

FINDINGS OF APPROVAL

P25-0007: UP25-0001

428 N. Canal Street Unit B

(As recommended by City Staff on April 17, 2025)

As required by the Use Permit Procedures (SSFMC Chapters 20.490), the following findings are made in support of a Conditional Use Permit to allow an indoor badminton facility at 428 N. Canal Street in the Transect 5 Lindenville Zoning District (T5L) in accordance with the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA Class 1 section 15301, Existing Facilities: based on public testimony and materials submitted to the South San Francisco Planning Commission which include, but are not limited to: Application materials prepared by the applicant Junrong Liew for the Planning Commission hearing of April 17, 2025.

Use Permit Findings of Approval (SSFMC 20.490.004)

- A. The proposed use is permitted with a conditional use permit within the applicable zoning district Transect 5 Lindenville (T5L) and the proposed use including business operations and interior alterations complies with all other applicable provisions of this Ordinance and all other titles of the South San Francisco Municipal Code.
- B. The proposed use is consistent with the General Plan and any applicable specific plan in that the project supports many of the City's goals, policies and visions for the Lindenville planning area in which it is proposed to be located in; including but not limited to providing convenient neighborhood goods and services, providing a diverse range of businesses within the City, supporting affordable, new and emerging business in the City, and supporting small locally operated businesses.
- C. The proposed use complies with any design or development standards applicable to the zoning district or the use in question as may be adopted by a resolution of the Planning Commission and/or the City Council in that no exterior, and no structural changes are proposed as the proposed use will occupy an existing vacant commercial tenant space in an existing established commercial shopping center.
- D. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements because the proposed use will occupy an existing vacant commercial tenant space. Interior tenant improvements only are proposed.
- E. The design, location, size and operating characteristics of the proposed activity be compatible with the existing and reasonably foreseeable future land uses in the vicinity because the proposed locally operated small scale indoor recreation facility will have only two (2) employees onsite, the existing parking spaces can accommodate the facility, peak hours of operation are anticipated to be outside of regular business hours (in the evening and on the weekend), and very small scale deliveries and truck traffic completed by small or mid-size commercial vehicles is expected to be nominal; therefore, the business operations are not anticipated to be incompatible with surrounding businesses or residents with respect to hours of operation, volume of deliveries, number of employees, parking, circulation, vehicle or truck traffic, noise, lights or any other potential nuisances.

- F. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints because the proposed locally run and operated indoor badminton facility will be located in an established commercial center with existing buildings, businesses, and safe circulation patterns with ample existing surface parking. No exterior changes to these established physical attributes of the existing commercial center are proposed.
- G. An environmental determination has been prepared in accordance with CEQA in that the proposed project has been determined to be categorically exempt under the provisions of the California Environmental Quality Act (CEQA), Class 1, Section 15301, Existing Facilities because the project consists of interior modifications to an existing commercial tenant space.

CONDITIONS OF APPROVAL

P25-0007, UP25-0001

428 N. Canal Street, Unit B

(As recommended by City Staff on April 17, 2025)

A) Planning Division requirements shall be as follows:

1. The applicant shall comply with the Planning Division's Standard Conditions of Approval for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects as amended, and with all the requirements of all affected City Divisions and Departments as contained in the attached conditions, except as otherwise amended by the following Conditions of Approval.
2. The project shall be constructed and operated substantially as indicated on the Applicant's Written Description of Business Operations and the Project Plan set approved by the Planning Commission in association with P25-0007 & UP25-0001.
3. Any proposed businesses shall obtain approval of a business license prior to occupation of the tenant space and commencement of the business.
4. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
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.
8. 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.
9. 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)
10. 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.

11. Any proposed signage for the new commercial tenant space shall require issuance of a signage permit per SSFMC Section 20.360 (Signs).

Contact: Christy Usher, Planning Division, at (650) 877-8535 or Christy.Usher@ssf.net

B) Building Division requirements shall be as follows:

1. Full plan check upon building permit submittal required.

Contact: Erik Reitdorf, Building Division, at (650) 829-6670 or erik.reitdorf@ssf.net

C) Police Department requirements shall be as follows:

1. Full plan check upon building permit submittal required.

Contact: Sgt. Sean Curmi, Police Department, at (650) 877-8927 or sean.curmi@ssf.net

D) Fire Department requirements shall be as follows:

1. Full plan check upon building permit submittal required.

Contact: Ian Hardage, South San Francisco Fire Department (650) 829-6645 or ian.hardage@ssf.net