

**DRAFT FINDINGS OF APPROVAL
P23-0108: DR23-0026, SIGNS23-0027
MASTER SIGN PROGRAM FOR
CELESTE APARTMENTS
401 CYPRESS AVENUE**

(As recommended by City Staff on February 15, 2024)

As required by the Master Sign Permit Application Procedures (SSFMC Section 20.360.010) and the Design Review Procedures (SSFMC Section 20.480), the following findings are made in support of a Master Sign Program at 401 Cypress Avenue in the Downtown Transit Core (DTC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), based on public testimony and materials submitted to the South San Francisco Planning Commission which include, but are not limited to: project plans prepared by Bayside dated February 1st, 2024; and Planning Commission hearing of February 15, 2024.

Master Sign Program

1. The proposed signs are compatible in style and character with the buildings to which the signs are to be attached, any surrounding structures and any adjoining signage on the site because the proposed signs were designed to be in keeping with the architectural design of the buildings, using similar materials and colors;
2. The Master Sign Program contains standards for all wayfinding and identification signage for the site. Any future tenants will be provided with adequate opportunities to construct, erect or maintain a sign for identification; and
3. The Master Sign Program includes the installation of wayfinding and identification signage that will improve both pedestrian and vehicular circulation and emergency vehicle access.

Design Review

1. The Master Sign Program complies with the applicable standards and requirements of this Ordinance because as submitted and modified through the Design Review Process, this sign program meets or complies with the applicable standards included in Chapter 20.090 (Downtown Caltrain Station Area Zoning Districts);
2. The Master Sign Program complies with the General Plan the City Council has adopted because the proposed sign program is consistent with the policies and design direction provided in the South San Francisco General Plan for the Business Commercial land use designation;

3. The Master Sign Program complies with any applicable design guidelines adopted by the City Council in that the proposed sign program is consistent with the Design Principles in Section 20.360; and
4. The Master Sign Program complies with the applicable design review criteria in Section 20.480.006 (“Design Review Criteria”) because the project has been evaluated against, and found to be consistent with, each of the eight design review criteria included in the “Design Review Criteria” section of the Ordinance.

**DRAFT CONDITIONS OF APPROVAL
P23-0108: DR23-0026, SIGNS23-0027
MASTER SIGN PROGRAM FOR
CELESTE APARTMENTS
401 CYPRESS AVENUE**

(As recommended by City Staff on February 15, 2024)

A) Planning Division requirements shall be as follows:

1. The applicant shall comply with the City's Standard Conditions of Approval for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects 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 construction drawings shall substantially comply with the approved plans prepared by Bayside, dated February 1, 2024, as approved by the Planning Commission in association with SIGNS23-0027, and as amended by the conditions of approval. The final plans shall be subject to the review and approval of the Chief Planner.
3. The total sign area for all signs included in the Master Sign Program shall not exceed the square footage as indicated in the Planning Commission approved plans. Sign area shall be calculated by blocking or boxing around the outside edge of the proposed signage, including the logo.
4. Any modification to the approved use, plans or conditions of approval shall be subject to SSFMC Section 20.450.012 (“Modification”), whereby the Chief Planner may approve minor changes.
5. Temporary Banner(s) shall be removed 6 months from installation.
6. The building wall signage shall include dimmers to allow for adjustments in brightness as determined by the Chief of Planning.

7. The applicant shall provide a light level test and/or demonstration to the Chief Planner for sign off prior to operation.

(Planning Division contact: Christy Usher, 650-877-8535)

B) Fire Department requirements shall be as follows:

1. Provide documentation that the wall mounted banners are made of flame retardant material or have been treated with approved flame retardant product.

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

C) Engineering Division requirements shall be as follows:

The conditions for approval are general conditions that apply to your proposed project and are based on the set of plans dated February 1, 2024, for above permit number; including supplemental documents. Any and all improvements stated below are at no cost to the City. All applicable City of South San Francisco engineering permits, including associated fees and deposits, are to be paid by the Applicant. For standard development conditions, go to: <http://www.ssf.net/home/showdocument?id=2362>

The Engineering Division reserves the right to include additional conditions during review of the building permit application.

1. All building projections above and/or within public right-of-way is prohibited. Any exception granted by the City Engineer is on a case by case basis and will require an encroachment agreement with bonding and insurance agreement.
2. An Encroachment Permit is required for any work to be done within the public right-of-way. The Developer shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits. The encroachment permit pertains to the propose work spanning the existing drainage channel, which is a dedicated easement to the City.

Engineering Division Contact: Anthony Schaffer at (650) 829-6667