

CONDITIONS OF APPROVAL

P24-0133: UP24-0007

147 BEACON STREET

(As approved by the Planning Commission on August 07, 2025)

A. Planning Division requirements shall be as follows:

1. The construction drawing shall substantially comply with the approved plans submitted June 12, 2025, as approved by the Planning Commission for UP 24-0007, as amended by the Conditions of Approval. The final plans shall be subject to the review and approval of the Chief Planner.
2. The business shall be operated substantially as outlined in the Business Operation Plan (Ref. Attachment 3) provided by the applicant as part of this application.
3. The maximum number of volleyball and pickleball players at one time is 36. Expanding the business to permit larger groups of clients may require a Use Permit Modification at the determination of the Chief Planner.
4. Hours of operation are:
 - a) Monday through Friday from 3:00pm to 10:00pm.
 - b) Saturday and Sunday from 8:00am to 10:00pm.
 - c) Expanding the hours of operation may require a Use Permit Modification at the determination of the Chief Planner.
5. No regular special events, tournaments or games are proposed. Expanding the use to include special events, tournaments or games may require a Special Event Permit or/and Use Permit Modification if held more than 6 times per year and resulting in spillover impacts to the surrounding neighborhood. A determination will be at the discretion of the Chief Planner.
6. The indoor recreation use shall maintain a shared parking agreement with the neighboring use at 131 Beacon, which allows for the use of 22 parking spaces after business hours. If this parking agreement ends or is amended, a Use Permit modification may be required.
7. Any exterior business signage will require a sign application pursuant to Chapter 20.360 of the Zoning Ordinance.
8. 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.

(Planning Division contact: Victoria Kim at Victoria.Kim@ssf.net or (650) 877-8535)

B. 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. Feel free to visit the City's website for additional information, <https://www.ssf.net/departments/public-works/engineering-division/development-review>, under Development Impact Fees.
2. 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 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. 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. 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. 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. 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. 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>.

8. A soils report/investigation is required for all new homes and as may be required by the City Engineer or Building Official. The soils report/investigation shall be prepared by a registered geotechnical engineer and shall include the following information:
 - a. Identification of any geologic hazards on or adjacent to the site which may impact the project,
 - b. Recommendations to mitigate any potential geologic hazards,
 - c. Recommendations regarding the suitability of the site for the proposed development,
 - d. Recommendations for site grading, foundation design parameters, etc.,
 - e. Depth of groundwater on-site (normal high water).
 - f. Clarify the purpose of the existing monitoring wells and whether they're still active or is abandoned.
 - g. This site had a history of previous sinkholes, which shall be evaluated.
9. No trees or permanent structures shall be proposed or constructed within any PUE bordering the interior property lines or within the property itself. Flatwork may be permissible (per discretion of the City). Note that record map shows a Public Utility Easement (P.U.E.) at rear of property along the west and partial of the south property lines, which shall be shown on project site plans.
10. The owner may, 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.
11. 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.
12. Contractors must have a Class A-Engineering 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. 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.
13. The Engineering Division reserves the right to revise or include additional conditions during the building permit application plan review.

(Engineering Division contact: Kelvin Munar at Kelvin.Munar@ssf.net or (650) 829-6652)

C. Building Division requirements shall be as follows:

1. Provide correct classification and use of new occupancy per 2022 California Building Code chapter 3 from S occupancy to A occupancy.
2. Provide correct count of occupancy load per 2022 California Building Code chapter 10 and number of restroom fixtures per 2022 California Plumbing Code.
3. Provide fire protection system per 2022 California Existing Building Code section 1011.
4. Provide calculation for the size and distance of exits per 2022 California Building Code.
5. Provide project to comply with 2022 California Building Code 11B for the path of travel to public way (sidewalk).
6. Provide emergency lights per 2022 California Building Code chapter 10.
7. Provide at least one ADA accessible all gender restroom at mezzanine with accessible Stairs per 2022 California Building Code.

(Building Division contact: Gary Lam at Gary.Lam@ssf.net or (650) 829-6670)

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.
 - a. The proposed project proposes to change the occupancy and use of the building and shall obtain building permits for this scope of work in accordance with adopted codes and standards.
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.
 - a. The proposed project shall install automatic fire sprinklers throughout the building in accordance with adopted codes and standards.
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 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. Prior to issuance of building permits, 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.
8. 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.
9. 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.

(Fire Department contact: Ian Hardage at Ian.Hardage@ssf.net or (650) 829-6645)

E. Police Department requirements shall be as follows:

All construction must conform to South San Francisco Municipal Code Chapter 15.48.070 Minimum security standards for non-residential buildings.

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. 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.
2. 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.

Acceptable:



Unacceptable:



3. 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.



4. Any exterior bicycle racks installed shall be of an inverted "U" design, or other design that allows two different locking points on each bicycle.
5. Any publicly accessible benches shall be of a design that prevents persons from lying on them, such as a center railing.
6. 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.
7. 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.
8. 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.
9. 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:
 - All exterior entrances/exits
 - Front lobby
 - Common areas
 - Loading docks
10. The Police Department requires acknowledgment of these comments to include specific locations in the plans where the applicable change requests have been made.

11. The Police Department reserves the right to review and comment upon the submission of revised and updated plans.

(Police Department contact: Sean Curmi at planningsergeant@ssf.net or (650) 77-8927)