

CONDITIONS OF APPROVAL
P23-0124: UP23-0006 & TDM23-0008
250 UTAH AVENUE

(As recommended by City Planning Staff on August 15, 2024)

A. Planning Division requirements shall be as follows:

1. The applicant shall comply with the City of South San Francisco, Department of Economic and Community Development – Planning Division, standard Conditions and Limitations for Commercial, Industrial and Multi-Family Residential Projects.
2. The construction drawing shall substantially comply with the approved plans submitted June 21, 2024, as approved by the Planning Commission for UP23-0006, as amended by the Conditions of Approval. The final plans shall be subject to the review and approval of the Chief Planner.
3. The business shall operate substantially as outlined in Project Description dated November 30, 2023 (Ref. Attachment 3).
4. All parking areas shall be maintained clear of litter and storage at all the time. No outdoor storage of materials is allowed, and no work shall be conducted outside of a building.
5. The off-site parking lot shall maintain the 3 feet shrub screening along the S. Airport Boulevard and N. Access Road, and the applicant shall maintain the landscape proposed to meet the landscaping requirement. All existing and proposed landscaped areas shall be permanently maintained in compliance with Chapter 20.330.010 of the Zoning Ordinance.
6. The applicant has prepared and submitted an updated TDM Plan in accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management. Prior to issuance of encroachment permit the applicant shall submit an annual self-certification/ compliance form for review and approval by the Chief Planner.
 - a) The annual self-certification/ compliance form shall include all mandatory elements included in the Ordinance in place at the time of encroachment permit applications submittal and shall substantially reflect the updated TDM Plan prepared by Amazon modified as necessary to reflect the structure of the current Ordinance. The annual self-certification/ compliance form shall be designed to ultimately achieve the requirements of a Tier 2 project.
 - b) The annual self-certification/ compliance form shall outline the required process for on-going monitoring beginning one (1) year after the granting of encroachment permit for the first 20 years, based on Tier 2.
 - 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 \$3,637, 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 encroachment permits.

- d) Prior to approval of the encroachment permit, tenants shall submit a letter demonstrating concurrence with the annual self-certification/ compliance form. The letter shall acknowledge how applicable TDM requirements are identified in their lease and summarize how the tenant is implementing applicable TDM measures.
7. The use permit shall be subject to revocation if the lease for parking is terminated.
 8. The applicant shall provide written notice to the City of termination of the parking lease.

(Planning Division contact person: Victoria Kim, Associate Planner (650) 877-8535)

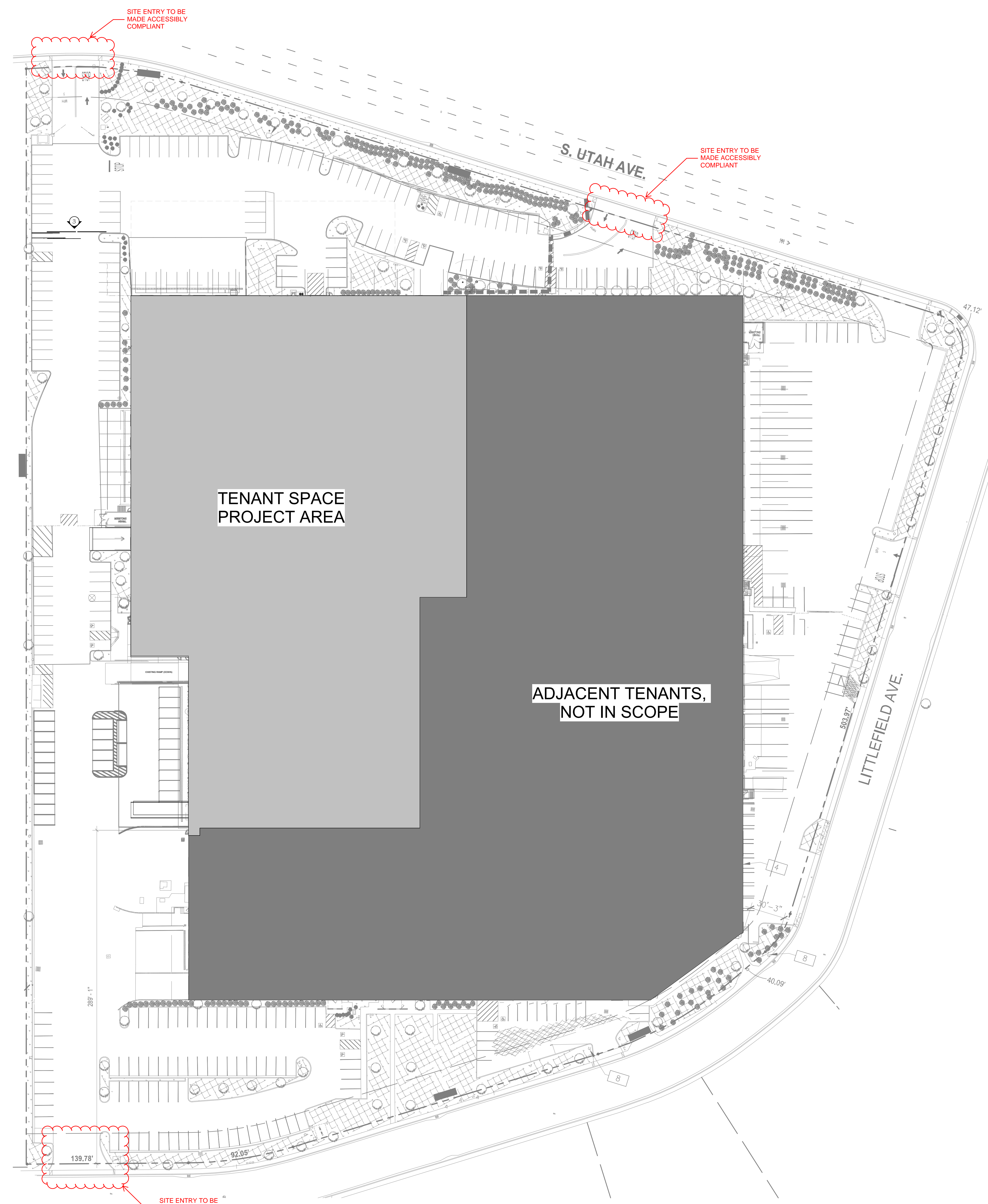
B. Engineering Division requirements shall be as follows:

1. Within six (6) months of issuance of the Conditional Use Permit (UP23-0006), the applicant shall submit detailed design plans to the City for driveway accessibility upgrades consistent with the Americans with Disability Act on the three driveways shown on Exhibit A ("Driveway Accessibility Upgrades").
2. Within six (6) months of the City's approval of the design plans, the applicant shall apply for encroachment permit for the Driveway Accessibility Upgrades.
3. Within six (6) months of approval of the encroachment permit, the applicant shall use reasonable efforts to complete the Driveway Accessibility Upgrades.

(Engineering Division contact: Anthony Schaffer, Interim Development Engineer at (650) 829-6667)

EXHIBIT A.
DRIVEWAY ACCESSIBILITY UPGRADES

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EXISTING SITE PLAN (FOR REFERENCE ONLY)
 1" = 40'-0"

LEGENDS - EXISTING & PROPOSED

- (E) CONSTRUCTION TO REMAIN
- (N) CONTRUCTION
- NOTES:
1. NO DEMOLITION PROPOSED

LEGENDS - EXISTING & DEMOLITION

- (E) CONSTRUCTION TO REMAIN
- (E) CONTRUCTION TO BE REMOVED
- DOOR TYPE TAG

ARCHITECT
NELSON
 Nelco Architecture, Inc.
 1200 Fifth Ave., Suite 1300
 Seattle, WA. 98101
 Phone: (206) 408-8500
 WWW.NELSONWORLDWIDE.COM

CONSULTANT
 PROJECT NAME

DSF5 - TENANT IMPROVEMENTS
 250 UTAH AVE. SOUTH SAN FRANCISCO, CALIFORNIA 94080

ISSUES & REVISION LIST

DESCRIPTION	Δ	DATE

COVID-19 NOTICE:
 SOME GUIDANCE PROVIDED BY OWNER/OCCUPANT HAS BEEN INCORPORATED INTO THESE PLANS. NOT ALL SPACES WITHIN THE BUILDING OR SITE HAVE BEEN REDESIGNED WITH THE WORLD HEALTH ORGANIZATION AND CENTERS FOR DISEASE CONTROL GUIDELINES IN MIND. WITHOUT LIMITATION, THESE PLANS DO NOT CONSIDER ALL PROTECTIVE MEASURES WHICH OWNER/OCCUPANT MAY DEPLOY IN RESPONSE TO COVID-19, INCLUDING BUT NOT LIMITED TO SOCIAL DISTANCE, INDOOR AIR QUALITY, AIR VENT LOCATIONS, AND USE AND QUALITY OF PERSONAL PROTECTON EQUIPMENT. NELSON MAKES NO WARRANTIES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE EFFECTIVE ABILITY OF THESE PLANS TO PREVENT ONSET OF COVID-19.

STAMP
 TEAM
 Project Manager/Checked/Reviewed By: Checker
 Drawn By: Author Approved By: Approver

PROJECT INFO
 Project No: 22.0001795.000
 Project Name: DSF5 - TENANT IMPROVEMENTS
 Project Status: I.F.P.

SHEET NAME
 SITE PLAN

SHEET NUMBER
 A0.00

CONDITIONS OF APPROVAL
P23-0125: UP23-0007 & TDM23-0009
400 LITTLEFIELD AVENUE

(As recommended by City Planning Staff on August 15, 2024)

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10. The applicant has prepared and submitted an updated TDM Plan in accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management. Prior to issuance of encroachment permit for the Conditional Use Permit (UP23-0006), the applicant shall submit an annual self-certification/ compliance form for review and approval by the Chief Planner.
 - a) The annual self-certification/ compliance form shall include all mandatory elements included in the Ordinance in place at the time of encroachment permit applications submittal and shall substantially reflect the updated TDM Plan prepared by Amazon modified as necessary to reflect the structure of the current Ordinance. The annual self-certification/ compliance form shall be designed to ultimately achieve the requirements of a Tier 2 project.
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- 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 \$3,637, 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 encroachment permit.
 - d) Prior to approval of the encroachment permit, tenants shall submit a letter demonstrating concurrence with the annual self-certification/ compliance form. The letter shall acknowledge how applicable TDM requirements are identified in their lease and summarize how the tenant is implementing applicable TDM measures.
11. The use permit shall be subject to revocation if the lease for parking is terminated.
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