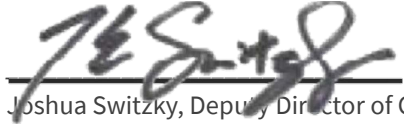




GENERAL PLAN REFERRAL

September 9, 2025

Case No.: 2025-007314GPR
Block/Lot No.: 014-183-320, 014-183-330, and 014-183-340
180 El Camino Real, South San Francisco, CA- 94080
Project Sponsor: San Francisco International Airport, Bureau of Planning and Environmental Affairs
Applicant: Audrey Park – (650) 821-7844
audrey.park@flysfo.com
San Francisco International Airport
P.O. Box 8097
San Francisco, CA 94128
Staff Contact: Ilaria Salvadori – (628) 652-7441
Ilaria.Salvadori@sfgov.org

Recommended By: 
Joshua Switzky, Deputy Director of Citywide Planning for
Sarah Dennis Phillips, Director of Planning

Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Please note that a General Plan Referral is a determination regarding the project's consistency with the Eight Priority Policies of Planning Code Section 101.1 and conformity with the Objectives and Policies of the General Plan. This General Plan Referral is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

Project Description

The property owner proposes construction of a new life science campus, with three office/R&D buildings totaling approximately 750,000 square feet, one new residential building containing 183 residential units, a parking garage, and approximately 2.5 acres of public open space at 180 El Camino Real, South San Francisco, San Mateo County, California.

The owner of 180 El Camino Real has agreed to grant an avigation easement to CCSF, as required by the ALUCP. The avigation easement is a perpetual easement granted to CCSF, allowing for the passage of aircraft and the right to cause noise and other incidental effects of aircraft operations to and from SFO. Through the avigation

easement, the owner waives its right to legal action against CCSF for these impacts. The covenants and agreements in the avigation easement would run with the land in perpetuity and bind any grantee, heir, agent, successor, or assign of a developer who acquires any estate or interest in or right to use property, for the benefit of CCSF and its agents, successors, and assigns.

Environmental Review

The project was fully evaluated by the South El Camino Real General Plan Amendment Final EIR (SCH #2009062070), certified by the City of South San Francisco Planning Commission and City Council, File No. EIR08-0004.

General Plan Compliance and Basis for Recommendation

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

TRANSPORTATION ELEMENT

OBJECTIVE 5

SUPPORT AND ENAHNCE THE ROLE OF SAN FRANCISCO AS A MAJOR DESTINATION AND DEPARTURE POINT FOR TRAVELERS MAKING INTERSTATE, NATIONAL AND INTERNATIONAL TRIPS

Policy 5.1

Support and accommodate the expansion of San Francisco International Airport, while balancing this expansion with the protection of the quality of life in the communities that surround the Airport.

The Project would support the necessary expansion of San Francisco International Airport and would recognize the airport's regional significance by supporting its operations and long-term plans.

Planning Code Section 101 Findings

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The Project would have no effect on neighborhood-serving retail uses in San Francisco or on opportunities for resident employment in and ownership of such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the

cultural and economic diversity of our neighborhoods;

The Project would have no effect on housing or neighborhood character in San Francisco.

3. That the City's supply of affordable housing be preserved and enhanced;

The Project would have no effect on the San Francisco's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The Project would have no effect on MUNI transit service and would not overburdening San Francisco's streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The Project would have no effect on the diversity of San Francisco's economic base or on future opportunities for resident employment or ownership in the industrial and service sectors.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The Project would have no effect on San Francisco's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project would have no effect on San Francisco's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The Project would have no effect on San Francisco's parks and open space and their access to sunlight and vistas.

Recommendation: Finding the project, on balance, is in conformity with the General Plan

Attachments:

Airport Land Use Compatibility Plan 2019 Forecast Noise Map



SOURCES: Nearmap, September 2024 (aerial photography – for visual reference only, may not be to scale); San Mateo County GIS, 2022 (bay area); Ricondo & Associates, Inc., Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, November 2012 (noise exposure contours).

EXHIBIT B

AIRPORT LAND USE COMPATIBILITY PLAN 2019 FORECAST NOISE MAP DEPICTING
180 EL CAMINO REAL, SOUTH SAN FRANCISCO, CALIFORNIA