

Attachment 2: Conditions of Approval

CONDITIONS OF APPROVAL

P24-0072 and MUP24-0001

111 South Maple Avenue

Ebb Carbon, Inc.

(As recommended by City Staff on January 7, 2025)

A) Planning Division requirements shall be as follows:

1. The applicant shall comply with the City's Standard Conditions of Approval for Commercial, Industrial, and Multi-Family Residential Projects and with all the requirements of all affected City Divisions and Departments as contained in the following conditions, except as otherwise amended by the following conditions of approval.
2. The planset shall substantially comply with the approved plans and narratives as follows: Application and Business Description, dated June 21, 2024; Plan Set, submitted November 14, 2024; Response to Planning Division Plan Check Comments, dated September 5, 2024; Fire Flow Test Report, dated November 12, 2024; Response to Fire Department Plan Check Comments, submitted November 14, 2024; Transportation Study, dated September 12, 2024, as approved by the Zoning Administrator in association with P24-0072 and MUP24-0001, 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. 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, subject to any extensions provided under the Subdivision Map Act or other applicable law. A one-year permit extension may be granted in accordance with provisions of the SSFMC Chapter 20.450 (Common Procedures)
4. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files a signed acceptance form, 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.
5. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
6. 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.

Planning Division Contact: Megan Wooley-Ousdahl, Principal Planner (650) 877-8535

B) Building Division requirements shall be as follows:

1. This project is required to comply with 2022 California Building Code Chapter 11B. Project is required to complete the Access Compliance Form which can be found at the

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following link: <https://www.ssf.net/files/assets/public/v/1/economic-amp-community-development/documents/access-compliance-form.pdf>

Building Division Contact: Gary Lam, Assistant Building Official, (650) 829-6683

C) Engineering Division requirements shall be as follows:

1. The applicant may pay the Citywide Transportation Impact Fee (per Res 120-2020) prior to Building Permit issuance. For details on the current fee rate, contact engineering@ssf.net
2. If applicable, the owner may be made to comply with Title 14 Chapter 14.14: Sewer Lateral Construction, Maintenance and Inspection of the South San Francisco Municipal Code <http://qcode.us/codes/southsanfrancisco/> where the entire sewer lateral will be examined and the appropriate requirements will be imposed. Depending on the severity of the sewer lateral, the cost incurred may be in the range of \$5,000 to \$20,000. All work shall be accomplished at the applicant's expense.
3. If applicable, the building permit application plans shall conform to the standards of the Engineering Division's "Building Permit Typical Plan Check Submittals" requirements, copies of which are available from the Engineering Division or on our website <https://www.ssf.net/departments/public-works/engineering-division/development-review>.
4. Regarding any future building permit applications, 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, Grading Plan, Horizontal 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).
5. If applicable, at the time of the Building Permit application, plans shall show the lot size and dimensions, public-right-of way, existing utilities adjacent to the site (such as utility poles, hydrants, etc.), and easements where applicable.
6. Regarding any future building permit applications, 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>.
7. No trees or permanent structures shall be proposed or constructed within any Public Utility

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Easement (P.U.E.) bordering the interior property lines or within the property itself. Flatwork may be permissible (per discretion of the City).

8. The owner shall, at his/her expense, replace any broken sidewalk, curb, and gutter fronting the property. The City of SSF shall be the sole judge of whether any such replacement is necessary. All adjacent sidewalk, curb and gutter shall be rebuilt to City standard at the Owner's expense.
9. An Encroachment Permit is required for any work to be done within the public right-of-way and /or easements. The applicant shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits.
10. Contractors must have a Class A license for any work in the street (beyond the face of curb). Contractors with a Class A license may perform any and all work associated with building permit requirements, if applicable. For concrete work between the curb and the building, a Class C-8 license is sufficient. For plumbing work between the curb and the building, a Class C-36 license is sufficient. An exemption may be granted by the City if a relatively minor portion of the work is not covered by the Contractor's license. For example, if a new sewer cleanout is being installed in the sidewalk by a Contractor with a C-36 (plumbing) license, the same Contractor may remove and reform no more than one (1) panel of the sidewalk without the need for a Class C-8 (concrete) license.
11. The Engineering Division reserves the right to revise or include additional conditions during the building permit application plan review, if applicable.

Engineering Division Contact: Kelvin Munar, Engineering Technician, (650) 829-6652

D) Fire Department requirements shall be as follows:

1. Projects shall be designed and constructed in compliance with established regulations as adopted by the City of South San Francisco affecting or related to structures, processes, premises, and safeguards in effect at the time of building permit application.
2. Fire service features for buildings, structures and premises shall comply with all City adopted building standards in effect at the time of building permit application.
3. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105 and California Fire Code (CFC) Sections 105.5 and 105.6. Submittal documents consisting of construction documents, statement of special inspection, geotechnical report, referenced documents, and other data shall be submitted electronically with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.
4. Construction documents shall be to scale (graphic scale required on all plan sheets), dimensioned and drawn on suitable electronic media. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show

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in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules, and regulations, as determined by the fire code official.

5. Shop/construction drawings for the fire protection system(s) and other hazardous operations regulated by the fire department shall be submitted directly to the Fire Department to indicate conformance with adopted codes and standards. The construction documents shall be approved prior to the start of system installation.
6. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structure and construction that are to remain on the site or plot.
7. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
 - a. Prior to submitting building permits a fire department access and water supply for firefighting site plan shall be submitted for review and approval directly to the Fire Department.
 - b. The plan shall indicate the location of fire protection equipment, including standpipes, fire department connections and fire hydrants.
8. Design documents for proposed fire service features, such as fire apparatus access road(s), access to building opening(s) and roof(s), premise identification, key boxes, fire protection water supplies, fire department connection location(s), and fire command center location(s) shall be submitted to the fire department for review and approval.
 - a. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles.
 - b. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to approval.
9. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C.
 - a. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC [Appendix B](#) and SSF Municipal Code.

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- b. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
10. **Prior to issuance of building permits**, the owner or owner's authorized agent shall be responsible for the development, implementation, and maintenance of an approved written site safety plan approved by the fire code official in accordance with CBC & CFC Chapter 33.
11. **Prior to issuance of building permits**, in accordance with CFC Section 105.6 the fire code official shall have the authority to require fire construction permit documents and calculations for all fire protection and life safety systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection and life safety systems. Construction documents for fire protection and life safety systems shall be submitted for review and approval prior to system installation. Only the following fire construction permits are approved for deferred submittal: (1) Automatic fire extinguishing systems, (2) Emergency responder communication coverage system (ERCCS), and (3) Fire alarm and detection systems and related equipment.
12. Fire apparatus access roads shall be approved by the fire code official, installed and maintained in accordance with CFC [Section 503](#) and Appendix D.
 - a. 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 in accordance with adopted codes and standards at time of building permit application.
 - i. Traffic calming measures (bollards, speed cushions, humps, undulations, etc.) are required to be approved by the fire code official prior to installation.
 - ii. Should a security gate(s) be planned to serve the facility, they shall be approved by the fire code official prior to installation.
 - b. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards and California Vehicle Code (CVC) Section 22500.
13. The provisions of the adopted CFC shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.
 - a. Approved automatic fire sprinkler systems in new buildings and structures, buildings changing use or occupancy, or as otherwise determined by the fire code official shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20.
 - i. Fire Department Connection (FDC) for the sprinkler and/or standpipe systems shall be located on the street side of the structure or facing approved fire apparatus access roadway fully visible and recognizable from the street, and within 100 feet an approved fire hydrant. The current FDC location is not

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complaint and will be required to be modified as a condition of this project.

14. 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, Fire Marshal, and Chief Planner.
15. The following are a list of submittal items that are required by the Fire Department prior to approval of this planning application and shall be submitted directly to the Fire Department, additional items may be called out based on subsequent reviews:
 - a. Fire apparatus access site plan and fire protection water supply.

Fire Department Contact: Ian Hardage, Fire Marshal, (650) 829-6645

E) Police Department requirements shall be as follows:

1. Any 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).
2. Per South San Francisco Municipal Code 15.48.085 - Additional Security Measures, the following conditions will also be required:
 - a. 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.
 - b. The hardware design of any double doorways shall prevent any doors from being secured in a closed position to either another door or a fixed object within four feet of any door by means of a rope, cable, chain, or similar item. This is to prevent malicious prevention of egress and/or ingress by building occupants or first responders. Pay particular attention to all glass doorways. See possible samples below.

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Acceptable:

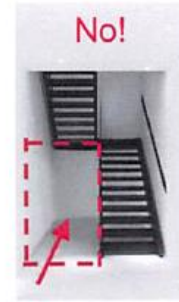


Unacceptable:



- c. All exterior doorways shall be illuminated during darkness by a white light source that has full cut-off and is of pedestrian scale.
- d. All interior common and service areas, such as the garage, bicycle storage area, fire escapes, etc., shall be always illuminated with a white light source that is controlled by a tamperproof switch, or a switch located in an inaccessible location to passers-by.
- e. 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 and/or a gate, to prevent access to those areas where a person could conceal themselves and/or loiter in said area. The fencing and/or gate shall be at least six feet tall and constructed in a manner that makes it difficult to climb. The fencing and/or gate shall be roughly flush with the lowest step to provide maximum access restriction to the area to the side or underneath the stairs. Please see below examples.

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- f. Any exterior bicycle racks installed shall be of an inverted "U" design, or other design that allows two different locking points on each bicycle.
- g. Any publicly accessible benches shall be of a design that prevents persons from lying on them, such as a center railing.
- h. Any publicly accessible power outlets shall be of a design that prevents their access or use during those hours the business is normally closed. If physical locking covers are used, they must be made of metal, not plastic, and locks must be installed prior to inspection.
- i. Any publicly accessible raised edge surfaces, such as retaining walls, concrete benches, handrails, or railings, shall be of a design that prevents or discourages skateboard use on those surfaces.
- j. 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.
- k. 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:
 - i. All exterior entrances/exits
 - ii. Garage area (providing coverage to entire parking area)
 - iii. Bicycle storage area
 - iv. Main lobby of building
 - v. Loading docks

***Police Department Contact: Sean Curmi, Planning and Crime Prevention Sergeant,
(650) 877-8927***