



CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA

ORDINANCE SUMMARY

AN ORDINANCE AMENDING THE SOUTH SAN FRANCISCO ZONING MAP TO REZONE THE PROPERTIES AT 131 TERMINAL COURT, 120 TERMINAL COURT, 196 PRODUCE AVENUE, 160 PRODUCE AVENUE, AND 140 PRODUCE AVENUE FROM MIXED INDUSTRIAL HIGH (MIH) TO BUSINESS TECHNOLOGY PARK – HIGH (BTP-H)

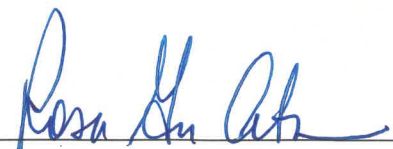
1. SUMMARY

The City Council of the City of South San Francisco (“City”) has introduced, on September 24, 2025, and proposes to adopt, on October 22, 2025, an ordinance that would amend the South San Francisco Zoning Map to rezone the properties at 131 Terminal Court, 120 Terminal Court, 196 Produce Avenue, 160 Produce Avenue, and 140 Produce Avenue from Mixed Industrial High to Business Technology Park – High. The proposed Zoning Map amendments are related to a proposed Development Agreement with US 131 Terminal Court Owner, LLC for the redevelopment of a 17.67-acre industrial site in the Lindenville Sub-Area with up to 1.7 million square feet of Research & Development (“R&D”) / office development, commercial amenities, open space improvements, and on- and off-site infrastructure improvements at 131 Terminal Court (“Infinite 131 Project”). The proposed amendments to the Zoning Map would be consistent with the adjacent office /R&D project at 101 Terminal Court and the South San Francisco 2040 General Plan and Lindenville Specific Plan (as proposed for amendment by the Infinite 131 Project). All other areas of the Zoning Map that are not amended by this proposed Zoning Map Amendment would remain in full force and effect.

2. This Ordinance Summary was prepared pursuant to Government Code Section 36933. The City Council ordered preparation of this Ordinance Summary by the City Attorney.

3. The City Council introduced this Ordinance on September 24, 2025, and plans to adopt the Ordinance at its regular meeting on October 22, 2025, at 6:30 pm in the Library Parks and Recreation Center, 901 Civic Campus Way, South San Francisco, CA.

DATED: 10/14/2025



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