



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
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CITY COUNCIL 2022

MARK ADDIEGO, MAYOR
MARK NAGALES, VICE MAYOR (DIST. 2)
JAMES COLEMAN, MEMBER (DIST. 4)
EDDIE FLORES, MEMBER
FLOR NICOLAS, MEMBER

MIKE FUTRELL, CITY MANAGER

**NOTICE OF ACTION
SOUTH SAN FRANCISCO PLANNING COMMISSION**

TO: SODINI PETER D TR

APPLICATION: P21-0009; DR21-0005, TDM21-0002, ND21-0002, GPA22-0005, DB22-0001
Design Review, Transportation Demand Management Plan, and Density Bonus to construct a Mixed-Use Development, consisting of 99 residential units with ground floor parking and a 1,500 sq. ft. restaurant at 421 Cypress Avenue, 209 & 213 Lux Avenue in the Downtown Transit Core (DTC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), and determination that the project is consistent with the Downtown Station Area Specific Plan (DSASP) Environmental Impact Report (EIR), pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162 and related CEQA requirements.

APPLICANT: SODINI PETER D TR
ADDRESS: 421 CYPRESS AVE

The South San Francisco Planning Commission at a meeting held on **12/15/2022** voted (7-0-0) to take the following action on the above applications:

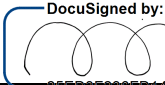
- APPROVED** *Based on the Findings and subject to the attached Conditions of Approval
- DENIED** * Based on the Findings of Denial
- CONTINUED** * _____
(Specific Date or Off Calendar)
- FORWARDED** Recommendation to APPROVE/DENY
Item Tentatively scheduled for _____ City Council Meeting

***APPEAL PROCEDURE:** Appeal to the City Council of the above Commission decision may be filed in writing with the City Clerk no later than **12/30/2022**. Appeals of Zoning Cases require a filing fee according

to the provisions of the City's Master Fee Schedule. This fee shall be filed with the Planning Division no later than the above date. An appeal is not valid without the required fee. **Please be advised that no building permit can be issued until the appeal period is over.**

Please refer to the Conditions of Project Approval set forth herein. If you believe that these Conditions impose any fees, dedications, reservation or other exactions under the California Government Code Section 66000, you are hereby notified that these Conditions constitute written notice of a statement of the amount of such fees, and/or a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest such fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

I certify that the foregoing is an accurate representation of the action of the Planning Commission in consideration of this application.

BY:  DATE: December 16, 2022
25E03F238FD145F...
Tony Rozzi
Chief Planner
City of South San Francisco

cc: FileRecord

FINDINGS OF APPROVAL
P21-0009
421 CYPRESS AVE
(As approved by the Planning Commission on 12/15/22)



City of South San Francisco

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

Resolution 2908-2022

File #: 22-578

Version: 1

Agenda Date: 12/15/2022

Item #: 3a.

Resolution making findings and determining that the proposed 421 Cypress Avenue, 209 & 213 Lux Avenue Project is consistent with an adopted Program Environmental Impact Report/Addendum for the Downtown Station Area Specific Plan and, based on the Environmental Consistency Analysis, would not necessitate the need for preparing a subsequent environmental document pursuant to the criteria of CEQA Guidelines Sections 15162 and 15168, and based on that analysis is also statutorily and categorically exempt from CEQA pursuant to Government Code Section 65457, Public Resources Code Section 21166, and CEQA Guidelines Sections 15168 and 15332.

WHEREAS, the applicant has proposed construction of a high-density mixed-use residential development, consisting of 99 rental units, 1,500 sq. ft. of retail space, and 99 parking spaces over 0.583 acres on three parcels at 421 Cypress Avenue, 209 & 213 Lux Avenue (APNs: 012-314-070, 012-314-080, and 012-314-090) collectively referred to as “Project Site” in the City; and

WHEREAS, the proposed Project is located within the Downtown Station Area Specific Plan (“DSASP”) area; and

WHEREAS, the applicant seeks approval of a Design Review (DR21-0005), Transportation Demand Management Plan (TDM21-0002) and Density Bonus (DB22-0001) for the Project; and,

WHEREAS, approval of the applicant’s proposal is considered a “project” for purposes of the California Environmental Quality Act, Pub. Resources Code §21000, et seq. (“CEQA”); and

WHEREAS, the City Council certified an Environmental Impact Report (“EIR”) on January 28, 2015 (State Clearinghouse number 2013102001), in accordance with the provisions of the California Environmental Quality Act (Public Resources Code, §§ 21000, et seq., “CEQA”) and CEQA Guidelines, which analyzed the potential environmental impacts of the development of the DSASP; and

WHEREAS, the City Council also adopted a Statement of Overriding Considerations (“SOC”) on January 28, 2015, in accordance with the provisions of the California Environmental Quality Act (Public Resources Code, §§ 21000, et seq., “CEQA”) and CEQA Guidelines, which carefully considered each significant and unavoidable impact identified in the EIR and found that the significant environmental impacts are acceptable in light of the project’s economic, legal, social, technological and other benefits; and

WHEREAS, CEQA provides for limited environmental review of subsequent projects under a program EIR (CEQA Guidelines Sections 15162 and 15168), where components of a subsequent project must be examined in the light of the program EIR to determine whether any additional environmental analysis must be conducted; and

WHEREAS, the City, in conjunction with the applicant’s environmental consultant, Netto Planning Services

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LLC, prepared an Environmental Consistency Analysis (ECA) to examine the proposed project regarding the need to conduct additional environmental analysis; in addition, the City examined whether any CEQA exemptions would be applicable to the proposed project in addition to the analysis under Sections 15162 and 15168; and

WHEREAS, as demonstrated by the ECA and the record below, the project is exempt from CEQA pursuant to Government Code Section 65457, as it is a residential development project that is being undertaken pursuant to a specific plan for which an EIR was prepared and certified and no event specified in Public Resources Code Section 21166 has occurred; and

WHEREAS, as demonstrated by the ECA and the record below, the Project is also exempt pursuant to CEQA Guidelines Section 15332 as it is a qualified in-fill development project; and

WHEREAS, as demonstrated by the ECA and the record below, even if the Project were not exempt from CEQA pursuant to the above-listed exemptions, in accordance with the requirements of CEQA Guidelines §15162, the Project would not result in any new significant environmental effects or a substantial increase in the severity of any previously identified effects beyond those disclosed and analyzed in the DSASP EIR certified by City Council nor would new mitigation be required; and

WHEREAS, on December 15, 2022, the Planning Commission for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the proposed entitlements and environmental effects of the Project and take public testimony; and

WHEREAS, the Planning Commission has reviewed and carefully considered the information in the ECA, attached hereto as Exhibit A, at a duly noticed public hearing held on December 15, 2022, as objective and accurate documents that reflect the independent judgment of the City in the identification, discussion and mitigation of the Project's environmental impacts, and considered all testimony and evidence presented at the hearing and in the record before it.

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; the Downtown Station Area Specific Plan and the Downtown Station Area Specific Plan EIR; the South San Francisco Municipal Code; the Project applications; the Project Plans, as prepared by Studio T-Square, dated August 6, 2021; the Environmental Consistency Analysis, as prepared by Netto Planning Services LLC, dated December 15, 2022, including all appendices thereto; all site plans, and all reports, minutes, and public testimony submitted as part of the Planning Commission's duly noticed December 15, 2022 meeting; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of South San Francisco hereby finds as follows:

SECTION 1 FINDINGS

General

1. The foregoing recitals are true and correct and made a part of this Resolution.

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2. Exhibit A attached to this Resolution, the Environmental Consistency Analysis and supporting documents prepared by Netto Planning Services, dated December 15, 2022, are incorporated by reference and made a part of this Resolution, as if set forth fully herein.
3. The documents and other material constituting the record for these proceedings are located at the Planning Division for the City of South San Francisco, 315 Maple Avenue, South San Francisco, CA 94080, and in the custody of the Chief Planner.

California Environmental Quality Act (CEQA)

1. For the reasons stated in this Resolution, the Project is exempt from CEQA pursuant to Government Code § 65457(a) as a residential project consistent with and undertaken to implement the DSASP and no event specified in Public Resources Code § 21166 has occurred because:
 - a. No substantial changes are proposed to the DSASP as part of the Project, which would require major changes to the DSASP EIR. This is supported by the fact that the Project is consistent with the DSASP and proposes no changes or amendments to the DSASP itself. As there are no proposed changes to the DSASP, there are no changes which would require revisions to the DSASP EIR.
 - b. No substantial changes have occurred with respect to the circumstances under which the Project is to be undertaken to implement the DSASP that will require major revisions to the DSASP EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified effects. This is supported by the fact that the DSASP EIR was only certified in 2015 and the circumstances surrounding the implementation of the DSASP are substantially similar to the current circumstances.
 - c. No new information, which was not known at the time the EIR was certified as complete, has become available justifying preparation of a supplemental or subsequent EIR.
2. For the reasons stated in this Resolution, the Project is also exempt from CEQA pursuant to CEQA Guidelines § 15332: Class 32 as an in-fill development project because:
 - a. As described in the record, the Project is designed to be consistent with the City's General Plan, all applicable General Plan policies and zoning designations and regulations, with approval of a General Plan Amendment and Zoning Map Amendment (which are also consistent with the draft General Plan 2024 update currently underway).
 - b. The Project will be located within the City's limits, on a site of less than five acres and will be surrounded by urban uses in a built-out downtown environment.
 - c. The Project Site has no value as habitat for endangered, rare, or threatened species as it is in a built-out environment and is currently disturbed as the site of an existing building and parking lot.

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- d. As supported by the findings of the ECA, approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The Project can be adequately serviced by all required utilities and public services.
3. For the reasons stated in this Resolution, there is not substantial evidence in the record to support a fair argument that approval of the Project will result in significant environmental effects beyond those adequately evaluated and addressed by the DSASP EIR nor would the Project require any new mitigation measures because:
- a. The Project does not propose substantial changes to the DSASP Project, which will require major revisions of the DSASP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - b. No substantial changes have occurred with respect to the circumstances under which the DSASP Project is undertaken which will require major revisions of the DSASP EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects;
 - c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the DSASP Program EIR was certified as complete, shows any of the following:
 - i. The Project will have one or more significant effects not discussed in the DSASP EIR;
 - ii. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - iii. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or
 - iv. Mitigation measures or alternatives which are considerably different from those analyzed in the DSASP EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.
4. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, including but not limited to the Environmental Consistency Analysis, as prepared by Netto Planning Services LLC, dated December 15, 2022, and attached hereto as Exhibit A, the Planning Commission, exercising its independent judgment and analysis, finds that the Project is statutorily and categorically exempt from CEQA pursuant to Government Code §65457(a) and CEQA Guidelines § 15332: Class 32 and pursuant to CEQA Guidelines § 15168(c), the Project falls within the environmental parameters analyzed in the DSASP

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EIR, and further finds that the Project would not result in any new significant environmental effects or a substantial increase in the severity of any previously identified effects beyond those disclosed and analyzed in the DSASP EIR certified by City Council nor would new mitigation be required by the Project. These findings are supported by the fact that, consistent with the DSASP EIR Mitigation Monitoring and Reporting Program, the Project prepared an Air Quality, Greenhouse Gas (GHG) Emissions Assessment and Health Risk Assessment (HRA), an Historic Resources Analysis, a Noise and Vibration Analysis, a Shadow Analysis, and a Traffic and Circulation Analysis, all of which determined that the Project would not result in any new impacts not adequately evaluated and addressed by the DSASP EIR and Statement of Overriding Considerations.

SECTION 2 DECISION

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of South San Francisco hereby makes the findings contained in this Resolution and determines that the Project is statutorily and categorically exempt from CEQA pursuant to Government Code §65457(a) and CEQA Guidelines § 15332: Class 32, and 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) as analyzed in the Environmental Consistency Analysis, and concludes that no further environmental review is required.

BE IT FURTHER RESOLVED that the resolution shall become effective immediately upon its passage and adoption.

* * * * *

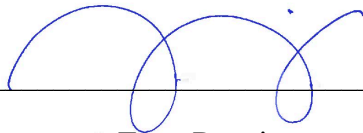
I hereby certify that the foregoing resolution was adopted by the Planning Commission of the City of South San Francisco at a regular meeting held on the 15th day of December, 2022 by the following

vote:
AYES: Chair Shihadeh, Vice Chair Tzang, Faria, Fernandez, Funes, Evans, Murphy

NOES: _____

ABSTENTIONS: _____

ABSENT: _____

Attest: 
Tony Rozzi
Secretary to the Planning Commission



City of South San Francisco

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

Resolution 2909-2022

File #: 22-579

Version: 1

Agenda Date: 12/15/2022

Item #: 3b.

Resolution making findings and approving Design Review, Transportation Demand Management Plan, and Density Bonus to allow a mixed-use development consisting of 99 units with ground floor parking and a 1,500 sq. ft. restaurant within the Downtown Transit Core (DTC) Zoning District at 421 Cypress Avenue, 209 & 213 Lux Avenue.

WHEREAS, the applicant has proposed construction of a high-density mixed-use residential development, consisting of 99 rental units, 1,500 sq. ft. of retail space, and 99 parking spaces over 0.583 acres on three parcels at 421 Cypress Avenue, 209 & 213 Lux Avenue (APNs: 012-314-070, 012-314-080, and 012-314-090) collectively referred to as “Project Site” in the City; and

WHEREAS, the proposed Project is located within the Downtown Station Area Specific Plan (“DSASP”) area; and

WHEREAS, the applicant seeks adoption of a resolution approving a Design Review (DR21-0005), Transportation Demand Management Plan (TDM21-0002), and Density Bonus (DB22-0001) for the Project; and

WHEREAS, approval of the applicant’s proposal is considered a “project” for purposes of the California Environmental Quality Act, Pub. Resources Code §21000, et seq. (“CEQA”); and

WHEREAS, on December 15, 2022, the Planning Commission for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the Environmental Consistency Analysis (ECA) (ND21-0002) and the proposed entitlements and environmental effects of the Project and take public testimony; and

WHEREAS, on December 15, 2022, the Planning Commission for the City of South San Francisco reviewed and carefully considered the information in the ECA (ND21-0002), and by separate resolution determined that the ECA (ND21-0002) is an objective and accurate document that reflects the independent judgment and analysis of the City in relation to the Project’s environmental impacts, and find that the ECA satisfies the requirements of CEQA and Project is consistent with an adopted Program Environmental Impact Report/Addendum for the Downtown Station Area Specific Plan and, based on the ECA, would not necessitate the need for preparing a subsequent environmental document pursuant to the criteria of CEQA Guidelines Sections 15162 and 15168, and based on that analysis is also statutorily and categorically exempt from CEQA pursuant to Government Code Section 65457, Public Resources Code Section 21166, and CEQA Guidelines Sections 15168 and 15332; and

WHEREAS, on December 15, 2022, the Planning Commission for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the Design Review (DR21-0005), Transportation Demand Management Plan (TDM21-0002), and Density Bonus (DB22-0001) and related evidence and testimony.

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Item #: 3b.

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; the Downtown Station Area Specific Plan and the Downtown Station Area Specific Plan EIR; the South San Francisco Municipal Code; the Project applications; the Project Plans, as prepared by Studio T-Square, dated August 6, 2021; the Environmental Consistency Analysis, as prepared by Netto Planning Services LLC, dated November 16, 2022, including all appendices thereto; all site plans, and all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed December 15, 2022 meeting; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of South San Francisco hereby finds as follows:

SECTION 1 FINDINGS

General

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The Exhibits attached to this Resolution, including Draft Conditions of Approval (Exhibit A), Project Plans (Exhibit B), Transportation Demand Management (TDM) Plan (Exhibit C), Applicant’s Incentive/Waiver Justification (Exhibit D), and Density Bonus & BMR Unit Information Request Form (Exhibit E) are each incorporated by reference and made a part of this Resolution, as if set forth fully herein.
3. The documents and other material constituting the record for these proceedings are located at the Planning Division for the City of South San Francisco, 315 Maple Avenue, South San Francisco, CA 94080, and in the custody of the Chief Planner.

Density Bonus and Waiver Requests Findings

1. The proposed project seeks development standard waivers under state density bonus law. Under State Density Bonus Law (Gov. Code section 65915), the Project provides 5% of the base density units as housing for very low income units. Consequently, the proposed project would be entitled to receive a 20% density bonus under state law. In conjunction with state density bonus eligibility, the Project is also entitled to receive one concession/incentive and an unlimited number of development standard waivers. No concession/incentive has been requested by the project.
2. The proposed project seeks the following development standard waivers pursuant to State Density Bonus Law:
 - SSFMC Table 20.090.003 (Development Standards - Downtown Station Area Zoning Districts): Minimum usable open space provided shall be at minimum 100 sq. ft. per residential unit.
Proposed: 95 sq. ft. per residential unit
 - SSFMC Sections 20.090.003(E)(1) (Development Standards - Transitional Standards) and

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20.310.004(B)(5) (Multi-Family Residential and Residential Mixed-Use Design - Transitional Standards): Where a development abuts another district with a lower maximum height, the following standards apply: (a) the maximum height within 40 feet of the abutting district is equal to that of the abutting district; (b) the maximum height within 50 feet of the abutting district is an addition 10 feet or the maximum allowed height for that district, whichever is lower.

Proposed: Most of the new building will have a height of 85 feet, which is the maximum allowed height in the DTC district. The project site directly abuts the DRC district boundary at the interior side property line; the maximum allowed height in the DRC district is 65 feet (Table 20.090.003).

- SSFMC Section 20.090.003(E)(2) (Development Standards - Street Frontages): Buildings shall be constructed at the required setback for at least 65 percent of linear street frontage.
Proposed: Most of the new building will have a build-to line of 8" from the Cypress and Lux Avenues property lines instead of at the required street frontage setback of 0' or 10' from curb, whichever is greater (Table 20.090.003).
- SSFMC Section 20.090.003(G) (Development Standards - Corner Build Area): Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.
Proposal: The new plaza corner setback along Cypress Avenue is 14'-10" from the corner (of Cypress and Lux Avenues).
- SSFMC Section 20.310.004(E)(9)(a) (Development Standards - Roofline Form and Variation, Parapet): When used on the first floor or second floor, a parapet longer than 50 feet in length must include a step, curve, angle, or other motif to break up the length of the parapet.
Proposed: Parapets for part of the first floor extend more than 50 feet without a break.
- SSFMC Section 20.310.005(G)(3) (Development Standards - Required Public Open Space): New buildings on lots greater than 15,000 square feet shall provide a plaza, widened sidewalk, or outdoor dining area, which provides public seating, is accessible from the public sidewalk, and is a minimum size of 600 square feet with minimum dimensions of 15 feet.
Proposal: The new plaza located at the corner of Cypress and Lux Avenues is approximately 456 square feet with a maximum dimension of 14'-4" in width.

Under State Density Bonus Law, the City is not permitted to apply any development standard which physically precludes the construction of the project at its permitted density and with any granted concessions/incentives. The applicant is entitled to receive an unlimited number of waivers of such development standards. The waivers requested by the project are to minor design standards under the City's code requirements. These standards impact the physical construction of the project and it should be noted that with these proposed modifications, the waivers would actually provide a more refined design for the project. They would also allow the proposed project to provide residential units at the permitted density that are of high-quality and comfortable sizes for potential families, as well as provide substantial amenity space, interior and exterior, for future residents, within a building design that recognizes the historic significance of the project site to the City's Downtown. Therefore, the requested waivers are necessary to enable the construction of the development project at the density permitted with bonus units.

Design Review

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1. The Project, including Design Review, is consistent with Title 20 of the South San Francisco Municipal Code because the Project has been designed as a high-density mixed-use and residential project which will provide a pedestrian-friendly, transit-oriented environment with sustainability elements incorporated.
2. The Project, including Design Review, is consistent with the General Plan and the DSASP because the proposed high-density residential development is consistent with the policies and design direction provided in the South San Francisco General Plan for the Downtown Transit Core land use designation by encouraging the development of new residential units within close proximity to the South San Francisco Caltrain Station and within the DSASP area.
3. The Project, including Design Review, is consistent with the applicable design guidelines adopted by the City Council in that the proposed Project is consistent with the Design Guidelines for the Downtown Station Area Specific Plan.
4. The Project, including Design Review, is consistent with the Use Permit or other planning or zoning approval that the project requires for the reasons stated above.
5. The Project is consistent with the applicable design review criteria in South San Francisco Municipal Code Section 20.480.006 (“Design Review Criteria”) because the project has been evaluated by the Design Review Board on June 15, 2021, and found to be consistent with each of the eight design review criteria included in the “Design Review Criteria” section of the Ordinance.

Transportation Demand Management Plan

1. The proposed trip reduction measures contained in the TDM Plan (attached hereto as Exhibit C) are feasible and appropriate for the Project, considering the proposed use and the project’s location, size, and hours of operation. Appropriate and feasible measures have been included in the TDM Plan to achieve the 20-point minimum in trip reduction measures for Tier 1 development. The TDM Plan provides measures such as a Transportation Coordinator, subsidized transit passes for each residential unit, access to ridesharing and car share programs, and ample bicycle support facilities on-site to encourage alternative forms of transportation.
2. The proposed performance guarantees will ensure that the target alternative mode use established for the Project by SSFMC Chapter 20.400 will be achieved and maintained. Conditions of approval have been included to require that the Final TDM Plan, which must be submitted for review and approval prior to issuance of a building permit, shall outline the required process for on-going monitoring including annual surveys and triennial reports.

SECTION 2 DECISION

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of South San Francisco hereby makes the findings contained in this Resolution, and approves the entitlements request for 421 Cypress Avenue, 209 & 213 Lux Avenue (P21-0009: DR21-0005, TDM21-0002, and DB22-0001) subject to the attached Conditions of Approval.

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Version: 1

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Item #: 3b.

BE IT FURTHER RESOLVED that the resolution shall become effective immediately upon its passage and adoption.

* * * * *

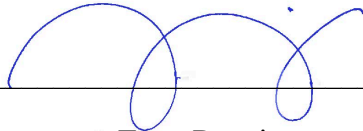
I hereby certify that the foregoing resolution was adopted by the Planning Commission of the City of South San Francisco at a regular meeting held on the 15th day of December, 2022 by the following

vote:
AYES: Chair Shihadeh, Vice Chair Tzang, Faria, Fernandez, Funes, Evans, Murphy

NOES: _____

ABSTENTIONS: _____

ABSENT: _____

Attest:  _____
Tony Rozzi
Secretary to the Planning Commission

CONDITIONS OF APPROVAL

P21-0009: DR21-0005, TDM21-0002, and DB22-0001 421

Cypress Avenue, 209 & 213 Lux Avenue

(As approved by the Planning Commission on December 15, 2022)

PLANNING DIVISION CONDITIONS

GENERAL

1. The applicant shall comply with the Planning Division's standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects (attached to this document).
2. The Project shall be constructed and operated substantially as indicated on the plan set prepared by Studio T-Square, dated August 6, 2021, and considered by the Planning Commission in association with P21-0009, as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City's Chief Planner.
3. The construction drawings shall comply with the Planning Commission approved plans, as amended by these conditions of approval, including the plans prepared by Studio T-Square, dated August 6, 2021.
4. Prior to issuance of building permits, the applicant shall execute and record an Affordable Housing Agreement consistent with SSFMC Chapter 20.380, Inclusionary Housing Regulations.
5. Prior to issuance of any building or construction permits for the construction of public improvements, the final design for all public improvements shall be reviewed and approved by the City Engineer and Chief Planner.
6. Prior to issuance of any building or construction permits for grading improvements, the applicant shall submit final grading plans for review and approval by the City Engineer and Chief Planner.

CONSTRUCTION

7. The applicant is responsible for maintaining site security prior to, and throughout the construction process. This includes installation of appropriate fencing, lighting, remote monitors, or on-site security personnel as needed.

Conditions of Approval

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8. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
9. During construction, the applicant shall provide parking on-site, or shall arrange for off-site parking, for construction workers.

DESIGN REVIEW / SITE PLANNING

10. All equipment (either roof, building, or ground-mounted) shall be screened from view through the use of integral architectural elements, such as enclosures or roof screens, and landscape screening or shall be incorporated inside the exterior building wall. Equipment enclosures and/or roof screens shall be painted to match the building. Prior to issuance of a building permit the applicant shall submit plans showing utility locations, stand-pipes, equipment enclosures, landscape screens, and/or roof screens for review and approval by the Chief Planner or designee.
11. Prior to issuance of any building or construction permits for landscaping improvements, the applicant shall submit final landscaping and irrigation plans for review and approval by the City's Chief Planner. The plans shall include documentation of compliance with SSFMC Section 20.300.008, Landscaping.
12. Prior to issuance of certificate of occupancy, the applicant shall submit final landscaping and irrigation plans demonstrating compliance with the State's Model Water Efficiency Landscaping Ordinance (MWELo), as outlined in SSFMC Section 20.330.008, Landscaping, if applicable.
 - a) Projects with a new aggregate landscape of 501 – 2,499 sq. ft. may comply with the prescriptive measures contained in Appendix D of the MWELo.
 - b) Projects with a new aggregate landscape of 2,500 sq. ft. or greater must comply with the performance measures required by the MWELo.
 - c) For all projects subject to the provisions of the MWELo, the applicant shall submit a Certificate of Completion to the City, upon completion of the installation of the landscaping and irrigation system.
13. Prior to issuance of any building or construction permits, the applicant shall submit interim and final phasing plans and minor modifications to interim and final phasing plans for review and approval by the Chief Planner, City Engineer and Chief Building Official.

Conditions of Approval

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14. The applicant shall contact the South San Francisco Scavenger Company to properly size any required trash enclosures and work with staff to locate and design the trash enclosure in accordance with SSFMC Section 20.300.014, Trash and Refuse Collection Areas. The applicant shall submit an approval letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits.
15. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of June 15, 2021.
16. Landscaped areas in the project area may contain trees defined as protected by the South San Francisco Tree Preservation Ordinance, Title 13, Chapter 13.30. Any removal or pruning of protected trees shall comply with the Tree Preservation Ordinance, and the applicant shall obtain a permit for any tree removals or alterations of protected trees and avoid tree roots during trenching for utilities.
17. The applicant shall install three-inch diameter, PVC conduit along the project frontage, in the right-of-way, if any trenching is to take place, for the purpose of future fiber installation. Conduit shall have a pull rope or tape. A #8 stranded trace wire will be installed in the conduit or other trace wire system approved by the City.
18. All landscaping installed within the public right-of-way shall be maintained by the property owner.
19. Prior to receiving certificate of occupancy, the applicant shall install street furniture, trash receptacles, and bicycle racks along the project sidewalk frontages. The Planning Division shall review and approve all street furniture, trash receptacles and bicycle rack options during the Building Permit process.
20. Demolition of any existing structures on site will require demolition permits.
21. Prior to proceeding with exterior construction, the applicant shall provide a full-scale mockup of a section of exterior wall that shows the cladding materials and finishes, windows, trim, and any other architectural features of the building to fully illustrate building fenestration, subject to site inspection and approval by Planning Division staff.
22. After the building permits are approved, but before beginning construction, the owner/applicant shall hold a preconstruction conference with City Planning, Building, and

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Engineering staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all relevant subcontractors.

23. Permanent project signage is not included in project entitlements. Prior to installation of any project signage, the applicant shall submit an appropriate sign application per SSFMC Chapter 20.360, Signs, for review and approval.
24. The project sponsor, owner, or contractor shall request an Underground Service Alert (USA) prior to construction on the project site due to the proximity of the San Francisco Public Utilities Commission's (SFPUC) Crystal Springs Pipeline No. 3, which is located under Lux Avenue (public right-of-way) adjacent to the project site.

TRANSPORTATION / PARKING

25. A Parking and Traffic Control Plan for the construction of the Project shall be submitted with the application for Building Permit, for review and approval by the Chief Planner, or designee, and City Engineer, or designee.
26. The applicant has prepared and submitted a draft TDM Plan, prepared by Hexagon Transportation Consultants, Inc., dated January 12, 2022. In accordance with SSFMC Chapter 20.400, Transportation Demand Management, prior to issuance of a building permit the applicant shall submit a Final TDM Plan for review and approval by the Chief Planner.
 - a) The Final TDM Plan shall include all mandatory elements included in the Ordinance and shall substantially reflect the Preliminary TDM Plan prepared by Hexagon Transportation Consultants, Inc., dated January 12, 2022. The Plan shall be designed to meet the 20-point minimum in trip reduction measures for Tier 1 projects.
 - b) The Final TDM Plan shall outline the required process for on-going monitoring, including annual surveys. The initial annual survey will be submitted one (1) year after the granting of a certificate of occupancy. The initial annual survey shall either: (1) state that the applicable property has achieved a 20-point minimum in trip reduction measures for Tier 1 projects, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the applicable property has not achieved the 20-point minimum in trip reduction measures for Tier 1 projects, providing an explanation of how and why the goal has not been reached,

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and a description of additional measures that will be adopted in the coming year to attain the TDM goal of a 20-point minimum in trip reduction measures.

- c) The applicant shall be required to reimburse the City for program costs associated with monitoring and enforcing the TDM Program on an annual basis. The annual monitoring fee is \$1,848 and is updated by the City Council on an annual basis. The monitoring fee for the Project's first year of operation is due to the City prior to the Project receiving a Certificate of Occupancy.
 - d) The Final TDM plan shall be subject to review and approval by the San Mateo City/County Association of Governments. The property owner shall ensure compliance with the San Mateo County Congestion Management Program Land Use Implementation Policy (C/CAG TDM Policy). Specifically, the property owner shall ensure that the measures identified in the approved C/CAG TDM Checklist are implemented over the life of the Project, and that the property owner and tenants acknowledge the requirement to participate in the periodic monitoring and reporting requirements identified in the C/CAG TDM Policy. Accordingly, it is recommended that the property owner and/or developer clearly identify these TDM provisions and responsibilities in any sales and/or lease or sublease transactions.
27. Residential parking spaces shall be assigned to units, to minimize conflict within the parking area.
 28. Any tandem parking spaces shall be assigned to the same unit.
 29. Residential parking areas shall be secure, with access provided via key card or fob.
 30. Provide clear signage on site for residential, commercial, and visitor parking areas to help direct vehicle traffic.
 31. Provide clear signage on site for rideshare drop-off and pick-up and for delivery vehicles.
 32. Per SSFMC 20.330.005.B (Unbundling Parking from Residential Uses), parking in excess of one space per unit may be sold or rented separately from the residential unit. For apartment developments, all of the provided parking for units that are not deed-restricted affordable units may be unbundled, subject to a parking management and monitoring plan submitted and approved by the Planning Commission.
 33. Parking spaces for the proposed affordable housing units shall be provided at no additional

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cost. This condition shall be incorporated into the Affordable Housing Agreement.

34. Once construction of an associated parking structure is complete, construction-related parking should be prioritized within the structure and construction vehicles should refrain from utilizing any on-street parking.

ENVIRONMENTAL MITIGATION MEASURES / CEQA

35. The applicant shall comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the Downtown Station Area Plan (DSASP) EIR and Environmental Consistency Analysis (ECA) provided for this Project prepared by Netto Planning Services LLC, dated November 16, 2022.
36. The applicant shall comply with the following recommendations included in the Environmental Consistency Analysis (ECA) provided for this Project prepared by Netto Planning Services LLC, dated November 16, 2022:
 - a) If vegetation removal were to occur during the February 1 through August 31 bird nesting period, construction shall be required to comply with applicable regulations in the California Fish and Game Code (Sections 3503, 3513, or 3800), which would protect nesting birds from construction disturbances.
 - b) Any development activities that involve removal or pruning of protected trees shall comply with the SSFMC Tree Preservation Ordinance, including obtaining a permit for any tree removals or alterations of protected trees, and avoiding tree roots during trenching for utilities.
 - c) To reduce the risk of damage to the new building during an earthquake due to liquefaction, ground improvements shall be implemented per the Geotechnical Feasibility Study prepared by Cornerstone Earth Group, dated April 7, 2022.
 - d) The applicant shall complete the San Mateo Countywide STOPPP Site Design Standards Checklist to evaluate the Project against guidelines intended to reduce stormwater pollution.
 - e) The Project shall include STC ratings for full window and door assemblies (glass and frame), and a six-foot-tall continuous from top to bottom glass wall at the Level 7 terrace to reduce noise levels to DNL 65 dB, as recommended in the Preliminary Environmental Noise Study prepared by Salter, dated May 3, 2022.

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- f) The following recommendations from the Transportation Study prepared by Hexagon Transportation Consultants, Inc., dated December 10, 2021, shall be included in the project design:
- i. Parking spaces shall be assigned to individual residential units.
 - ii. Prior to final design, the dimensions of the stacker parking system shall be reviewed by Public Works City staff. The parking stackers shall have at least seven feet of vertical clearance to allow usage by large passenger vehicles. The minimum basic dimension for standard parking spaces shall be 8.5 feet by 18 feet, where 90-degree parking is provided.
 - iii. A loading zone shall be designated on Cypress Avenue or Lux Avenue along the project frontage for moving/delivery trucks and passenger loading.
 - iv. On-street parking along the project frontage on Tamarack Lane shall not be permitted in order to provide adequate sight distance for vehicles exiting the parking garage.

CLIMATE ACTION PLAN

37. For Residential Projects: Prior to issuance of any building or construction permits, the developer shall revise the development plans to include the following Climate Action Plan requirements, subject to review and approval by the Chief Planner or designee:
- a) Install conduit to accommodate wiring for solar.
 - b) Use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
 - c) Implement the Water Efficient Landscape Ordinance, by undertaking the following:
 - i. Establish a variable-speed pump exchange for water features.
 - ii. Restrict hours of irrigation to occur between 3:00 AM and two hours after sunrise.

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- iii. Install irrigation controllers with rain sensors.
- iv. Landscape with native, water-efficient plants.
- v. Install drip irrigation systems.
- vi. Reduce impervious surfaces to the maximum extent practical.

38. For Commercial Projects: Prior to issuance of any building or construction permits, the developer shall revise the development plans to include the following Climate Action Plan requirements, subject to review and approval by the Chief Planner or designee:

- a) Electric Vehicle Charging Installations Measure 2.1, Action 5: Require new large-scale nonresidential developments to provide conduit for future electric vehicle charging installations and encourage the installation of conduits or electric vehicle charging stations for all new development.
- b) Heat Island Reductions Measure 3.4, Action 1: Encourage the use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
- c) Alternative Energy Facilities Measure 4.1, Action 2: Require the construction of any new nonresidential conditioned space of 5,000 square feet or more, or the conversion of unconditioned space 5,000 square feet or more, to comply with one of the following standards:
 - i. Meet a minimum of 50% of modeled building electricity needs with on-site renewable energy sources. To calculate 50% of building electricity needs for the new conditioned space, the applicant shall calculate building electricity use as part of the Title 24 compliance process. Total electricity use shall include total use for the new conditioned space excluding process energy.
 - ii. Participate in a power purchase agreement to offset a minimum of 50% of modeled building electricity use. Building electricity use shall be calculated using the method identified above.
 - iii. Comply with CALGreen Tier 2 energy efficiency requirements to exceed mandatory energy efficiency requirements by 20% or more. For additions

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to existing development of 5,000 square feet or more, CALGreen Tier 2 shall be calculated as part of the Title 24 compliance process. Existing building space already permitted shall not be subject to CALGreen Tier 2 requirements.

- d) Solar Wiring Installation Measure 4.1, Action 3: Require all new development to install conduit to accommodate wiring for solar.
- e) Water Demand Reduction Measure 6.1, Action 2: Revitalize implementation and enforcement of the Water Efficient Landscape Ordinance by undertaking the following:
 - i. Establishing a variable-speed pump exchange for water features.
 - ii. Restricting hours of irrigation to occur between 3:00 a.m. and two hours after sunrise.
 - iii. Installing irrigation controllers with rain sensors.
 - iv. Landscaping with native, water-efficient plants.
 - v. Installing drip irrigation systems.
 - vi. Reducing impervious surfaces.

IMPACT / DEVELOPMENT FEES

****Fees are subject to annual adjustment and will be calculated based on the fee in effect at the time that the payment of the fee is due. The fees included in these Conditions of Approval are estimates, based on the fees in place at the time of Project approval.****

39. CHILDCARE FEE: Prior to final inspection, the applicant shall pay any applicable childcare fees in accordance with South San Francisco Municipal Code Chapter 20.310. This fee is subject to annual adjustment. Based on the plans reviewed by the Planning Commission on August 18, 2022, the childcare impact fee estimate for the Project is:

Residential: \$1,938.00/unit x 99 units = \$191,862.00

Commercial / Retail: \$0.71/SF x 1,500 SF. = \$1,065.00

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40. PARK FEES: Prior to final inspection, the applicant shall pay the Parkland Acquisition Fee and Parkland Construction Fee in accordance with South San Francisco Municipal Code Chapter 8.67. The fee is subject to annual adjustment. Based on the plans reviewed by the Planning Commission on August 18, 2022, the park fee estimate for the Project is:

Residential: \$15,660.08/unit x 99 units = \$1,550,347.92

Commercial / Retail: \$1.32/SF x 1,500 SF = \$1,980.00

41. BICYCLE AND PEDESTRIAN FEE: Prior to final inspection [residential] or issuance of the certificate of occupancy [commercial] for the development, whichever is earlier, the applicant shall pay applicable bicycle and pedestrian impact fees in accordance with South San Francisco Municipal Code Chapter 8.68, based on the formulas in Table 8.68.060(a) Bicycle and Pedestrian Improvements Formula. Based on the plans reviewed by the Planning Commission on August 18, 2022, the bicycle and pedestrian impact fee estimate for the Project is:

Residential: \$170.00/unit x 99 units = \$16,830.00

Commercial / Retail: \$0.36/SF x 1,500 SF = \$540.00

42. COMMERCIAL LINKAGE FEE: Prior to issuance of the first building permit, the applicant shall pay the applicable commercial linkage fee in accordance with South San Francisco Municipal Code Chapter 8.69, based on the current fee for each applicable land use category. The fee shall be calculated based on the fee schedule in effect at the time the building permit is issued. Based on the plans reviewed by the Planning Commission on August 18, 2022, the commercial linkage fee estimate for the Project is:

Commercial / Retail / Restaurant / Services: \$2.76/SF x 1,500 SF = \$4,140.00

43. PUBLIC SAFETY IMPACT FEE: Prior to final inspection for the development, the applicant shall pay applicable Public Safety Impact Fees in accordance with South San Francisco Municipal Code Chapter 8.75. Based on the plans reviewed by the Planning Commission on August 18, 2022, the Public Safety Impact Fee estimate for the Project is:

Residential: \$589.46/unit x 99 units = \$58,356.54

Commercial / Retail: \$0.46/SF x 1,500 SF = \$690.00

Contact: Stephanie Skangos at Stephanie.Skangos@ssf.net

STANDARD CONDITIONS AND LIMITATIONS FOR COMMERCIAL, INDUSTRIAL, MIXED USE, AND MULTI-FAMILY RESIDENTIAL PROJECTS

Entitlement and Permit Status

1. Unless the use has commenced or related building permits have been issued within two (2) years of the date this permit is granted, this permit will automatically expire on that date. A one-year permit extension may be granted in accordance with provisions of the SSFMC Chapter 20.450 (Common Procedures).
2. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files an affidavit, prior to the issuance of a building permit, stating that the property owner is aware of, and accepts, all of the conditions of the permit.
3. The permit shall be subject to revocation if the Project is not operated in compliance with the conditions of approval.
4. Minor changes or deviations from the conditions of approval of the permit may be approved by the Chief Planner and major changes require approval of the Planning Commission, or final approval body of the City, per SSFMC Chapter 20.450 (Common Procedures).
5. Neither the granting of this permit nor any conditions attached thereto shall authorize, require or permit anything contrary to, or in conflict with any ordinances specifically named therein.
6. Prior to construction, all required building permits shall be obtained from the City's Building Division.
7. All conditions of the permit shall be completely fulfilled to the satisfaction of the affected City Departments and Planning and Building Divisions prior to occupancy of any building. Any request for temporary power for testing equipment will be issued only upon substantial completion of the development.

Lighting, Signs, and Trash Areas

8. All exterior lights shall be installed in such a manner that is consistent with SSFMC Chapter 20.300 (Lot and Development Standards), and there shall be no illumination

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on adjacent properties or streets which might be considered either objectionable by adjacent property owners or hazardous to motorists.

9. No additional signs, flags, pennants or banners shall be installed or erected on the site without prior approval, as required by SSFMC Chapter 20.360 (Signs).
10. Adequate trash areas shall be provided as required by SSFMC 20.300 (Lot and Development Standards).
11. Trash handling area must be covered, enclosed and must drain to sanitary sewer. This must be shown on the plans prior to issuance of a permit. If being installed in a food service facility the drain must be connected to a grease interceptor prior to the connection to the sanitary sewer.

Landscaping, Construction, & Utilities

12. The construction and permitted use on the property shall be so conducted as to reduce to a minimum any noise vibration or dust resulting from the operation.
13. A plan showing the location of all storm drains and sanitary sewers must be submitted.
14. All sewerage and waste disposal shall be only by means of an approved sanitary system.
15. Prior to any on-site grading, a grading permit shall be obtained from the City Engineer.
16. All existing utility lines, underground cable conduits and structures which are not proposed to be removed shall be shown on the improvement plans and their disposition noted.
17. All landscape areas shall be watered via an automatic irrigation system which shall be maintained in fully operable condition at all times, and which complies with SSFMC Chapter 20.300 (Lot and Development Standards).
18. All planting areas shall be maintained by a qualified professional; the landscape shall be kept on a regular fertilization and maintenance program and shall be maintained weed free.
19. Plant materials shall be selectively pruned by a qualified arborist; no topping or

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excessive cutting-back shall be permitted. Tree pruning shall allow the natural branching structure to develop.

20. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Chief Planner.

Parking Areas, Screening, & Drainage

21. All ducting for air conditioning, heating, blower systems, accessory mechanisms and all other forms of mechanical or electrical equipment which are placed on or adjacent to the building shall be screened from public view, in accordance with SSFMC Chapter 20.300 (Lot and Development Standards).
22. All parking spaces, driveways, maneuvering aisles, turn-around areas and landscaping areas shall be kept free of debris, litter and weeds at all times. Site, structures, paving, landscaping, light standards, pavement markings and all other facilities shall be permanently maintained.
23. All parking spaces, driveways, maneuvering aisles, and turn-around areas must drain and be plumbed to the sanitary sewer.

Public Safety

24. The applicant shall comply with the provisions of Chapter 15.48 of the Municipal Code, "Minimum Building Security Standards" Ordinance revised May 1995. The Police Department reserves the right to make additional security and safety conditions, if necessary, upon receipt of detailed/revised building plans.
25. The applicant shall comply with the provisions of Chapter 15.24 of the Municipal Code, "Fire Code" Ordinance. The Fire Department reserves the right to make additional safety conditions, if necessary, upon receipt of detailed/revised building plans.
26. All fire sprinkler test and/or drain lines shall be connected to the sanitary sewer.

Revised March 2013

BUILDING DIVISION CONDITIONS

GENERAL INFORMATION:

- A. The following comments are referred to the 2019 California Building, Mechanical, Plumbing, Electrical Codes, California Green Building Standards Code, California Existing Building Code, and Energy Code (i.e., 2018 IBC, UMC, UPC, and 2017 NEC, as amended by the State of California).
- B. There may be other comments generated by the Building Division and/or other City departments that will also require your attention and response. This attached list of comments, then, is only a portion of the plan review. Contact the City for other items.
- C. Please be sure to include the architect and engineer's stamp and signature on all sheets of the drawings and on the coversheets of specifications and calculations per CBPC 5536.1 and CBPC 6735. This item will be verified prior to plan approval.

ARCHITECTURAL COMMENTS:

High Rise:

- A1. **High Rise:** Sheet A3.0 and similar: Buildings with occupied floors located more than 75 feet above the lowest level of fire department vehicle access shall be designed as a high-rise building complying with CBC 403.

Allowable Building Area and Height:

- A2. **Allowable Building Area:** Proposed structure above the 3-hour horizontal assembly is R-2 and A-3 occupancy of Type III-A construction. Provide an allowable building area and height analysis per CBC 503, 504, 506, and 508 or provide a detailed narrative describing how the building will meet the allowable building area and height provisions of CBC Chapter 5.

Means of Egress:

- A3. **Rooms/Spaces Requiring Two Means of Egress:** The amenities, leasing/lounge/mail, flexible and fitness area are considered assembly spaces and over 750 square feet. Ensure two means of egress are available for these spaces that are also along the accessible route. CBC 303.1, 1006.3.3 and 1119A.
- A4. **Courtyard Means of Egress:** Sheet A2.2: Courtyard means of egress shall address the following:

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- a) Where the courtyard is above the three-hour horizontal assembly under CBC 510.2, Condition 2 shall apply where the occupant load of this space is limited to less than 300.
- b) Define the exit or exit access doors from this space. Doors serving an occupant load greater than 50 shall swing in the direction of egress travel. CBC 1010.1.2.1.
- c) Where more than one exit or exit access door is required from the space, the doors shall be separated by not less than 1/3 of the overall diagonal distance of the space per CBC 1007.1.1.

A5. **Fall Protection at Roof Stair Access:** Sheet A2.6: Roof plan shows access door from the stair to the roof is less than ten feet from the roof edge. Provide fall protection per CBC 1015.7.

A6. **Fall Protection for Rooftop Mechanical Equipment:** Sheet A2.6: Roof plan shows mechanical equipment within ten feet from the roof edge. Provide fall protection per CBC 1015.6

A7. **Guards at Podium:** Sheet L1.2 shows benches near guardrail locations. Be advised, the guardrails shall be 42" above the height of the bench as it is considered standing surface. CBC 1015.1

ACCESSIBILITY COMMENTS:

D1. **Project Funding:** Please indicate whether the Project is publicly or privately funded. Federal guidelines and CBC Chapter 11B shall apply for publicly funded projects.

D2. **Accessible Parking:** Provide a parking analysis identifying the number of accessible parking spaces. Be sure to clearly identify the following:

- a) Assigned and unassigned parking per CBC 1109A.3
- b) All commercial parking provided for the café, leasing office, etc. per CBC 11B-208.
- c) All accessible Electric Vehicle parking spaces. Please note these accessible parking spaces are in addition to the ones required by CBC 11A and 11B

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- d) The parking count should include all types of parking facilities including the indoor parking and outdoor surface parking shown on the site plan.

MECHANICAL COMMENTS:

- M1. **Garage Ventilation:** Provide a narrative describing how the garage levels will be ventilated per CMC 403.7. Include information on where garage exhaust will terminate as garage exhaust is considered product conveying and shall comply with CMC 502.2.2.

ENERGY COMPLIANCE COMMENTS:

- T1. **All Electric Building:** In accordance with the City of South San Francisco Municipal Code Section 15.26.020 and 15.22.020, revise the Project to address the following:

- a) This Project shall be an all-electric building for the residential portion of the mixed-use project unless meeting the exceptions of this municipal code section.
- b) For a new multifamily dwelling project with more than 20 dwelling units,
 - i) Provide Level 2 EV Ready Space for the first 20 dwelling units with parking space.
 - ii) For additional dwellings over 20 units, 25% of the dwelling unit parking spaces shall be provided with at least one Level 2 EV Ready Space.
 - iii) In addition, each remaining dwelling unit with parking space(s) shall be provided with at least a Level 1 EV Ready Space.

conditions of approval comments:

- CA1. **Garage Vertical Clearance:** A 98” minimum vertical clearance is required from the garage entrance to the accessible parking space per CBC 11B-502.5.
- CA2. **Accessible Means of Egress:** CBC 1009.2.1 requires elevators to be part of the accessible means of egress in buildings where a required accessible floor is four or more stories above the level of exit discharge. Further, CBC 1009.4 requires standby power for the elevators. Provide compliance with these code sections or the exceptions to these code sections.

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- CA3. **Accessible Electric Vehicle Parking:** Provide accessible electric vehicle charging stations in accordance with CBC 11B-228.3.
- CA4. **Gurney Size Elevator:** Elevator shall be designed to accommodate an ambulance stretcher per CBC 3002.4
- CA5. **Stair Handrail Extension:** Stair handrails at the top and bottom of the stairs shall extend the full dimensions described in CBC 1123A.6.2.3.
- CA6. **Dead End Corridors:** Dead end corridors shall be limited to 50 feet as required by CBC 1020.4 Exception #2. NFPA 13 fire sprinklers shall be provided to satisfy this exception.
- CA7. **Building Drift:** Structure is relatively close to property line, structural calculation at the time of building permit submittal shall include calculations for building drift. ASCE 7-16 § 12.8.6 and 12.12.1
- CA8. **Sand Oil Separator:** Sand oil separator shall be provided for the parking garage. CPC 1016.
- CA9. **Green Building** - Building shall comply with the current California Green Building Standards Code Mandatory Measures.
- CA10. **Solar Ready Buildings** - The building shall be solar ready per CEnergyC 110.10.
- CA11. **Roof Deck Live Load:** Roof deck shall be designed with a live load of 1.5 times the live load for the area served and not required to exceed 100 psf. CBC Table 1607.1.
- CA12. **Roof Deck Assembly:** Per CBC 107.2.7, where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction document shall include details for all elements of the impervious moisture barrier system. The plans shall show these details. Manufacturer's installation instructions shall be incorporated into the plan submittal package. *Advisory: During the construction phase, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved. CBC 110.3.8.1.*

Contact: Donald Zhao at (650) 754-6353 or donald@wc-3.com

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ENGINEERING DIVISION CONDITIONS

Below are the special conditions that may apply to the subject permit, which may overlap with any standard development conditions – these conditions are subject to change.

Permits

1. At the time of each permit submittal, the Applicant shall submit a deposit for each of the following permit reviews and processing:
 - a. Building Permit plan check and civil review. Provide an engineer's estimate or opinion of probable cost of on-site improvements for deposit amount calculation.
 - b. Hauling/Grading plan check and permit processing. Provide Cubic Yards for deposit amount calculation.
 - c. Public Improvement plan check and permit processing. Provide an engineer's estimate or opinion of probable cost of ROW improvements for deposit amount calculation.
2. A Grading Permit is required for grading over 50 cubic yards and if 50 cubic yards or more of soil is exported and/or imported. The Applicant shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits. The Grading Permit requires several documents to be submitted for the City's review and approval. The Grading Permit Application, Checklist and Requirements may be found on the City website at <http://www.ssf.net/departments/public-works/engineering-division>.
3. A Hauling Permit shall be required for excavations and off-haul or on-haul, per Engineering requirements; should hauling of earth occur prior to grading. Otherwise, hauling conditions would be included with the grading permit. Hauling Permit may be found on the City website at: <http://www.ssf.net/departments/public-works/engineering-division>.
4. The Applicant shall obtain a Demolition Permit to demolish the existing buildings. The demolition permit shall be obtained from the Building Division and the Applicant shall pay all fees and deposits for the permit. The Applicant shall provide letters from all public utilities stating all said utilities have been properly disconnected from the existing buildings.

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5. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject Project.
6. The City of South San Francisco is mandated by the State of California to divert sixty-five percent (65%) of all solid waste from landfills either by reusing or recycling. To help meet this goal, a city ordinance requires completion of a Waste Management Plan (“WMP”) for covered building projects identifying how at least sixty-five percent (65%) of non-inert project waste materials and one hundred percent (100%) of inert materials (“65/100”) will be diverted from the landfill through recycling and salvage. The Contractor shall submit a WMP application and fee payment prior to the issuance of a building or grading permit.
7. A Public Improvement Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits.
8. Prior to the issuance of a building permit, the Applicant shall submit written evidence from the County or State Regulators in charge, indicating that the site is cleared of hazardous materials and hazardous groundwater to a level that poses no impacts to human health.

Plan Submittal

9. The Applicant shall submit detailed plans printed to PDF and combined into a single electronic file, with each being stamped and digitally signed by a Professional Engineer registered in the State of California, along with three printed copies. Incorporated within the construction plans shall be applicable franchise utility installation plans, stamped and signed and prepared by the proper authority. Plans shall include the following sheets;

Cover, Separate Note Sheet, Existing Conditions, Demolition Plan, Grading Plan, Horizontal Plan, Striping and Signage Plan, Utility Plan(s), Detail Sheet(s), Erosion Control Plan, and Landscape Plans, (grading, storm drain, erosion control, and landscape plans are for reference only and shall not be reviewed during this submittal).
10. Prior to building permit issuance, the Applicant shall obtain a grading permit with the Engineering Division and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the grading permit. The Applicant shall

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submit a grading plan that clearly states the amount of cut and fill required to grade the Project. The Grading Plans shall include the following plans:

Cover, Notes, Existing Conditions, Grading Plans, Storm Drain Plans, Stormwater Control Plan, and Erosion Control Plan.

11. Prior to building permit issuance, the Applicant shall obtain a Public Improvement Permit for all proposed work within the City ROW and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the Public Improvement Permit. The Public Improvement Plans shall include only the scope of work within the City ROW (with reference to the on-site plans) consisting of the following plans:

Civil Plans, Landscape Plans, and Joint Trench Plans.

12. Along with the building permit and grading permit submittals, Applicant shall submit separate Right-of-Way (ROW) improvement plans for the Public Improvement Permit Application. An engineer's cost estimate for the scope of work shown on the approved ROW improvement plans is required to determine the performance and payment bond amount. The submittal of the bonds is required prior to the execution of the Subdivision Improvement Agreement.

13. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject Project.

14. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.

15. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or public improvement permit.

Mapping and Agreements

16. The Applicant shall process a Parcel Merger to merge the three parcels such that the proposed new building structure does not straddle the existing property lines.

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17. Prior to Building Permit issuance, all applicable mapping shall be recorded with the San Mateo County Clerk Recorder's Office.
18. All required public easement dedications to the City on the project site shall be established via a Parcel Map for the property. Said Parcel Map shall be recorded with the San Mateo County Recorder's Office prior to the issuance of a Building Permit.
19. Applicant shall submit all documents required for review of any mapping application.
20. Prior to the approval of any Permits, the Applicant shall enter into an Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution. The Improvement Agreement shall require the Applicant to ensure the faithful performance of the design, construction, installation and inspection of all public improvements as reviewed and approved by the Engineering Division at no cost to the City and shall be secured by good and sufficient payment, performance, and one (1) year warranty bonds or cash deposit adequate to cover all of the costs, inspections and administrative expenses of completing such improvements in the event of a default. The value of the bonds or cash deposit shall include 110% of the cost of construction based on prevailing wage rates. The value of the warranty bond or cash deposit shall be equivalent to 10% of the value of the performance security. The Encroachment and Maintenance Agreement shall require the Applicant to maintain any street furniture that serves the property and all landscape within the project frontage at no cost to the City. The Encroachment and Maintenance Agreement shall be recorded with the San Mateo County Recorder and may be transferred to the property owner.
21. Applicant shall pay for all Engineering Division deposits and fees required for any mapping application prior to review.

Right-of-Way

22. Prior to building permit issuance and prior to any work within the City Right-of-Way, the Applicant shall obtain a Public Improvement Permit from the Engineering Division. All new public improvements required to accommodate the development shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City Standards. All new public improvements shall be completed prior to Final Occupancy of the Project or prior any Temporary Occupancy as approved by the City Engineer.

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23. Prior to Building Permit issuance, the Applicant shall enter into a Subdivision Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution. The Subdivision Improvement Agreement shall require the Applicant to install all proposed public improvements as reviewed and approved by the Engineering Division at no cost to the City. The Encroachment and Maintenance Agreement shall require the Applicant to maintain any street furniture that serves the property and all landscape within the project frontage at no cost to the City. The Encroachment and Maintenance Agreement shall be recorded with the San Mateo County Recorder and may be transferred to the property owner or Homeowner's Association.
24. Prior to Building Permit issuance, the Applicant shall submit a video survey of the adjacent streets (perimeter of proposed property location) to determine the pre-construction condition of the streets at no cost to the City. The Applicant will be responsible to ensure that the condition of the streets and striping is in at least existing condition or better after construction is completed.
25. The Applicant shall install a loading zone with white painted curb and signage on either Cypress Avenue or Lux Avenue. Final location shall be approved by both the Planning Division and Engineering Division.
26. The Applicant shall install no parking signage along the project frontage on Tamarack Lane.
27. Internal driveways shall be a minimum of 15' wide for one-way travel and 25' wide of for areas subject to two-way travel. One-way travel lanes within the site shall be clearly posted and marked appropriately.
28. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards.
29. The Applicant shall reconstruct the existing curb, gutter, and sidewalk along the Lux Avenue frontage of the subject property. All sidewalks shall be constructed to current City and Caltrans standards and specifications.
30. The Applicant shall modify the existing sidewalk on Cypress Avenue to include detectable warnings at the intersection of Tamarack Lane, to comply with City and Caltrans Standards.

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31. The Applicant shall install textured paving on the sidewalk at the intersection of Lux Avenue and Cypress Avenue as shown on the entitlement plans. The long-term maintenance and repair of the sidewalk shall be the responsibility of the Applicant and shall be specified in a Maintenance Agreement covering all the frontage improvements.
32. The Applicant shall perform base repairs and provide a 2-inch grind and overlay (edge of pavement to edge of pavement) of the asphalt concrete pavement on the property's frontage on Tamarack Lane and Lux Avenue.
33. The applicant shall remove and replace the existing accessible curb ramp at the corner of Lux Avenue and Cypress Avenue.
34. The applicant shall install detectable warnings and ramp on the north sidewalk approach at the Tamarack Lane and Cypress Avenue crossing as per City Standard Detail R-6B.
35. The applicant shall install right turn only signage for vehicles exiting the two proposed parking garage entrances/exits along Tamarack Lane.
36. The Applicant shall install pedestrian lighting along the project frontage on Tamarack Lane, Lux Avenue and Cypress Avenue. The light poles and fixtures shall match those installed along the frontage of the Cypress Avenue residential development.
37. Upon completion of construction and landscape work at the site, the Applicant shall clean, repair or reconstruct, at their expense, as required to conform to City Standards, all public improvements including driveways, curbs, gutters, sidewalks and street pavements along the street frontages of the subdivision to the satisfaction of the City Engineer. Damage to adjacent property caused by the Applicant, or their contractors or subcontractors, shall be repaired to the satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.
38. The Applicant shall install street trees on the Lux Avenue sidewalk per the approved entitlement plans. The tree wells shall include an irrigation system with water fed from the development site.
39. Prior to Public Improvement Permit issuance, the Applicant shall provide an engineer's estimate for all work performed with in the public right-of-way and submit a bond equal to 110% of the estimate.

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40. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on Tamarack Lane, Cypress Avenue, and Miller Avenue and/or any area of work that will obstruct the existing pedestrian walkways.
41. No foundation or retaining wall support shall extend into the City Right-of-Way without express approval from the Engineering Department. Applicant shall design any bioretention area, flow-through planters or private development treatment structures adjacent to the property line such that the facility and all foundations do not encroach within the City Right-of-Way or into an adjacent parcel.
42. The Project shall not include any permanent structural supports (retaining walls, tiebacks, etc.) within the ROW. City Engineer approval is required for any temporary structural supports within the ROW. Any temporary structural supports shall be removed after construction.
43. Any work within the public sidewalk and/or obstructing pedestrian routes shall require pedestrian routing plans along with traffic control plans. Temporary lane or sidewalk closures shall be approved by the City Engineer and by the Construction Coordination Committee (if within the CCC influence area). For any work affecting the sidewalks or pedestrian routes greater than 2 days in duration, the adjacent parking lane or adjacent travel lane shall be closed and temporary vehicle barriers placed to provide a protected pedestrian corridor. Temporary ramps shall be constructed to connect the pedestrian route from the sidewalk to the street if no ramp or driveway is available to serve that purpose.

Stormwater

44. The Applicant shall discharge stormwater toward Cypress Avenue or Lux Avenue. Bubble-up structures shall not be installed in the public ROW.
45. Post-development stormwater runoff peak flow and volume shall not exceed that of the pre-development condition for each discharge point from the site. Precipitation used for the hydraulic analysis shall be a 10-year design storm based on NOAA Atlas 14 data for the project site. Storm duration shall be equal to the time of concentration with an initial minimum of 10 minutes.
46. On-site and off-site storm drainage conveyance systems shall be designed to accommodate the 10-year design storm. Precipitation used for the hydraulic analysis shall be based on NOAA Atlas 14 data for the project site. Storm duration shall be equal to the time of concentration with an initial minimum of 10 minutes.

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47. Hydraulic Grade lines shall not be less than 1 foot from the ground surface.
48. Runoff Coefficients used for hydraulic calculations shall be as follows:
 - a. Parks and open areas—0.35
 - b. Residential areas—0.50
 - c. Multiple dwelling areas—0.65
 - d. Commercial and paved areas—0.95
49. Drainage runoff shall not be allowed to flow across lot lines or across subdivision boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose.
50. All off-site drainage facilities required by the City Engineer to accommodate the runoff from the subdivision shall be provided by the Applicant at no cost to the City.
51. All building downspouts shall be connected to rigid pipe roof leaders which shall discharge into an approved drainage device or facility that meets the C3 stormwater treatment requirements of Municipal Regional Permit.
52. All storm drainage runoff shall be discharged into a pipe system or concrete gutter. Runoff shall not be surface drained into surrounding private property or public streets.
53. Existing on-site drains that are not adequately sized to accommodate run-off from the fully developed property and upstream drainage basin shall be improved as required by the Applicant's civil engineering consultant's plans and specifications as approved by the City Engineer. These on-site improvements shall be installed at no cost to the City.
54. The on-site storm drainage system shall not be dedicated to the City for ownership or maintenance. The storm drainage system and any storm water pollutions control devices within the subdivision shall be owned, repaired, and maintained by the property owner or Homeowner's Association.

Sanitary Sewer

55. The Applicant shall submit a sewer capacity study to determine how the Project impacts the existing sanitary sewer system on Tamarack Lane or Cypress Avenue and to determine if there is adequate capacity of the existing public sanitary sewer main on Tamarack Lane

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to serve the proposed development. The study shall account for flows from all parcels tributary to the existing private sewer main. Any upgrades required for these sanitary sewers shall be the responsibility of the Applicant. Sanitary sewer mains shall have a minimum 1-ft of freeboard at peak wet weather flow and a maximum d/D of 0.9 at peak dry weather flow. The sewer capacity study shall be submitted for review and approval to the Engineering Division prior to building permit issuance.

56. Applicant shall video inspect the sanitary sewer mains along the project frontage to the nearest manholes upstream and downstream of the project point of connection both prior to construction and post construction. Video must be submitted to City Engineering for review as part of the improvement plans submittal and shall confirm the number of existing sewer laterals serving the site that must be abandoned.
57. The Applicant shall abandon all existing private sewer laterals from the project site connected to the public sanitary sewer system. The number of sewer laterals to be abandoned shall be shown on the plans and shall be confirmed by the review of a video inspection of the private sanitary sewer main.
58. The Applicant shall install the new sewer lateral to City Standards including a clean out in the sidewalk and a new wye connection at the main. Lateral sizes of 8-inch or larger require a manhole connection at the City sewer main.
59. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal.
60. The on-site sanitary sewer system/plumbing shall be designed and installed in accordance with the Uniform Plumbing Code, as amended and adopted by the City, and in accordance with the requirements of the South San Francisco Building Division.

Utilities

61. All electrical and communication lines serving the property, shall be placed underground within the property being developed and to the nearest overhead facility or underground utility vault. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.
62. The Applicant shall coordinate with the California Water Service/Westborough Water for all water-related issues. All water mains and services shall be installed to the standards of the California Water Service or the Westborough Water District, as appropriate.

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63. The Applicant shall install fire hydrants at the locations specified by the Fire Marshal. Installation shall be in accordance with City Standards as administered by the Fire Marshall.
64. Each dwelling unit shall be pre-wired for Cable T.V. and broadband communication services.

On-site Improvements

65. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
66. Prior to receiving a Certificate of Occupancy form the Building Division, the Applicant shall require its Civil Engineer to inspect the finished grading surrounding the building and to certify that it conforms to the approved site plan and that there is positive drainage away from the exterior of the building. The Applicant shall make any modifications to the grading, drainage, or other improvements required by the Project engineer to conform to intent of his plans.
67. The Applicant shall submit a proposed workplan and intended methodologies to ensure any existing structures on or along the development's property line are protected during proposed activities.
68. All common areas are to be landscaped and irrigated and shall meet the requirements of the City's Water Efficiency Landscape Ordinance (WELo). Submit landscape, drainage and grading plans for review and approval by the Engineering Division.
69. Any monument signs to be installed for the Project shall be located completely on private property and shall not encroach into the City's right-of-way. The Developer shall ensure that placement of the monument signs do not obstruct clear lines of sight for vehicles entering or exiting the site.

Grading

70. The recommendations contained within the geotechnical report shall be included in the Site Grading and Drainage Plan. The Site Grading and Drainage Plan shall be prepared by the developer's civil engineer and approved by the Project geotechnical engineer.

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71. The entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effect dust palliative to prevent dust from being blown into the air and carried onto adjacent private and public property. Dust control shall be for seven days a week and 24 hours a day. Should any problems arise from dust, the developer shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.
72. Haul roads within the City of South San Francisco shall be cleaned daily, or more often, as required by the City Engineer, of all dirt and debris spilled or tracked onto City streets or private driveways.
73. The Applicant shall submit a winterization plan for all undeveloped areas within the site to control silt and stormwater runoff from entering adjacent public or private property. This plan shall be submitted to the City Engineer for review and approval prior to September 1 of each year. The approved plan shall be implemented prior to November 1 of each year.
74. Prior to placing any foundation concrete, the Applicant shall hire a licensed land surveyor or civil engineer authorized to practice land surveying to certify that the new foundation forms conform with all setbacks from confirmed property lines as shown on the Plans. A letter certifying the foundation forms shall be submitted to the Engineering Division for approval.
75. The applicant is required by ordinance to provide for public safety and the protection of public and private property in the vicinity of the land to be graded from the impacts of the proposed grading work.
76. All hauling and grading operations are restricted to between the hours of 8:00 a.m. to 6:00 p.m. for residential areas and 7:00 a.m. to 6:00 p.m. for industrial/commercial areas, Monday through Friday, excluding holidays.
77. Unless approved in writing by the City Engineer, no grading in excess of 200 cubic yards shall be accomplished between November 1 and May 1 of each year.

Engineering Impact Fees

78. The Applicant shall pay the Citywide Transportation Impact Fee (per Res 120-2020) prior to Building Permit Issuance.

Contact: Jason Hallare at Jason.Hallare@ssf.net

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FIRE DEPARTMENT CONDITIONS

1. Install fire sprinkler and associated standpipe system per NFPA 13 and NFPA 14 requirements under separate fire plan check and permit for fire sprinkler/standpipe system.
2. Install a fire alarm system per NFPA 72 and SSFFD requirements under a separate fire plan check and permit.
3. Install underground piping for water-based fire protection systems per NFPA 24 and SSFFD requirements under separate fire plan check and permit.
4. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.
5. When required, install a fire pump per NFPA 20 and SSFFD requirements under separate fire plan check and permit.
6. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7
7. Provide fire extinguishers in accordance with CFC Section 906
8. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
9. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
10. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

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11. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
12. All Non parking space curbs to be painted red to local Fire Code Specifications
13. Access road shall have all weather driving capabilities and support the imposed load of 75,000 pounds.
14. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
15. Exterior doors and openings required by this California Fire Code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
16. All buildings four or more stories in height and all buildings classified as high-rise buildings by the California Building Code and Group I-2 occupancies having occupied floors located more than 75 feet (22,860mm) above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.7.
17. The location and accessibility of the fire command center shall be approved by the fire code official. The fire command center shall be located adjacent to an approved fire apparatus access road and be accessible directly from the exterior of the building.
18. Buildings of four or more stories in height, but not classified as a high-rise by the California Building Code, the fire command center shall be a minimum of 96 square feet with a minimum dimension of eight feet.
19. Provide an independent study or proof that the Emergency Radio Responder coverage in the building is adequate or install an Emergency Responder Radio Coverage system in accordance with Section 510 of the California Fire Code under separate fire plan check and permit.

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20. Emergency power systems and standby power systems required by this code or the California Building Code shall comply with Sections 604.1.1 through 604.1.8.
21. Provide fire flow in accordance with California Fire Code Appendix B.
22. Provide fire hydrants; location, fire flow, and quantity to be determined.
23. Fire hydrants located on a public or private street, or onsite, shall have an unobstructed clearance of not less than 30 feet (15 feet either side of hydrant), in accordance with California vehicle code 22514. Marking shall be per California vehicle code 22500.1
24. A hydrant is required to be located within 100 feet of the Fire Department Connection (FDC) and on the same side of the street.
25. A blue reflective dot shall be placed in the middle of the roadway directly in front of each fire hydrant.
26. All buildings shall provide premise identification in accordance with CFC Section 505.1 and South San Francisco Municipal Code Section 15.48.050(h), 15.48.060 (e) and 15.48.070(h).
27. Provide Knox key boxes for each building/area with access keys to entry doors, electrical/mechanical rooms, elevators, gates and others to be determined. Provide Knox Key Switch for any electronic gates.
28. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.
29. This new construction will be assessed a Public Safety Impact Fee. The amounts are \$220.80 per unit for the Police Department and \$331.20 per unit for the Fire Department.
30. The Fire Department reserves the right to review and comment upon the submission of revised and updated plans.

Contact: Ian Hardage at (650) 829-3950

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POLICE DEPARTMENT CONDITIONS

All construction must conform to South San Francisco Municipal Code Chapter 15.48.070 Minimum security standards for non-residential buildings, (Ord. 1477 § 1C, 2013; Ord. 1166 § 1, 1995)

15.48.085 Additional Security Measures May Be Required

Per South San Francisco Municipal Code 15.48.085 - Additional Security Measures, the following conditions will also be required:

1. The applicant shall install and maintain a system allowing first responders to enter into the building(s) by means of a code to be entered into a keypad or similar input device. A permanent code shall be issued to the Police Department. Physical keys or electronic access cards will not satisfy this requirement. Please note this is separate from the Fire Department's "Knoxbox" requirement. This access must be provided at two entry points, each on a different side of the building, to allow first responders a tactical advantage when entering.
2. Any exterior double door entrances shall only have one exterior handle, which should be on the right door (from a person's perspective from the outside). This is to prevent the malicious locking/chaining of the doors from the outside. This requirement shall also apply to interior double doors to shared common areas. The interior opening mechanism for the aforementioned doors shall be of a design that prevents the same malicious locking/chaining
3. All exterior doorways shall be illuminated during darkness by a white light source that has full cut-off and is of pedestrian scale.
4. All interior common and service areas, such as the garage, bicycle storage area, fire escapes, etc., shall be illuminated at all times with a white light source that is controlled by a tamperproof switch, or a switch located in an inaccessible location to passers-by.
5. The landing at the lowest level of service staircases, such as those in the garage area or fire escapes, shall have some mechanism, such as fencing, to prevent access and prevent people from loitering or concealing themselves in that area.
6. Any exterior bicycle racks installed shall be of an inverted "U" design, or other design that allows two different locking points on each bicycle.

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7. The mature height of all shrubbery shall be no higher than three feet, if so, it shall be maintained at a maximum height of three feet, and tree canopies shall be no lower than six feet above grade.
8. The applicant shall install and maintain a camera surveillance system that conforms to the minimum technical specifications of South San Francisco Municipal Code Chapter 8.66.050 Minimum technological standards, (Ord. 1515, 2016). The video surveillance cameras will be used as a crime deterrent and assist with the identification and apprehension of criminals if a crime is committed on the property. Enough cameras shall be installed to provide adequate coverage for the intended space. Cameras shall be placed minimally in the following locations:
 - All exterior entrances/exits
 - Garage area (providing coverage to entire parking area)
 - Bicycle storage area
 - Main lobby of building
 - Lobby of sales/leasing office
 - Loading docks
9. Any leasing of sales offices within the building shall be alarmed with a central station monitored silent intruder alarm system.
10. Any exterior benches accessible to the public shall have center armrests to prevent persons from lying down on them.

Contact: Mike Toscano at (650) 877-8900 or at Mike.Toscano@ssf.net

WATER QUALITY CONTROL DIVISION CONDITIONS

The following items must be included in the plans or are requirements of the **Water Quality Control Stormwater and/or Pretreatment Programs** and must be completed prior to the issuance of a building permit:

1. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.

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2. Do not use gravel bags for erosion control in the street or drive aisles. Drains in street must have inlet and throat protection of a material that is not susceptible to breakage from vehicular traffic.
3. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
4. After 7/1/19, Demolition Projects must complete a **PCBs Screening Assessment Form** (attached and available in Building Division). If screening determines the building is an applicable structure, the Protocol for Evaluating PCBs-Containing Materials before Building Demolition shall be followed.
5. **As the project site falls in a High Trash Generation area per South San Francisco's Trash Generation Map** (<http://www.flowstobay.org/content/municipal-trash-generation-maps>), determined by the Water Quality Control Division:
 - Regional Water Quality Control Board-approved **full trash capture devices** must be installed to treat the stormwater drainage from the site.
 - At a **minimum**, a device must be installed before the onsite drainage enters the City's public stormwater system (i.e. trash capture must take place no farther downstream than the last private stormwater drainage structure on the site).
 - An Operation & Maintenance Agreement will be required to be recorded with San Mateo County, ensuring the device(s) will be properly maintained.
 - *A full trash capture system is any single device or series of devices that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour storm in the sub-drainage area or designed to carry at least the same flow as the storm drain connected to the inlet.*
6. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
7. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
8. If located exterior of building, trash enclosure/room shall be covered, contained and the floor shall slope to a central drain that discharges to the sanitary sewer. Details of trash enclosure/room shall be clearly provided on plans.

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9. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
10. If a food service kitchen/ prep area is to be installed, it shall connect to a gravity grease interceptor at least 750 gallons (liquid capacity) in size. Sizing of the grease removal device must be in accordance with the uniform plumbing code.
11. Grease interceptor shall be connected to all non-domestic wastewater sources in the kitchen (wash sinks, mop sinks, floor drains) and shown on plans.
12. A cut sheet of the Grease Interceptor/Trap must be shown on plans.
13. Garbage Disposals in Industrial/Commercial facilities are prohibited by City of South San Francisco Municipal Code. Do not include Garbage Disposal(s) in plans for Commercial portion of facility.
14. **Submit facility square footage on plans, including square footage/use of any previous buildings on site and square footage/use of proposed buildings for site.** Applicant may be required to pay a **Sewer Capacity Fee (connection fee)** based on SSF City Council-approved EDU calculation (involving anticipated flow, BOD and TSS calculations and including credits for previous site use).
15. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
16. Drains in parking garage (if applicable) must be plumbed through an oil/water separator and then into the sanitary sewer system and clearly shown on plans.
17. Wherever feasible, install landscaping that minimizes irrigation runoff, promotes surface infiltration, minimizes use of pesticides and fertilizers and incorporates appropriate sustainable landscaping programs (such as Bay-Friendly Landscaping).
18. **Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit (please see SMCWPPP C.3 Regulated Projects Guide at <https://www.flowstobay.org/newdevelopment> for guidance). The following items will be required;**
19. Applicant shall provide 100% Low-Impact Development for C.3 stormwater treatment for all of the Project's impervious areas. In-lieu of on-site treatment, applicants seeking **Special**

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Project Status exemption to Low Impact Development for C.3 treatment may install LID treatment within the Right-of-Way. If Applicant chooses to treat any of their project's impervious areas within the ROW, Applicant shall size the treatment measures to treat both the project's impervious areas and the ROW. The ROW area to be treated shall be from the property line to the street centerline or crown whichever is a greater distance along the entire project frontage. Sizing and design shall conform to the San Mateo Countywide Water Pollution Prevention Program design templates and technical guidance and be approved by the Water Quality Control Plant and the Engineering Division. Applicant shall maintain all treatment measures required by the Project and enter into a Stormwater Treatment Measure Maintenance Agreement with the City.

20. Completed forms for Low Impact Development (C3-C6 Project Checklist).
Forms must be on 8.5in X 11in paper and signed and wet stamped by a professional engineer. Calculations must be submitted with this package.

Forms can be found at <http://www.flowstobay.org/newdevelopment>

A completed copy must also be emailed to [andrew.wemmer @ssf.net](mailto:andrew.wemmer@ssf.net)

21. Sign and have engineer wet stamp forms for Low Impact Development.
22. Submit flow calculations and related math for LID.
23. Complete Operation and Maintenance (O&M) agreements. Use attached forms for completing documents, as old forms are no longer sufficient

Do not sign agreement, as the city will need to review prior to signature. Prepare packet and submit including a preferred return address for owner signature.

Packet should also be mailed or emailed to:

Andrew Wemmer
City of SSF WQCP
195 Belle Air Road
South San Francisco, CA 94080
Andrew.wemmer@ssf.net

Exhibit Templates can also be found within Chapter 6 the C.3 Technical Guidance at <http://www.flowstobay.org/newdevelopment>.

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24. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
25. Landscaping shall meet the following conditions related to reduction of pesticide use on the project site:
 - a. Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
 - b. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - c. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
 - d. Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.
 - e. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design to the maximum extent practicable. Examples of IPM principles and techniques include:
 - i. Select plants that are well adapted to soil conditions at the site.
 - ii. Select plants that are well adapted to sun and shade conditions at the site. In making these selections, consider future conditions when plants reach maturity, as well as seasonal changes.
 - iii. Provide irrigation appropriate to the water requirements of the selected plants.
 - iv. Select pest-resistant and disease-resistant plants.
 - v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
 - vi. Use “insectary” plants in the landscaping to attract and keep beneficial insects.

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26. A SWPPP must be submitted (if > 1 acre). Drawings must note that erosion control shall be in effect all year long.
27. A copy of the state approved NOI must be submitted (if > 1 acre).

Contact: Andrew Wemmer at (650) 829-3840 or Andrew.Wemmer@ssf.net.

**STANDARD CONDITIONS AND LIMITATIONS FOR COMMERCIAL,
INDUSTRIAL, MIXED USE, AND MULTI-FAMILY RESIDENTIAL PROJECTS**

Entitlement and Permit Status

1. Unless the use has commenced or related building permits have been issued within two (2) years of the date this permit is granted, this permit will automatically expire on that date. A one-year permit extension may be granted in accordance with provisions of the SSFMC Chapter 20.450 (“Common Procedures”).
2. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files an affidavit, prior to the issuance of a building permit, stating that the property owner is aware of, and accepts, all of the conditions of the permit.
3. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
4. Minor changes or deviations from the conditions of approval of the permit may be approved by the Planning Manager and major changes require approval of the Planning Commission, or final approval body of the City, per SSFMC Chapter 20.450 (“Common Procedures”).
5. Neither the granting of this permit nor any conditions attached thereto shall authorize, require or permit anything contrary to, or in conflict with any ordinances specifically named therein.
6. Prior to construction, all required building permits shall be obtained from the City’s Building Division.
7. All conditions of the permit shall be completely fulfilled to the satisfaction of the affected City Departments and Planning and Building Divisions prior to occupancy of any building. Any request for temporary power for testing equipment will be issued only upon substantial completion of the development.

Lighting, Signs, and Trash Areas

8. All exterior lights shall be installed in such a manner that is consistent with SSFMC Chapter 20.300 (“Lot and Development Standards”), and there shall be no illumination on adjacent properties or streets which might be considered either objectionable by adjacent property owners or hazardous to motorists.
9. No additional signs, flags, pennants or banners shall be installed or erected on the site without prior approval, as required by SSFMC Chapter 30.360 (“Signs”).
10. Adequate trash areas shall be provided as required by SSFMC 20.300 (“Lot and development Standards”).
11. Trash handling area must be covered, enclosed and must drain to sanitary sewer. This must be shown on the plans prior to issuance of a permit. If being installed in a food service facility the drain must be connected to a grease interceptor prior to the connection

to the sanitary sewer.

Landscaping, Construction, & Utilities

12. The construction and permitted use on the property shall be so conducted as to reduce to a minimum any noise vibration or dust resulting from the operation.
13. A plan showing the location of all storm drains and sanitary sewers must be submitted.
14. All sewerage and waste disposal shall be only by means of an approved sanitary system.
15. Prior to any on-site grading, a grading permit shall be obtained from the City Engineer.
16. All existing utility lines, underground cable conduits and structures which are not proposed to be removed shall be shown on the improvement plans and their disposition noted.
17. All landscape areas shall be watered via an automatic irrigation system which shall be maintained in fully operable condition at all times, and which complies with SSFMC Chapter 20.300 (“Lot and Development Standards”).
18. All planting areas shall be maintained by a qualified professional; the landscape shall be kept on a regular fertilization and maintenance program and shall be maintained weed free.
19. Plant materials shall be selectively pruned by a qualified arborist; no topping or excessive cutting-back shall be permitted. Tree pruning shall allow the natural branching structure to develop.
20. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Planning Manager.

Parking Areas, Screening, & Drainage

21. All ducting for air conditioning, heating, blower systems, accessory mechanisms and all other forms of mechanical or electrical equipment which are placed on or adjacent to the building shall be screened from public view, in accordance with SSFMC Chapter 20.300 (“Lot and Development Standards”).
22. All parking spaces, driveways, maneuvering aisles, turn-around areas and landscaping areas shall be kept free of debris, litter and weeds at all times. Site, structures, paving, landscaping, light standards, pavement markings and all other facilities shall be permanently maintained.

23. All parking spaces, driveways, maneuvering aisles, and turn-around areas must drain and be plumbed to the sanitary sewer.
24. The onsite stormwater catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).

Public Safety

25. The applicant shall comply with the provisions of Chapter 15.48 of the Municipal Code, “Minimum Building Security Standards” Ordinance revised May 1995. The Police Department reserves the right to make additional security and safety conditions, if necessary, upon receipt of detailed/revised building plans.
26. The applicant shall comply with the provisions of Chapter 15.24 of the Municipal Code, “Fire Code” Ordinance. The Fire Department reserves the right to make additional safety conditions, if necessary, upon receipt of detailed/revised building plans.
27. All fire sprinkler test and/or drain lines shall be connected to the sanitary sewer.

Revised March 2013

20.570 Appeals and Calls for Review

Sections:

- 20.570.001 Purpose and Applicability
- 20.570.002 Rights of Appeal
- 20.570.003 Time Limits
- 20.570.004 Procedures
- 20.570.005 Action and Decision
- 20.570.006 Calls for Review
- 20.570.007 Standards of Review

20.570.001 Purpose and Applicability

This chapter establishes uniform procedures for appeals of final decisions by the Planning Manager and Planning Commission. These procedures are distinguished from the provisions in Chapter 20.510 (“Waivers and Modifications”), which are intended to minimize the frequency of appeals by authorizing the approval of modifications and exceptions to the requirements of this Ordinance when consistent with its purposes or necessary to accommodate uses protected by State or federal law. The intent of both of these chapters is to provide means of granting relief, reduce the potential for litigation, and increase fairness to both property owners and aggrieved members of the public.

20.570.002 Rights of Appeal

Appeals may be filed by the applicant, by the owner of property, or by any other person aggrieved by a decision that is subject to appeal under the provisions of this Ordinance.

20.570.003 Time Limits

Unless otherwise specified in State or federal law, all appeals shall be filed in writing within 15 days of the date of the action, decision, motion, or resolution from which the appeal is taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.

20.570.004 Procedures

Any action by the Planning Manager or Planning Commission in the administration or enforcement of the provisions of this Ordinance may be appealed in accordance with this chapter.

- A. **Appeals of Planning Manager Decisions.** Decisions of the Planning Manager that are subject to appeal may be appealed to the Planning Commission by filing a written appeal with the Planning Division except appeals based solely on the requirement of a fee shall be filed in writing with the City Clerk and heard by the City Council.
- B. **Appeals of Planning Commission Decisions.** Decisions of the Planning Commission may be appealed to the City Council by filing a written appeal with the City Clerk.
- C. **Filing.** The appeal shall identify the decision being appealed and shall clearly and concisely state the reasons for the appeal. The appeal shall be accompanied by the fee specified in the City's master fee schedule.

- D. **Proceedings Stayed by Appeal.** The timely filing of an appeal shall stay all proceedings in the matter appealed including, but not limited to, the issuance of City building permits and business licenses.
- E. **Transmission of Record.** The Planning Manager, or in the case of appeals to the City Council, City Clerk, shall schedule the appeal for consideration by the authorized hearing body at the next available meeting. The Planning Manager shall forward the appeal, the Notice of Action, and all other documents that constitute the record to the hearing body. The Planning Manager shall also prepare a staff report that responds to the issues raised by the appeal and may include a recommendation for action. The authorized hearing body shall review the appeal, the record, and any written correspondence submitted after the appeal has been filed, and may take one of the following actions:
1. Schedule and conduct a public hearing in compliance with Section 20.450.005 (“Conduct of Public Hearing”); or
 2. Remand the matter to the decision-making body or official to cure a deficiency in the record or the proceedings.
- F. **Action on Remand.** If the Council directs the Commission or the Commission directs the Planning Manager to hold a new public hearing, the responsible authority shall hold a new noticed public hearing on the matter and make a decision which may be appealed to the Council or the Commission in the normal manner. If the authority to whom the appeal is remanded does not act within 90 days of the date of the remand, then the original appeal of the decision shall be placed back on the Council or Commission agenda in the same manner as a new appeal.
- G. **Public Notice and Hearing.** If the appellate body sets the appeal for hearing, public notice shall be provided and the hearing conducted by the applicable hearing body pursuant to Chapter 20.450 (“Common Procedures”). Notice of the hearing shall also be given to the applicant and party filing the appeal. In the case of an appeal of a Planning Commission decision, notice of such appeal shall also be given to the Planning Commission. The Planning Commission may be represented at the hearing.
1. Hearings on appeals of conditions imposed upon projects or from the approval or denial of applications for permits or other land use entitlements shall be conducted informally and need not be conducted according to technical rules relating to evidence and witnesses.
 2. The appellate body shall consider only the same application, plans, and related project materials that were the subject of the original decision. The appellate body may, however, request or require changes to the application as a condition of approval.

20.570.005 Action and Decision

- A. The hearing body shall render its decision within 60 days of the date the hearing is closed unless State law requires a shorter deadline. Failure on the part of the City Council to render its decision within the 60-day time frame shall be deemed an approval by the City Council of the Planning Commission’s action.
- B. An action to grant an appeal shall require a majority vote of the hearing body members. A tie vote shall have the effect of rejecting the appeal.

20.570.006 Calls for Review

A majority of the Planning Commission may call for review of a decision by the Planning Manager and a majority of the City Council may call for review of a decision of the Planning Manager or Planning Commission within the 15-day appeal period. The call for review shall be processed in the same manner as an appeal by any other person. Such action by the Commission or Council shall stay all proceedings in the same manner as the filing of an appeal. Such action shall not require any statement of reasons and shall not represent opposition to or support of an application or appeal.

20.570.007 Standards of Review

When reviewing any decision on appeal, the hearing body shall use the same standards for decision-making required for the original decision. The hearing body may adopt the same decision and findings as were originally approved.

ACCEPTANCE FORM

Please sign and return only this form to the Planning Division. Failure to return the signed form within **10** days may result in a rehearing by the Planning Commission.

Case No.: **P21-0009; DR21-0005, TDM21-0002, ND21-0002, GPA22-0005, DB22-0001**
Design Review, Transportation Demand Management Plan, and Density Bonus to construct a Mixed-Use Development, consisting of 99 residential units with ground floor parking and a 1,500 sq. ft. restaurant at 421 Cypress Avenue, 209 & 213 Lux Avenue in the Downtown Transit Core (DTC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), and determination that the project is consistent with the Downtown Station Area Specific Plan (DSASP) Environmental Impact Report (EIR), pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162 and related CEQA requirements.

Date: **12/16/2022**

As the owner of the real property, which is the subject of the above-mentioned case, I am aware of, and accept, **ALL** of the conditions of approval.

I certify under penalty of perjury that the foregoing is true and correct.

DocuSigned by:
Peter D Sodini December 16, 2022 | 4:10:51 PM PST

Signature Date

As the applicant of the above-mentioned case, I am aware of, and accept, **ALL** the conditions of approval.

I certify under penalty of perjury that the foregoing is true and correct.

DocuSigned by:
Peter D Sodini December 16, 2022 | 4:10:51 PM PST

Signature Date

Return to: Planning Division
City of South San Francisco
P. O. Box 711
South San Francisco, CA 94083

Revised 03/2004

SODINI PETER D TR/ Owner
SODINI PETER D TR/ Applicant



City of South San Francisco
Economic & Community
Development Department
Planning Division

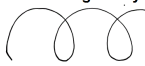
P21-0009

Project location: 421 CYPRESS AVE

Project Description: Design Review, Transportation Demand Management Plan, and Density Bonus to construct a Mixed-Use Development, consisting of 99 residential units with ground floor parking and a 1,500 sq. ft. restaurant at 421 Cypress Avenue, 209 & 213 Lux Avenue in the Downtown Transit Core (DTC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), and determination that the project is consistent with the Downtown Station Area Specific Plan (DSASP) Environmental Impact Report (EIR), pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162 and related CEQA requirements.

Applicant: SODINI PETER D TR

Owner: SODINI PETER D TR

DocuSigned by:

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Tony Rozzi, Chief Planner

12/16/2022

See Reverse for details

This project has been approved based on the Findings and subject to the attached Conditions of Approval adopted by the Planning Commission on 12/15/22

South San Francisco Municipal Code

20.450.011 Expiration and Extension

- A. Unless a time extension is approved pursuant to subsection B below, any use permit, design review approval, variance or other discretionary approval granted in accordance with the terms of this Ordinance shall automatically expire if building permits have not been issued within two years from the date of final approval.
- B. A time extension not exceeding one year beyond the initial two-year period may be requested by applying to the Planning Manager prior to the expiration date of the permit. In no case shall the expiration period extend more than three years from the date of final approval. After that time, a new application shall be required.
- C. The Planning Manager shall refer an extension request to the Chief Building Official, Fire Chief, Police Chief, and Public Works Director or other affected City Department for their review and recommendation prior to decision.
- D. In order for the Planning Manager to grant an extension pursuant to subsection C above, it shall find:
 - 1. That the permit holder has clearly documented that it has made a good faith effort to commence work upon the use;
 - 2. That it is in the best interest of the City to extend the permit; and
 - 3. That there are no substantial changes to the project, no substantial changes to the circumstances under which the project is undertaken, and no new information of substantial importance that would

require any further environmental review pursuant to the California Environmental Quality Act.

- E. In granting an extension pursuant to subsection C above, the Planning Manager may modify the conditions of approval, as she/he deems necessary in order to fulfill the purposes of this chapter.

20.490.007 Appeals, Expiration, Extensions and Modifications

- A. **Appeals.** A decision of the Planning Manager may be appealed to the Planning Commission and a decision of the Planning Commission may be appealed to the City Council, as provided in Chapter 20.570 (“Appeals and Calls for Review”).
- B. **Expiration, Extensions and Modifications.** Use permits are effective and may only be extended or modified as provided for in Chapter 20.450 (“Common Procedures”).

20.490.008 Failure to comply with Conditions.

Failure to comply with any Use Permit condition is a violation of this Ordinance subject to enforcement, penalties, and legal procedure as prescribed by Chapter 20.580 (“Enforcement and Abatement Procedures”). Any Use Permit granted in accordance with the terms of this Ordinance may be revoked upon failure to comply with any of the conditions or terms of such permit, or if any law or ordinance is violated in connection therewith.

20.490.009 Revocation Use permits.

A Use Permit may be revoked as provided by Section 20.580.006 (“Revocation of Permits”).