

# **City of South San Francisco**

P.O. Box 711 (City Hall, 400 Grand Avenue)  
South San Francisco, CA



## **Regular Meeting Agenda**

**Thursday, January 19, 2017**

**7:00 PM**

**Municipal Services Building, Council Chambers  
33 Arroyo Drive, South San Francisco, CA**

**Planning Commission**

## WELCOME

If this is the first time you have been to a Commission meeting, perhaps you'd like to know a little about our procedure.

Under Oral Communications, at the beginning of the meeting, persons wishing to speak on any subject not on the Agenda will have 3 minutes to discuss their item. The Clerk will read the name and type of application to be heard in the order in which it appears on the Agenda. A staff person will then explain the proposal. The first person allowed to speak will be the applicant, followed by persons in favor of the application. Then persons who oppose the project or who wish to ask questions will have their turn. If you wish to speak, please fill out a card (which is available near the entrance door) and give it, as soon as possible, to the Clerk at the front of the room. When it is your turn, she will announce your name for the record.

The Commission has adopted a policy that applicants and their representatives have a maximum time limit of 20 minutes to make a presentation on their project. Non-applicants may speak a maximum of 3 minutes on any case. Questions from Commissioners to applicants or non-applicants may be answered by using additional time.

When the Commission is not in session, we'll be pleased to answer your questions if you will go to the Planning Division, City Hall, 315 Maple Avenue or telephone (650) 877-8535 or by e-mail at [webcd@ssf.net](mailto:webcd@ssf.net).

Alexander Khalfin, Chairperson  
Norm Faria, Vice Chairperson  
Carlos Martin, Commissioner  
Betty Yip, Commissioner  
Mark Nagales, Commissioner  
Aristides "Aris" Ruiz, Commissioner  
Alan Wong, Commissioner  
Sailesh Mehra, Secretary to the Planning Commission  
Billy Gross, Senior Planner  
Adena Friedman, Senior Planner  
Tony Rozzi, Senior Planner  
Rozalynne Thompson, Associate Planner  
Ryan Wassum, Associate Planner  
Michele Clary, Clerk

**PLEASE SILENCE CELL PHONES AND PAGERS**

**Individuals with disabilities who require auxiliary aids or services to attend and participate in this meeting should contact the ADA Coordinator at (650) 877-8505, five working days before the meeting.**

*In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the City Clerk's Office located at City Hall. If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda. The address of City Hall is 400 Grand Avenue, South San Francisco, California 94080.*

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL / CHAIR COMMENTS

AGENDA REVIEW

ORAL COMMUNICATIONS

PUBLIC HEARING

1. [Report regarding consideration of applications for a Use Permit and Design Review to construct a new seven-story building with a total of 157 multi-family residential units at 150, 178, and 190 Airport Boulevard \(collectively referred to as “150 Airport”\) in the Downtown Transit Core \(DTC\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code, and determination that the environmental effects of the proposed project were sufficiently analyzed under the Downtown Station Area Specific Plan \(DSASP\) Program Environmental Impact Report \(EIR\), per the requirements of the California Environmental Quality Act \(CEQA\). \(Adena Friedman, Senior Planner\)](#)
- 1a. [Resolution making findings and approving the entitlements request \(P16-0021, UP16-0001, and DR16-0012\) to construct a new seven-story building with a total of 157 multi-family residential units at 150, 178, and 190 Airport Boulevard \(collectively referred to as “150 Airport Boulevard” or “Project”\) and make a determination that the environmental effects of the Project were sufficiently analyzed under the Downtown Station Area Specific Plan \(DSASP\) Program Environmental Impact Report \(EIR\), per the requirements of the California Environmental Quality Act \(CEQA\)](#)

**Attachments:**

- [Exhibit A 150 Airport Plan Submittal](#)
- [Exhibit B Downtown Districts Development Conformance Check](#)
- [Exhibit C 150 Airport Draft Conditions of Approval](#)
- [Exhibit D 150 Airport Environmental Consistency Analysis](#)
- [Exhibit E 150 Airport Blvd Traffic Analysis Memo](#)
- [Exhibit F 150 Airport Blvd AQ, GHG, HRA](#)
- [Exhibit G 150 Airport Blvd Noise Vibration Study](#)
- [Exhibit H 150 Airport Blvd Soils Report](#)
- [Exhibit I 150 Airport Blvd SSF Historical Report](#)
- [Exhibit J DSASP MMRP](#)

2. [Report regarding consideration of a Conditional Use Permit \(CUP\) Modification to increase the number of hotel rooms and reduce required parking, Design Review, Waiver/ Modification to increase lot coverage, Variance to reduce the front yard setback, and a Transportation Demand Management Plan to allow an increase in Floor Area Ratio \(FAR\) to construct twelve \(12\) additional guest rooms at an existing hotel at 1113 Airport Boulevard in the Business Commercial \(BC\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code \(SSFMC\) and determination that the project is categorically exempt from CEQA. \(Ryan Wassum, Associate Planner\)](#)

**Attachments:** [Project Plans - Attachment 1](#)  
[Supplemental Analysis - Attachment 2](#)  
[Draft TDM Plan - Attachment 3](#)  
[DRB Letter - Attachment 4](#)  
[1989 Original Approved Plans - Attachment 5](#)  
[Draft Findings and Conditions of Approval](#)

3. [Report regarding consideration of an Initial Study/Mitigated Negative Declaration \(IS/MND\) and applications for a Use Permit Modification and Design Review to relocate a gas station, expand the parking lot, and construct additions to the existing Costco Wholesale building at 1600 El Camino Real in the Transit Village-Commercial \(TV-C\) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code and per the requirements of the California Environmental Quality Act \(CEQA\). \(Adena Friedman, Senior Planner\)](#)

- 3a. [Resolution making findings and approving the Initial Study/Mitigated Negative Declaration \(ND16-0006\) and entitlements request \(P16-0016, UPM 16-0001 and DR16-0010\) for relocating the gas station, expanding the parking lot, and constructing additions to the existing Costco Wholesale use at 1600 El Camino Real](#)

**Attachments:** [Exhibit A Draft IS MND Costco Expansion 1600 El Camino Real](#)  
[Exhibit B Draft Conditions of Approval - 1600 El Camino Real](#)  
[Exhibit C 1600 El Camino Real Plan Set Submittal](#)  
[Exhibit D 1600 El Camino Real Project Narrative](#)  
[Exhibit E FEMA Analysis Report and Calculations](#)  
[Exhibit F Project Comment Letter SMCFC](#)

#### ADMINISTRATIVE BUSINESS

[Annual Planning Commission Reorganization](#)

ITEMS FROM STAFF

ITEMS FROM THE PUBLIC

ADJOURNMENT