pools, birdbaths, ponds or other community bodies of water.
3. A maximum of two beehives per lot are permitted on a parcel of land less than 10,000 square feet.
4. A maximum of ~~four~~ six beehives per lot are permitted on a parcel of land with an area over 10,000 square feet.
5. In residential districts, beehives must be located in rear yards.
6. ~~Beehives are restricted to rear yards.~~ Beehives shall be adequately screened by trees, hedges, or fencing to minimize contact between bees, people, and animals.
7. ~~In order to ensure the appropriate height of the honeybee flight path:~~ In order to manage the direction and angle of the bee flyway from the entrance of hive, the following siting and orientation measures shall be implemented as applicable:
 - a. ~~The beehive entrance will be directed away from the neighboring property and situated behind a solid fence or hedge that is six feet in height running parallel to the property line; or~~
 - a. **Residential Districts.** The beehive shall be a minimum of 25 feet away from the property line. The beehive entrance will be directed away from the neighboring property and situated behind a flyway barrier such as a solid fence or hedge that is six feet in height running parallel to the property line.
 - b. ~~A beehive will be located a minimum of 25 feet away from the neighboring property line.~~
 - b. **Non-Residential Districts.** Hive stands shall be a minimum of 25 feet away from property lines, public seating areas, and pedestrian areas, and shall be screened by a flyaway barrier, such as lattice or dense vegetation. Hives located on a rooftop at least eight feet above grade do not require a flyway barrier.
8. **Registration.** Beekeeping registration is required prior to establishment of an apiary, as follows:
 - a. The applicant must submit and the Chief Planner must review plans demonstrating compliance with the standards of this section.

- b. The applicant must register the apiary with the San Mateo County Agricultural Commissioner to receive notification of pesticide applications, pursuant to Section 29101 of the California Food and Agricultural Code.
 - c. The applicant must submit plans and a signed statement showing and agreeing to compliance with all obligations imposed by this section and holding the City harmless if the owner does not so comply.
- 9. Nuisance.** Bees or hives shall be considered a public nuisance and subject to Chapter 20.580 <<https://ecode360.com/43454545>> (“Enforcement and Abatement Procedures”) when any of the following occurs:
- a. Colonies of bees exhibit defensive or objectionable behavior or interfere with the normal use of neighboring properties.
 - b. ~~Colonies of bees swarm.~~ The beekeeper fails to reasonably mitigate swarming or fails to retrieve a swarm.
 - c. Bees or hives do not conform to this section.
 - d. Hives become abandoned by resident bees or by the owner.