

CONDITIONS OF APPROVAL

P22-0027: DR22-0045

52 Franklin Ave

(As recommended by staff on November 20, 2025)

PLANNING DIVISION

Introduction

The term “applicant”, “developer”, “project owner” or “project sponsor” used hereinafter shall have the same meaning- the applicant for the 52 Franklin Ave project or the property/project owner if different from applicant.

GENERAL

1. The project shall be constructed and operated substantially as indicated on the project plan set prepared by Innovative Consulting Engineers (ICE), dated March 15, 2024, the debris barrier plan set prepared by Berns Infrastructure, dated September 6, 2023, and approved by the Planning Commission in association with P22-0027 as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City’s Chief Planner.
2. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
3. 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.
4. Prior to construction, all required building permits shall be obtained from the City’s Building Division.
5. Demolition of any existing structures on site will require demolition permits.
6. 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.
7. Applicant shall submit a checklist showing compliance with Conditions of Approval and Mitigation Measures with building permit plans.
8. 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.
9. 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, Fire Marshal, and Chief Planner. The grading permits shall implement all geotechnical recommendations from the City’s Geotechnical Consultant.

10. Any modification to the approved plans shall be subject to SSFMC Section 20.450.012 (“Modification”), whereby the Chief Planner may approve minor changes. All exterior design modifications, including any and all utilities, shall be presented to the Chief Planner for a determination.
11. 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)
12. 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.
13. Prior to scheduling a Final Inspection with the Planning Division, the applicant must submit a Planning Final Inspection Request form, which states that the project has been built according to approved plans, and any revisions have been approved by the Planning Division.

CONSTRUCTION

14. 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.
15. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the City’s construction coordination representative on a weekly basis.
16. After the building permits are approved, but before beginning construction, the owner/applicant shall hold a preconstruction conference with City Planning, Building, Fire and Engineering staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all relevant subcontractors.

DESIGN REVIEW / SITE PLANNING

17. 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.

18. 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.
19. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Chief Planner.
20. 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).
21. All landscaping installed within the public right-of-way by the property owner shall be maintained by the property owner.
22. 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 the SSFMC Section 20.300.014, Trash and Refuse Collection Areas. Applicant shall submit an approval letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits.
23. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of July 15, 2025, as follows:
 - The Board recommends adding an integral concrete color, or concrete stain, to the tall retaining wall to help integrate the wall with the hillside. Consider matching the foundation wall color on the front of the house.
 - Add a drainage plan to determine how the water will run off the hillside and not impact the adjacent properties. The plans are showing weep holes in the slope stabilization wall system, but does not show where the drainage flows, or if the size and quantity of weep holes will allow water to leave the "U" shaped retaining wall to avoid a pond condition.
 - Ensure that water will not collect under the deck. Standing water can collect and attract animal life and insects.
 - A catch basin may need to be added around the valley gutter that is running across the parcel (shown on the Civic plans). Determine if there is a recorded easement for the valley gutter.
 - Consider adding a landscape strip on the right side of the parcel (access path) with check block traffic pavers instead of Turfstone style concrete pavers, which are not as successful growing turf or groundcovers. One option for a creepy ground cover in the check block

paving is Phyla nodiflora, Common Lippia (Kurapia) to help enhance the extent of landscape viewed from the street.

- Add a tree in the front yard (tree labeled “D”) that will grow approximately 30 ft in height, consider single trunk Arbutus x ‘Marina’, Marina Strawberry Tree.

24. 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 applicant shall obtain a permit for any tree removals or alterations of protected trees, and avoid tree roots during trenching for utilities.

ENVIRONMENTAL MITIGATION MEASURES / CEQA

25. The applicant shall comply with all applicable mitigation measures outlined in the 52 Franklin Avenue Project Initial Study / Mitigated Negative Declaration, including:

Biological Resources Mitigation Measures

BIO-1: Pre-Construction Nesting Birds Survey

BIO-2: Pre-Construction Roosting Bat Survey

Geology / Soils Mitigation Measures

GEO-1: Debris Basis Maintenance Plan

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. **Estimates are subject to change, based on final plans submitted for building permits. Credits for existing uses will be calculated and applied to applicable fees.**

26. CHILDCARE FEE: Prior to the date of final inspection or the date the certificate of occupancy is issued, whichever occurs first, the applicant shall pay any applicable childcare fees in accordance with South San Francisco Municipal Code Chapter 8.77. This fee is subject to annual adjustment. Based on the plans approved by the Planning Commission on November 20, 2025, the childcare impact fee estimate for the project is:

Single Family Residence: \$4,165.32/unit

27. PARK FEES: Prior to the date of final inspection or the date the certificate of occupancy is issued, whichever occurs first 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 approved by the Planning Commission on November 20, 2025, the park fee estimate for the project is:

Single Family Residence: \$34,821.41/unit

28. CITYWIDE TRANSPORTATION FEE: Prior to the date of final inspection or the date the certificate of occupancy is issued, whichever occurs first, the applicant shall pay applicable transportation impact fees in accordance with South San Francisco Municipal Code Chapter 8.73. The fee is subject to annual adjustment. Based on the plans approved by the Planning Commission on November 20, 2025, the citywide transportation fee estimate for the project is:

Single Family Residence: \$8,084.00/unit

29. PUBLIC SAFETY IMPACT FEE: Prior to the date of final inspection or the date the certificate of occupancy is issued, whichever occurs first, the applicant shall pay applicable Public Safety Impact Fees in accordance with South San Francisco Municipal Code Chapter 8.75. Based on the plans approved by the Planning Commission on November 20, 2025, the Public Safety Impact Fee for the project is:

Single Family Residence: \$1,668.06/unit

30. LIBRARY IMPACT FEE: Prior to the date of final inspection or the date the certificate of occupancy is issued for the development, whichever occurs first, the applicant shall pay applicable Library Impact Fee in accordance with South San Francisco Municipal Code Chapter 8.74. Based on the plans approved by the Planning Commission on November 20, 2025, the Library Impact Fee for the project is:

Single Family Residence: \$833.77/unit

For questions regarding Planning Division COAs, please contact Billy Gross at Billy.Gross@ssfca.gov or (650) 877-8535.

ENGINEERING DIVISION

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 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.
5. 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.

PLAN SUBMITTAL

6. 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).

7. 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 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.

8. 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.

9. 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.
10. All civil improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
11. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or public improvement permit.

RIGHT-OF-WAY

12. Prior to building permit issuance and prior to any work within the City Right-of-Way, the Applicant shall obtain an Encroachment 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.
13. Each residential parcel is limited to one (1) driveway for vehicular access. No additional curb

cuts will be permitted unless otherwise approved by the City Engineer.

14. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards.
15. The Applicant shall reconstruct the existing, curb, gutter, and sidewalk improvements along the Franklin Avenue frontage of the subject property. All sidewalks, curb and gutter shall be constructed to current City and Caltrans standards and specifications to the satisfaction of the City Engineer at no cost to the City.
16. Upon completion of construction 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 project site to the satisfaction of the City Engineer.
17. Applicant shall ensure the proposed trees and planting locations do not interfere with underground utilities or the joint trench. The Applicant will be required to install root barrier measures to prevent the sidewalk from uplift at no cost to the City.
18. Prior to Public Improvement Permit issuance, the Applicant shall provide an engineer's estimate for all work performed within the public right-of-way and submit a bond equal to 110% of the estimate.
19. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work in Franklin Avenue and/or any area of work that will obstruct the existing pedestrian walkways.
20. 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 or flow-through planters 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.
21. 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.
22. 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

23. On-site storm drainage facilities shall be designed to accommodate runoff from a 10-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA Atlas 14 data for the site. On-site storm drains shall be designed for open channel flow conditions and shall not be surcharged.
24. Any off-site drainage facilities required by the City Engineer to accommodate the runoff from the property shall be provided by the Applicant at no cost to the City.
25. 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.
26. Roof drainage from the property and all site surface drainage shall be directed to the gutter along Franklin Avenue through an approved under-curb drain. The design and installation of the under-curb drain shall conform to City Standard Details and specifications.
27. The existing onsite drainage pattern utilizing the V-Gutter for stormwater runoff flowing from/to the adjacent parcels shall be preserved by using the proposed 12" hdpe pipe beneath the crawl space of the proposed house. No stormwater runoff from the project site roofs or new hardscape areas will be permitted to drain to this drainage facility or onto the adjacent private property without a recorded easement being provided for this purpose.
28. The Applicant shall be responsible for maintaining, repairing, and replacing as needed, the 12" HDPE stormdrain pipe in the crawl space beneath the house.
29. The storm drainage runoff from the debris catchment wall area shall be collected and may be directed to the existing v-gutter, subject to review and approval by the City Engineer.

SANITARY SEWER

30. The Applicant shall install a new sewer lateral to City Standards including a cleanout in the sidewalk and a new wye connection or taptite connection at the main. The existing wye at the main may be reused if it is in good condition as approved by the City Public Works Inspector.
31. The existing sanitary sewer lateral serving the project site (up to the main in the public right-of-way) shall be abandoned.
32. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal.
33. 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

34. 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.

35. The Applicant shall coordinate with the California Water Service for all water-related issues. All water mains and services shall be installed to the standards of the California Water Service.

36. Each dwelling unit shall be pre-wired for Cable T.V. and broadband communication services.

ON-SITE IMPROVEMENTS

37. The proposed onsite retaining walls for the debris catchment system shall be subject to review and approval by the Building Department.

38. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.

39. Prior to receiving a Certificate of Occupancy from the Building Division, the Applicant shall require his 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.

40. 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.

41. 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.

42. 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

43. The Applicant is responsible for implementing landslide mitigation recommendations and slope protection measures provided within the site-specific geotechnical investigation report. All corrective measures are required to be shown on project improvement plans.

44. The recommendations contained within the geotechnical reports 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.

45. 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.

46. 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.
47. 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.
48. 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.
49. 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.
50. 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.
51. 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

52. The Applicant shall pay the following Fees prior to receiving a Building Permit for the subject project:
 - a) The Citywide Transportation Impact Fee per the formula established by Resolution 120-2020.

For any questions concerning Engineering COAs, please contact Anthony Schaffer at Anthony.schaffer@ssfca.gov or 650-829-6652.

FIRE DEPARTMENT

The following items must be included in the plans and must be completed prior to the issuance of a building permit.

1. The residence is required to install fire sprinklers.

For questions concerning Fire Department COAs, please contact Ian Hardage at ian.hardage@ssf.net or (650) 829-6645.

WATER QUALITY CONTROL DIVISION

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 (if applicable).
5. Applicant will 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). Based on the information received, **the estimated Sewer Capacity Fee will be \$6,011.00, payable with the Building Permit.**
6. 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).

For questions concerning Water Quality Control Division COAs, please contact Andrew Wemmer with any questions at Andrew.Wemmer@ssfca.gov or (650) 829-3840.

BUILDING DIVISION

The following items must be included in the plans or are requirements of the **Building Division** and must be completed prior to the issuance of a building permit.

1. Provide applicable code to include 2022 California Energy Code and South San Francisco Municipal Codes.
2. Provide fire sprinkler system throughout per South San Francisco Municipal Code.
3. Provide soil report for the vacant lot vary locations for adequate support foundation and retaining walls, good drainage, and free of contamination.
4. Provide surveyor report with a California Licensed Surveyor with a topographic map.
5. Provide a bedroom window to meet egress. Provide min. 8% glazing area of habitable room with min. 4% of operable ventilation per 2022 California Residential Code.

For questions concerning Building Division COAs, please contact Gary Lam at gary.lam@ssfca.gov or (650) 829-6683.