

DRAFT CONDITIONS OF APPROVAL
P23-0029, DR23-0037
Orange Memorial Park Aquatic Center
(As recommended by City Staff on November 2, 2023)

Introduction

The term “applicant”, “developer”, “project owner” or “project sponsor” used hereinafter shall have the same meaning- the applicant for the Orange Memorial Park Aquatic Center project or the property/project owner if different from applicant.

GENERAL

1. The project shall be constructed and operated substantially as indicated on the plan set prepared by ELS Architecture, and approved by the City Council in association with P23-0029 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 construction drawings shall comply with the City Council approved plans, as amended by the conditions of approval, including the plans ELS Architecture and Urban Design, August 28, 2023.
3. 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.
4. 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.
5. 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.
6. 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)

7. 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.
8. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
9. 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.
10. Prior to construction, all required building permits shall be obtained from the City's Building Division.
11. Demolition of any existing structures on site will require demolition permits.
12. 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.
13. When submitting an application for building permits, applicant shall demonstrate compliance with all Conditions of Approval and Mitigation Measures.

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 is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
16. Prior to proceeding with exterior construction, the applicant shall provide a full-scale mockup of a section of exterior wall that shows the cladding materials and finishes, windows, trim, and any other architectural features of the building to fully illustrate building fenestration, subject to site inspection and approval by Planning Division staff.
17. 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

1. 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.

2. 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.
3. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Chief Planner.
4. 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).
5. All planting areas shall be maintained by a qualified professional; the landscape shall be kept on a regular fertilization and maintenance program and shall be maintained weed free.
6. Plant materials shall be selectively pruned by a qualified arborist; no topping or excessive cutting-back shall be permitted. Tree pruning shall allow the natural branching structure to develop.
7. All landscaping installed within the public right-of-way by the property owner shall be maintained by the property owner.
8. Prior to issuance of certificate of occupancy, the applicant shall submit final landscaping and irrigation plans demonstrating compliance with the State's Model Water Efficiency Landscaping Ordinance (MWELo), if applicable (See SSFMC Section 20.300.008, and the City's [WELo Document Verification package](#)).
 - a) Projects with a new aggregate landscape of 501 – 2,499 sq. ft. may comply with the prescriptive measures contained in Appendix D of the MWELo.
 - b) Projects with a new aggregate landscape of 2,500 sq. ft. or greater must comply with the performance measures required by the MWELo.
 - c) For all projects subject to the provisions of the MWELo, the applicant shall submit a Certificate of Completion to the City, upon completion of the installation of the landscaping and irrigation system.
9. The applicant shall incorporate the recommendations of the Design Review Board from their meetings of March 21 and June 20, 2023.

10. 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.
11. Prior to receiving certificate of occupancy, the applicant shall install street furniture, trash receptacles, and bicycle racks along the project sidewalk frontages. The Planning Division shall review and approve all street furniture, trash receptacles and bicycle rack options during the Building Permit process.

TRANSPORTATION / PARKING

12. A Parking and Traffic Control Plan for the construction of the project shall be submitted with the application for Building Permit, for review and approval by the Chief Planner and City Engineer.

ENVIRONMENTAL MITIGATION MEASURES / CEQA

13. The applicant shall comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the Orange Memorial Park Aquatic Center Initial Study / Negative Declaration.

Please contact Adena Friedman, adena.friedman@ssf.net, for questions.

**City of South San Francisco
Water Quality Control Division**

Date: October 18, 2022

To: Planning Department

From: Andrew Wemmer, Environmental Compliance Supervisor

Project: P23-0029
Orange Memorial Park – Aquatic Center

APPROVED WITH CONDITIONS - 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. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
4. After 7/1/19, Demolition Projects must complete a **PCBs Screening Assessment Form** (attached and available in Building Division). If screening determines the building is an applicable structure, the Protocol for Evaluating PCBs-Containing Materials before Building Demolition shall be followed.
Submit a PCB screening package for each address/building containing:
 - 1.) **PCBs Screening Form**
 - 2.) **QAQC checklist**
 - 3.) **Contractor's Report**
 - 4.) **Analytical Results (if applicable)**
5. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
6. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
7. Trash enclosure (if applicable) shall be covered (roof, canopy) and contained (wall/fence). Floor shall slope to a central drain that discharges to the sanitary sewer

system. If food prep to be involved, the central drain shall first discharge to a grease trap/interceptor and then connect to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.

8. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
9. 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).

10. Site may be subject to C.3 requirements of the Municipal Regional Stormwater Permit (please see SMCWPPP C.3 Regulated Projects Guide at <https://www.flowstobay.org/newdevelopment> for guidance). If C.3 is applicable, the following items will be required;

11. Applicant shall provide 100% Low-Impact Development for C.3 stormwater treatment for all of the project's impervious areas per MRP Section C.3.b. In-lieu of feasible on-site treatment, qualifying applicants may apply for the **Special Project Status** exemption per Provision C.3.e.ii to Low Impact Development for C.3 treatment. However, **the applicant must provide a complete Infeasibility Narrative establishing all of the following (while still treating as much of the runoff via LID onsite as possible):**

- a. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with LID treatment measures **onsite**;
- b. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with LID treatment measures **offsite** within South San Francisco, providing LID treatment of an equivalent amount of runoff either at a:
 - i. Available Regional Stormwater Project in same watershed ;
 - ii. Property owned by the project proponent in the same watershed; or
 - iii. Planned South San Francisco Green Infrastructure (GI) Stormwater Project.
 1. Project options to be made available by City Engineering staff upon request
- c. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with some combination of LID treatment measures onsite, offsite or at a Regional Project in the same watershed;

- d. **Infeasibility of installing LID treatment within the Right-of-Way.** If Applicant chooses to treat any of their Project's impervious areas within the ROW, Applicant shall size the treatment measures to treat both the Project's impervious areas and the ROW. The ROW area to be treated shall be from the property line to the street centerline or crown whichever is a greater distance along the entire project frontage. Sizing and design shall conform to the San Mateo Countywide Water Pollution Prevention Program design templates and technical guidance and be approved by the Water Quality Control Plant and the Engineering Division. Applicant shall maintain all treatment measures required by the project and enter into a Stormwater Treatment Measure Maintenance Agreement with the City.
12. Completed attached forms for Low Impact Development (C3-C6 Project Checklist). Forms must be on 8.5in X 11in paper and signed and wet stamped by a professional engineer. Calculations must be submitted with this package. Use attached forms for completing documents, as old forms are no longer sufficient **Forms can also be found at <http://www.flowstobay.org/newdevelopment>**
A completed copy must also be emailed to [andrew.wemmer @ssf.net](mailto:andrew.wemmer@ssf.net)
13. Sign and have engineer wet stamp forms for Low Impact Development.
14. Submit flow calculations and related math for LID.
15. Complete attached Operation and Maintenance (O&M) agreements. Use attached forms for completing documents, as old forms are no longer sufficient **Do not sign agreement, as the city will need to review prior to signature. Prepare packet and submit including a preferred return address for owner signature. Packet should also be mailed or emailed to:**
Andrew Wemmer
City of SSF WQCP
195 Belle Air Road
South San Francisco, CA 94080
Andrew.wemmer@ssf.net
Exhibit Templates can also be found within Chapter 6 the C.3 Technical Guidance at <http://www.flowstobay.org/newdevelopment>.
16. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
17. Landscaping shall meet the following conditions related to reduction of pesticide use on the project site:
 - a. Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are

tolerant of saturated soil conditions and prolonged exposure to water shall be specified.

- b. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
- c. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
- d. Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.
- e. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design to the maximum extent practicable. Examples of IPM principles and techniques include:
 - i. Select plants that are well adapted to soil conditions at the site.
 - ii. Select plants that are well adapted to sun and shade conditions at the site. In making these selections, consider future conditions when plants reach maturity, as well as seasonal changes.
 - iii. Provide irrigation appropriate to the water requirements of the selected plants.
 - iv. Select pest-resistant and disease-resistant plants.
 - v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
 - vi. Use “insectary” plants in the landscaping to attract and keep beneficial insects.

18. A SWPPP must be submitted (if > 1 acre). Drawings must note that erosion control shall be in effect all year long.

19. A copy of the state approved NOI must be submitted (if > 1 acre).

Please have applicant contact Andrew Wemmer at Water Quality Control with any questions at (650) 829-3840 or Andrew.wemmer@ssf.net.



CITY OF SOUTH SAN FRANCISCO POLICE DEPARTMENT

Scott Campbell – Chief of Police



POLICE DEPARTMENT PLAN CHECK COMMENTS

Monday, October 23, 2023

To: Planning Division

From: Sergeant Michael Toscano, Police Department

Re: Planning Commission Agenda Items

Case No.: P23-0029

Location: Orange Memorial Park Aquatic Center

All construction must conform to South San Francisco Municipal Code Chapter 15.48.070 Minimum security standards for non-residential buildings, (Ord. 1477 § 1C, 2013; Ord. 1166 § 1, 1995)

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) 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:

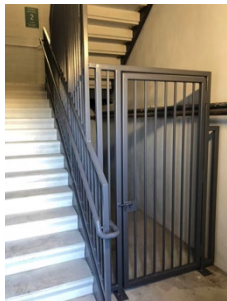


Police Department Plan Check Comments Continued...

Unacceptable:



- 3) All exterior doorways shall be illuminated during darkness by a white light source that has full cut-off and is of pedestrian scale.
- 4) 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 of underneath the stairs. Please see below examples.



- 6) Any exterior bicycle racks installed shall be of an inverted “U” design, or other design that allows two different locking points on each bicycle.
- 7) Any publicly accessible benches shall be of a design that prevents persons from lying on them, such as a center railing.
- 8) 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.
- 9) 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.

Police Department Plan Check Comments Continued...

- 10) 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.
- 11) 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
 - Garage area (providing coverage to entire parking area)
 - Bicycle storage area
 - Main lobby of building
 - Loading docks

The Police Department requires acknowledgement of these comments to include specific locations in the plans where the applicable change requests have been made.

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

For questions concerning this project, please contact the Planning Sergeant at (650) 877-8927 or at planningsergeant@ssf.net.

Michael Toscano
Planning and Crime Prevention Sergeant