



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
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CITY COUNCIL 2019

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DESIGN REVIEW BOARD COMMENT LETTER

Date: January 30, 2019

Applicant: FF Realty III LLC
5510 Morehouse Drive, Ste 200
San Diego, CA 92121

Site Address: 200 Airport Blvd

Project No.: P18-0071: UP18-0014, DR18-0036, TDM18-0010 &
PM18-0002

On Tuesday, January 15, 2019, the Design Review Board reviewed your plans for Use Permit, Parking Reduction, Design Review, and Vesting Tentative Parcel Map to construct a new 7-story mixed-use building with a total of 94 residential units and approximately 3,630 square feet of retail at 200 Airport Boulevard in the Downtown Transit Core (DTC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code, and determination that the environmental effects of the proposed project were sufficiently analyzed under the Downtown Station Area Specific Plan (DSASP) Program Environmental Impact Report (EIR), per the requirements of the California Environmental Quality Act (CEQA).

The Planning Manager and Design Review Board have determined that this application is in compliance and pursuant to Title 20, Section 20.480 of the South San Francisco Municipal Code and Design Guidelines after the following changes have been made to the plans:

1. The Board liked the design concept.
2. For the two-story base around the west and south elevations, the portions of the board form concrete may look too industrial for the site. Consider breaking it up and utilizing additional accent materials (similar to the adjacent 150 Airport Blvd project).
3. For the outdoor amenity spaces and courtyard area, a wind study should be conducted to help mitigate wind-related issues on outdoor communal spaces. The area is subject to substantial wind and all outdoor areas should be constructed with appropriate wind mitigation such as glass wall panels, windscreens, etc.
 - a. If wind elements cannot be mitigated, consider relocating the courtyard to the South, Southeast, or East to gain more usable outdoor spaces.
 - b. The roof terrace may also have exposure to the wind, as the proposed glass wall will not provide the proper protection from the wind. Consider heightening the glass wall to the top of the floor to mitigate any incoming winds.

4. Sheet TM4 does not show the existing grading on the east side of the building, nor does it show the resulting surface flow. Please identify and confirm how this could impact the project.
5. Review the landscaping plan, as the proposed street trees look too small and are not in scale with the building. In addition, consider the following changes to the landscape plan:
 - a. The proposed Magnolia trees are too short and will not scale the height of the building; therefore, consider a taller and narrower species that will reach the height of the third story.
 - b. Confirm that the root zones for the trees are large enough for optimal tree growth (i.e. the root zones will need to have at least a 12x12x4 area for healthy growth).
 - c. Replace the Giant Bamboo species as it will not survive the SSF microclimate.
 - d. Replace the Forest Pansy Redbud species as it will not survive the SSF microclimate.
 - e. Replace the Arctostaphylos species as it will not survive the SSF microclimate.
 - f. The proposed Cajeput tree species can be a brittle species and a long-term maintenance problem; recommend replacing with Swan Hill Olive tree species.
6. Provide more detailed information on the existing Electrical, Sanitary, and Water utilities and how they will not impede the tree design.
7. Check with the South San Francisco Scavenger Company to determine the proper location for the trash enclosures and pickup areas, including the pickup area located on the second floor of the garage. The applicant will be conditioned to obtain a will serve letter from Scavenger.
8. On the rooftop, consider incorporating solar panels to the project.

Attached is a copy of the Fire, Engineering, Police and Water Quality Control Plant for you to include into your Planning Commission application. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,



Ryan Wassum
Associate Planner



Sailesh Mehra
Planning Manager

Attachments: Fire, Engineering, Police and Water Quality Control Plant

CC: William A. Jr. Borba TR

Conditions of Approval
P18-0071: UP18-0004, DR18-0036, TDM18-0010 & PM18-0002
200 Airport Blvd

FIRE PREVENTION COMMENTS:

1. Install fire sprinkler system per NFPA 13/SSFFD requirements under separate fire plan check and permit for overhead and underground.
2. Install a fire alarm system per NFPA 72 and SSFFD requirements under a separate fire plan check and permit. Install exterior listed horn/strobe alarm device, not a bell.
3. Install underground piping for water based fire protection systems per NFPA 24 and SSFFD requirements under separate fire plan check and permit.
4. Install a standpipe system per NFPA 14/SSFFD requirements under separate fire plan check and permit.
5. 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. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80 under a separate fire plan check and permit.
8. Elevators shall not contain shunt-trips.
9. At least one elevator shall be sized for a gurney the minimum size shall be in accordance with the CFC.
10. 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.
11. Provide fire extinguishers in accordance with CFC Section 906
12. All Non parking space curbs to be painted red to local Fire Code Specifications
13. 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.
14. Any access roads shall extend to within 150 feet of any part of the exterior wall of the first story and at least on exterior door within 50 feet of the access road that can be opened from the outside

that provides access to the interior of the building. If the project cannot meet the requirements noted above and if access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or similar conditions, the AHJ (SSF Fire Department) shall be authorized to require additional fire protection features to be determined at a later date.

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. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.
17. Provide fire flow in accordance with California Fire Code Appendix BB.
18. Provide fire hydrants; location, fire flow, and quantity to be determined.
19. 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
20. A hydrant is required to be located within 50 feet of the Fire Department Connection (FDC) and on the same side of the street.
21. A blue reflective dot shall be placed in the middle of the roadway directly in front of each fire hydrant.
22. All buildings shall provide premise identification in accordance with CFC Section 505.1
23. An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with Section 903.3.1.1. Such sprinklers shall be installed at alternate floors beginning with the second level below the last intake and ending with the floor above the discharge. Chute sprinklers shall be accessible for servicing.
24. Provide Knox key box for each building with access keys to entry doors, electrical/mechanical rooms, elevators, and others to be determined. Provide Knox Key Switch for any electronic gates.
25. 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.

26. This new commercial construction will be assessed a Public Safety Impact Fee. The amounts are \$0.13 per square foot for the Police Department and \$0.31 per square foot for the Fire Department.
27. This new residential construction will be assessed a recently adopted Public Safety Impact Fee. The amounts for high density are \$168.90 per unit for the Police Department and \$394.10 per unit for the Fire Department.

Any questions, contact Craig Lustenberger, Fire Marshall, at (650) 829-6645

ENGINEERING DIVISION COMMENTS:

General

1. Please check the scale on all submitted plans. It appears the scale is incorrect on some of the submitted plans. Specifically, the scale on sheet A1.0, Site Plan, is 1" = 20' but appears to be something different. As such, please check the scale on all sheets and fix them accordingly.
2. Please reconcile the following discrepancies between the submitted Title Report and submitted plans.
 - a. The Lots, Bearings & Distances within the Title Report cannot be verified on the submitted tentative map. The submitted tentative map plans do not show any bearings and distances. As such, please provide all Bearings & Distances.
 - b. The Land Owner in Title Report does not match plans.
 - c. The Title Report indicates several existing utilities that are not shown on the plans. As such, please show all existing utilities.
3. The submitted Preliminary Stormwater Management Plan, sheet TM6, does not clearly indicate how the proposed drainage areas were determined. As such, please clearly show how the drainage areas were determined and provide the direction of flow.
4. Please submit the hydrologic and hydraulic report.
5. Please clearly identify how all existing utilities located onsite will be abandoned and/or removed.
6. The submitted plans indicate proposed work in the vicinity of the existing Sanitary Sewer line. Please clearly indicate how the existing utility will be protected during construction activities.
7. The property merger documents must conform to the requirements outlined in Section 19.52.025 of the City of South San Francisco Municipal Code.
8. Please revise the submitted plan to include the Parcel Map No. which is obtained from the City Planner.
9. Please revise the Lot Summary Notes to include the total lots in the proposed subdivision and an individual summary of the proposed residential units and commercial unit and whether they are single-family or multiple family homes.
10. Please revise the submitted plan to include all boundary lines of the subdivision with approximate bearing and distances.

11. The submitted plan do not show any existing contour lines. As such, please revise the submitted plan to show the existing contour lines on-site and the extension of existing contour lines 100 feet beyond the tract boundary. Be advised, the contour intervals shall be as follows:
 - a. One foot when the slope of ground is less than five percent.
 - b. Two feet when the slope of ground is between five and ten percent.
 - c. Five feet when the slope of ground is between ten and twenty-five percent.
 - d. Ten feet when the slope is greater than twenty-five percent. (At least every fifth contour shall be clearly labeled and indicated so as to be distinctive.)
12. Please clearly indicate the individual lot lines, dimensions, proposed pad elevations, and number of each lot. Each lot and its dimension shall be shown on one sheet of the map.
13. Please clearly show the proposed use and classification of each lot.
14. Please include on the plans the daylight line between “cut and fill” slopes.
15. Please clearly show and label on the submitted plans the type of grading to be performed on all “cut and fill” slopes.
16. Please revise the submitted plans to clearly show any water courses, estimated ultimate quantity of water (Q) in cubic feet per second in each watercourse at various locations, stormwater drainage easements, irrigation lines, drainage structures, wells, sub-drains, and tile drains. In addition, please clearly indicate on the plans any proposed extension of off-site drainage systems, associated cross-sections, and slopes of drainage channels.
17. Please clearly indicate all existing and proposed easements.
18. Please clearly indicate all existing and proposed public utilities.
19. Please clearly identify on the plans any proposed retaining walls.
20. Please clearly show the street location width and name, specifically for Baden Avenue.
21. Please indicate on the submitted plans the right-of-way width of all adjacent and connecting streets.
22. Please provide the proposed street grades in percentages with proposed centerline elevations shown at intersections and at least every 150 feet along alignment.
23. Please provide the centerline radius of street curves.
24. Please provide the beginning and ending of vertical curves on the streets.
25. Please provide the finish grade at street intersections.
26. Please clearly show on the submitted plans any proposed streetlights.
27. Please clearly show on the submitted plans any proposed traffic regulatory devices.
28. For any new street improvements please provide cross-sections showing curb, gutter, sidewalk, planting strips, public utility easements, median island and pavement sections.
29. Please clearly indicate on the submitted plans the location of all known earth faults.
30. The submitted application did not include a soils report. As such please submit a preliminary soils report, that is prepared by a civil engineering registered in California and complies with the requirements set forth in Chapters 29 and 70 of the Uniform Building Code ordinances of the city.

31. Applicant shall install new bus turnout/pull out and passenger refuge along the Northbound lane in Airport Blvd.
32. Applicant shall install parking along Southbound lane of Airport Blvd from Grand Ave. to Baden Ave.

Any questions, contact Jason Baker (jasonb@wc-3.com) or for plan conditions via email or telephone [\(650\) 754-6353](tel:6507546353).

POLICE COMMENTS:

All construction must conform to South San Francisco Municipal Code Chapter 15.48.050 Minimum Security standards for multiple-family dwellings, (Ord. 1477 § 1A, 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. The keypad/device should be located at the main entrance and an additional keypad/device located at an additional, but separate entrance, for a total of two different entrances for first responders. Each of the two entrances should be on different sides of the building to allow first responders a choice of where to enter. 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.
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.
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 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 (to provide coverage for the 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.
11. Exterior electrical outlets accessible to the public shall have a mechanism to prevent use during nighttime hours.
12. Skateboard deterrents shall be installed on ground level raised horizontal surfaces such as railings, walls, etc.

Any questions, contact Michael Rudis, Police Department, at (650) 877-8927

WATER QUALITY CONTROL PLANT COMMENTS

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.
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. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
4. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
5. Trash enclosure/room shall be covered, contained and the floor shall slope to a central drain that is connected to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.
6. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
7. If a food service kitchen/ prep area is to be installed, it shall connect to a 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.
8. Grease interceptor shall be connected to all non-domestic wastewater sources in the kitchen (wash sinks, mop sinks, floor drains) and shown on plans.
9. A cut sheet of the Grease Interceptor/Trap must be shown on plans.
10. A water meter for each individual commercial unit shall be installed.
11. **Applicant will be required to pay a Sewer Capacity Fee** (connection fee) during the Building Plan Permit process based on anticipated flow, BOD and TSS calculations. Credits for previous site use will be provided. **Based on the plans submitted 9/28/18, the estimated Sewer Capacity Fee will be \$298,543.65.**
12. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
13. **Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit and the following items will apply (WC-3 will be performing plan review for C.3 compliance);**
14. Sign and have engineer wet stamp forms for Low Impact Development.
15. Completed attached 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. Use attached forms for completing documents, as old forms are no longer sufficient
*Forms can also 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)*
16. Complete attached Operation and Maintenance (O&M) agreements. Use attached forms for completing documents, as old forms are no longer sufficient

A finished copy must also be emailed to andrew.wemmer@ssf.net

Do not sign agreement, as the city will need to review prior to signature, prepare packet and submit with an address to send for signature.

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

17. Submit flow calculations and related math for LID.
18. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
19. 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.
20. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
21. A SWPPP must be submitted (if site is > 1 acre). Drawings must note that erosion control shall be in effect all year long.

22. A copy of the state approved NOI must be submitted (if site is > 1 acre).

Any questions, contact Andrew Wemmer at Water Quality Control, at (650) 829-3840 or andrew.wemmer@ssf.net

PARKS & RECREATION DEPARTMENT COMMENTS

1. Park acquisition and park construction fees shall apply to this project. To obtain fee estimates, please refer to Planning's Development Fee schedule

"SOUTH SAN FRANCISCO SCAVANGER" COMMENTS (WASTE MANAGEMENT):

1. Contact Susan Kennedy at the South San Francisco Scavenger Co. at susan@ssfscavenger.com or (650) 589-4020 to submit trash enclosure plans, and to obtain any additional requirements or service information.