

DRAFT CONDITIONS OF APPROVAL
P21-0037: GPA21-0002, RZ21-0003, DR21-0024, TDM21-0006, EIR22-0002,
580 DUBUQUE AVENUE

(As recommended by City Staff on April 12, 2022)

PLANNING DIVISION REQUIREMENTS SHALL BE AS FOLLOWS:

GENERAL

1. The applicant shall comply with the Planning Division's standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects (attached to this document).
2. The project shall be constructed and operated substantially as indicated on the plan set prepared by Perkins & Will Architects, dated March 4, 2022, and approved by the Planning Commission in association with P21-0037 as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City's Chief Planner.
3. The construction drawings shall comply with the Planning Commission approved plans, as amended by the conditions of approval, including the plans prepared by Perkins & Will Architects, dated March 4, 2022.
4. 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 and Chief Planner.
5. 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 and Chief Planner.
6. The proposed project has been reviewed by the Airport Land Use Commission on March 24, 2022, and by the Board of Directors of the City/County Association of Governments for San Mateo County on April 14, 2022. The proposed project was determined to be consistent with the applicable airport land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, and subject to the following conditions:
 - a. Prior to issuance of a building permit, the project sponsor shall file Form 7460-1 with the FAA and provide to the City of South San Francisco an FAA "Determination of No Hazard".
 - b. The City of South San Francisco shall require that the project sponsor comply with the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP.

CONSTRUCTION

7. 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.
8. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.

DESIGN REVIEW / SITE PLANNING

9. 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.
10. 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 20.300.007, Landscaping.
11. 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.
 - 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.
12. Prior to issuance of any building or construction permits, if the project is phased, the applicant shall submit interim and final phasing plans and minor modifications to interim and final phasing plans for review and approval by the Chief Planner, City Engineer and Chief Building Official.

13. The applicant shall contact the South San Francisco Scavenger Company to properly size any required trash enclosures and work with staff to locate and design the trash enclosure in accordance with the SSFMC Section 20.300.014, Trash and Refuse Collection Areas. Applicant shall submit an approval letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits.
14. Prior to the issuance of building permits, the applicant shall incorporate the comments and recommendations of the Design Review Board from their meeting of December 14, 2021, and as listed below:
 - a. The proposed Redwood trees will not work on this site, as the site is too windy for this type of species to survive. Consider using Canary Island Pine, Norfolk Island Pine, or Deodar Cedar, all of which do better in the wind
 - b. The proposed Platanus rasemosa will suffer from Anthracnose. Consider using Platanus acerifolia 'Columbia', Columbia London Plan tree which does well in SSF.
 - c. The proposing landscaping plan will require a good fast-draining soil for the Cistus species to work for the campus.
15. 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.
16. The applicant shall install three-inch diameter, PVC conduit along the project frontage, in the right-of-way, if any trenching is to take place, for the purpose of future fiber installation. Conduit shall have a pull rope or tape. A #8 stranded trace wire will be installed in the conduit or other trace wire system approved by the City.
17. All landscaping installed within the public right-of-way shall be maintained by the property owner, if applicable.
18. Demolition of any existing structures on site will require demolition permits.
19. Prior to proceeding with exterior cladding 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.
20. After the building permits are approved, but before beginning construction, the owner/applicant shall hold a preconstruction conference with City Planning, Building, and

Engineering staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all relevant subcontractors.

21. Permanent project signage is not included in project entitlements. Prior to installation of any project signage, the applicant shall submit an appropriate sign application per Chapter 20.360 of the Zoning Ordinance for review and approval.

TRANSPORTATION / PARKING

22. 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.

23. The applicant has prepared and submitted a Preliminary Transportation Demand Management (TDM) Plan. In accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management, prior to issuance of a building permit for any tenant improvements the applicant shall submit a Final TDM Plan for review and approval by the Chief Planner.

- d) The Final TDM Plan shall include all mandatory elements included in the Ordinance and shall substantially reflect the Preliminary TDM Plan prepared by Hexagon Transportation Consultants, Inc., dated October 14, 2021.
- e) The Final TDM Plan shall outline the required process for on-going monitoring, including annual surveys. The initial annual survey will be submitted one (1) year after the granting of a certificate of occupancy. The initial annual survey shall either: (1) state that the applicable property has achieved a minimum of 40% alternative mode usage, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the applicable property has not achieved the minimum 40% alternative mode usage, providing an explanation of how and why the goal has not been reached, and a description of additional measures that will be adopted in the coming year to attain the TDM goal of 40% alternative mode usage.
- f) 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 \$1,760, and is updated by the City Council on an annual basis.
- g) The Final TDM plan shall be subject to review and approval by the San Mateo City/County Association of Governments.

24. Prior to occupancy, provide clear signage on site for commercial and visitor parking areas to help direct vehicle traffic.

25. Once construction of an associated parking structure is complete, construction-related parking should be prioritized within the structure.

ENVIRONMENTAL MITIGATION MEASURES / CEQA

1. The applicant shall implement and comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the Initial Study / Mitigated Negative Declaration (EIR22-0002).

CLIMATE ACTION PLAN

1. Prior to issuance of any building or construction permits, the developer shall revise the construction documents to include the following Climate Action Plan requirements, subject to review and approval by the Chief Planner or designee:
 - a) Electric Vehicle Charging Installations Measure 2.1, Action 5: Require new large-scale nonresidential developments to provide conduit for future electric vehicle charging installations, and encourage the installation of conduits or electric vehicle charging stations for all new development.
 - b) Heat Island Reductions Measure 3.4, Action 1: Encourage the use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
 - c) Alternative Energy Facilities Measure 4.1, Action 2: Require the construction of any new nonresidential conditioned space of 5,000 square feet or more, or the conversion of unconditioned space 5,000 square feet or more, to comply with one of the following standards:
 - i. Meet a minimum of 50% of modeled building electricity needs with on-site renewable energy sources. To calculate 50% of building electricity needs for the new conditioned space, the applicant shall calculate building electricity use as part of the Title 24 compliance process. Total electricity use shall include total use for the new conditioned space excluding process energy.
 - ii. Participate in a power purchase agreement to offset a minimum of 50% of modeled building electricity use. Building electricity use shall be calculated using the method identified above.
 - iii. Comply with CALGreen Tier 2 energy efficiency requirements to exceed mandatory energy efficiency requirements by 20% or more. For additions to

existing development of 5,000 square feet or more, CALGreen Tier 2 shall be calculated as part of the Title 24 compliance process. Existing building space already permitted shall not be subject to CALGreen Tier 2 requirements.

- d) Solar Wiring Installation Measure 4.1, Action 3: Require all new development to install conduit to accommodate wiring for solar.
- e) Water Demand Reduction Measure 6.1, Action 2: Revitalize implementation and enforcement of the Water Efficient Landscape Ordinance by undertaking the following:
 - i. Establishing a variable-speed pump exchange for water features.
 - ii. Restricting hours of irrigation to occur between 3:00 a.m. and two hours after sunrise.
 - iii. Installing irrigation controllers with rain sensors.
 - iv. Landscaping with native, water-efficient plants.
 - v. Installing drip irrigation systems.
 - vi. Reducing impervious surfaces.

IMPACT / DEVELOPMENT FEES

****Fees are subject to annual adjustment, and will be calculated based on the fee in effect at the time that the payment of the fee is due. The fees included in the Conditions of Approval are estimates, based on the fees in place at the time of project approval.****

1. PARKS AND RECREATION IMPACT FEE: Prior to the issuance of a building permit for non-residential projects, the applicant shall pay the Parkland Acquisition Fee and Parkland Construction Fee in accordance with South San Francisco Municipal Code Chapter 8.67. The fee is subject to annual adjustment. Based on the plans reviewed and approved by the Planning Commission on April 21, 2022, the park fee estimate for the project is:

Non-Residential Uses:

- ***Office / R&D: \$3.10/SF x 263,681 SF = \$ 817,411.10***
- ***Administration Fee: \$700***

2. CHILDCARE FEE: Prior to the issuance of a building permit, the applicant shall pay any applicable childcare fees in accordance with South San Francisco Municipal Code Chapter 20.310. This fee is subject to annual adjustment. Based on the plans reviewed and approved

by the Planning Commission on April 21, 2022, the childcare impact fee estimate for the project is:

Non-Residential Uses:

- ***Office / R&D: \$1.32/SF x 263,681 SF = \$348,058.92***

3. **LIBRARY IMPACT FEE:** Prior to the issuance of the certificate of occupancy for the development, the applicant shall pay applicable Library Impact Fee in accordance with South San Francisco Municipal Code Chapter 8.74. Based on the plans reviewed and approved by the Planning Commission on April 21, 2022, the Library Impact Fee for the project is:

Non-Residential Uses:

- ***Office / R&D: \$0.13/SF x 263,681 SF = \$34,278.53***

4. **COMMERCIAL LINKAGE FEE:** Prior to issuance of the first building permit, the applicant shall pay the applicable commercial linkage fee in accordance with South San Francisco Municipal Code Chapter 8.69, based on the current fee for each applicable land use category. The fee shall be calculated based on the fee schedule in effect at the time the building permit is issued. Based on the plans reviewed and approved by the Planning Commission dated April 21, 2022, the commercial linkage fee estimate for the project is:

Commercial Uses:

- ***Office / R&D: \$16.55/SF x 263,681 SF = \$4,363,920.55***

5. **CITYWIDE TRANSPORTATION FEE:** Prior to the issuance of the building permit for the development, the applicant shall pay the applicable Citywide Transportation Fee in accordance with South San Francisco Municipal Code Chapter 8.73. Based on the plans reviewed and approved by the Planning Commission on April 21, 2022, the Citywide Transportation Impact Fee for the project is:

Non-Residential Uses:

- ***Office / R&D: \$30.52/SF x 263,681 SF = \$8,047,544.12***

6. **PUBLIC SAFETY IMPACT FEE:** Prior to the issuance of the building permit for the development, the applicant shall pay applicable Public Safety Impact Fee in accordance with South San Francisco Municipal Code Chapter 8.75. Based on the plans reviewed and approved by the Planning Commission on April 21, 2022, the Public Safety Impact Fee for the project is:

Non-Residential Uses:

- ***Office / R&D: \$1.15/SF x 263,681 SF = \$303,233.15***

7. SCHOOL DISTRICT FEE: Prior to the issuance of a building permit for commercial/industrial projects, the City shall require proof of payment of this fee to SSFUSD. Based on the plans reviewed and approved by the Planning Commission on April 21, 2022, the school district fee estimate for the project is:
 - *Commercial / Industrial Uses: \$0.61/SF x 263,681 SF = \$160,845.41*
8. PUBLIC ART: All non-residential development is subject to the Public Art Requirement, per South San Francisco Municipal Code Chapter 8.76 (Ordinance 1613-2020). The public art requirement for this project will be satisfied through:
 - Every non-residential development project shall provide qualifying public art with a value equal to not less than 1% of construction costs for acquisition and installation of public art on the development site.
 - A non-residential development project may elect to make a public art contribution payment in an amount not less than 0.5% of construction costs into the public art fund, in lieu of acquisition and installation of public art on the development project site.

COMMUNITY BENEFITS

In order to capture the proposed community benefits, the proposal is memorialized in the Conditions of Approval. Timing of any proposed payments are listed.

1. The Applicant has proposed a Community Benefits Package, in addition to compliance with SSFMC Section 20.280.005 Additional Development Standards, to be implemented prior to issuance of any building or construction permits including the following:
 - A. Proposed Direct Community Benefits
 1. Funding Contributions. The Applicant proposes to make a direct contribution to the City in the amount of \$2,500,000, prior to issuance of building permits for vertical construction, as follows:
 - \$1,000,000 toward construction of a new City Annex building
 - \$1,000,000 toward acquisition, improvement, and/or maintenance of public park and recreation facilities
 - \$500,000 toward art or gateway signage maintenance, installation and enhancement within a half-mile radius of the project site.
 2. Caltrain Station Plaza. The applicant is in exclusive negotiations with the Peninsula Corridor Joint Powers Board (“JPB”) which operates Caltrain, to create a comprehensive plan for improvement and usage of the JPB property between the

Project site and the new Caltrain station. The Project's proposed contribution toward this effort is \$3,500,000.

3. **Undergrounding Power Lines.** The applicant is in negotiations with PG&E to cause overhead power lines connecting to the new Caltrain Traction Power Station to be undergrounded, at an estimated cost of \$5,000,000 including demolition, jack and bore, and undergrounding replacement (inclusive of hard costs as well as design, engineering, and permitting fees). Because the City does not have land use jurisdiction over JPB or PG&E, this work is not independently required and it will be made possible through the Project's contributions. The City will consider half of this estimated cost – \$2,500,000 – as a community benefit. This will further City policies calling for undergrounding of new utility lines, and facilitate use of the Caltrain Station plaza as described above.
 4. **Green Building/Electrification.** The applicant has committed to measures to improve the Project's environmental sustainability, beyond code requirements, with an estimated cost of \$2,450,000, as follows.
 - The Project will achieve LEED Gold Certification, exceeding the baseline requirements established under CALGreen, as well as Fitwel building health certification. The cost of these measures, exceeding CALGreen standards, comes at a premium of approximately 1% of building hard costs, or \$1,700,000.
 - The Project will also commit to 100% electrification, furthering the City's Climate Action Plan goals by avoiding use of natural gas, at an added upfront cost of approximately \$1,500,000; The City will consider half of this cost – \$750,000 – as a community benefit.
- B. The Applicant agrees to support City's formation of a Community Facilities District (CFD) serving land within the East of 101 area, and generally as established within the parameters described in the City Manager's presentation of October 2, 2019 on this topic ("2019 Presentation"), provided that (i) the Project's maximum CFD assessment rate does not exceed one dollar (\$1.00) per square foot of assessable real property, and (ii) the Project's maximum CFD assessment rate does not exceed the rate assessed against other office/R&D properties in the East of 101 area. Subject to this commitment, Applicant shall not be prohibited from participation in public hearings, negotiations, or other communications regarding the formation of the CFD or the facilities and/or services proposed to be funded by CFD proceeds.

C. Summary of Additional Benefits for Purposes of Increased FAR (SSFMC 20.280.005)

Eligible Public Benefit	South City Station Project Contribution
<p><i>a. Local Hire Program;</i></p>	<p>The Applicant commits to making good faith efforts to hire local labor and local subcontractors for the construction of the Project. Truebeck (General Contractor) will identify scopes of work that could be completed by second-tier subcontractors and do community outreach to small local SSF businesses, with the goal of facilitating the assignment of these scopes of work to the local businesses under the larger contract with first-tier subcontractors. The Applicant aims to spend as much of the >\$100 million labor costs of the project with local firms and personnel as possible.</p> <p>In addition, the Project commits to using union labor for all major subcontractors. Shoring/dewatering, excavation, exterior skin, mechanical, plumbing electrical, audio/visual and low voltage scopes, representing >60% of construction cost, have already been onboarded, and all subcontractors are union shops. Based on the General Contractor's experience and estimated construction costs, we anticipate that the incremental cost to support union labor is approximately \$12 million.</p>
<p><i>b. Public art;</i></p>	<p>The Project will exceed the City-mandated public art fee requirement by providing an on-site public art installation (value of 1% of project hard cost or ~ \$1.7 million dedicated on-site).</p>
<p><i>c. Funding or construction of local streetscape enhancements as identified in the Downtown Station Area Specific Plan;</i></p>	<p>The Project will greatly improve access around the Project site, creating a landscaped pedestrian path with a screening wall along Dubuque Avenue and creating new pedestrian and vehicular site access along the western edge of the site, at an estimated cost of \$2.0 million. These improvements will adapt a challenging site by reconfiguring street frontages, providing better emergency vehicle access, and improving vehicular and pedestrian connectivity to the Caltrain Station and throughout the entire Dubuque Corridor.</p>
<p><i>d. Funding for enhanced public spaces;</i></p>	<p>The applicant is in exclusive negotiations with JPB which operates Caltrain, to create a comprehensive plan for improvement and usage of the JPB property between the Project site and the new Caltrain station, as described in Part I. The Project will include innovative landscape architecture with at least 50 new trees, creating green spaces in an area of the City that generally lacks vegetation. The landscaping is designed to provide on-site screening of Caltrain facilities and enhance the ground-level experience for workers and visitors.</p>

<i>e. Funding for public safety facilities, community meeting rooms, child care or similar;</i>	N/A
<i>f. Tenant space for local businesses or existing businesses in need of relocation;</i>	None dedicated; however, the Project will include approximately 4,000 square feet of café space that could be leased to a local and/or relocated business.
<i>g. Provision of green building measures over and above the applicable green building compliance threshold required pursuant to Title 15 ...;</i>	The Project will achieve LEED Gold Certification, exceeding the baseline requirements established under CALGreen, as well as Fitwel building health certification. The Project will also commit to 100% electrification, furthering the City’s Climate Action Plan goals by avoiding use of natural gas.
<i>h. Transit subsidy or other incentives for residents and/or employees;</i>	The Project also advances City and regional transit-oriented development goals by planning an appropriate density of employment uses immediately adjacent to the new Caltrain station, providing regional access to the Project site through public transit. The Project will include a robust TDM plan to achieve 40% mode shift through alternative modes of transportation, including various multimodal site improvements and employee incentives.
<i>i. Family-friendly (two- and three-bedroom units); and</i>	N/A – no residential units in project
<i>j. Other developer proposed incentives achieving a similar public benefit.</i>	The applicant is in negotiations with PG&E to cause overhead power lines connecting to the new Caltrain Traction Power Station to be undergrounded, as described in Part I. This will further City policies calling for undergrounding of new utility lines, and facilitate use of the Caltrain station plaza.

**STANDARD CONDITIONS AND LIMITATIONS FOR COMMERCIAL,
INDUSTRIAL, MIXED USE, AND MULTI-FAMILY RESIDENTIAL PROJECTS**

Entitlement and Permit Status

1. 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. A one-year permit extension may be granted in accordance with provisions of the SSFMC Chapter 20.450 (Common Procedures).
2. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files an affidavit, 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.
3. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
4. Minor changes or deviations from the conditions of approval of the permit may be approved by the Chief Planner and major changes require approval of the Planning Commission, or final approval body of the City, per SSFMC Chapter 20.450 (Common Procedures).
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. Any request for temporary power for testing equipment will be issued only upon substantial completion of the development.

Lighting, Signs, and Trash Areas

8. All exterior lights shall be installed in such a manner that is consistent with SSFMC Chapter 20.300 (Lot and Development Standards), and there shall be no illumination on adjacent properties or streets which might be considered either objectionable by adjacent property owners or hazardous to motorists.
9. No additional signs, flags, pennants or banners shall be installed or erected on the site without prior approval, as required by SSFMC Chapter 20.360 (Signs).

10. Adequate trash areas shall be provided as required by SSFMC 20.300 (Lot and Development Standards).
11. Trash handling area must be covered, enclosed and must drain to sanitary sewer. This must be shown on the plans prior to issuance of a permit. If being installed in a food service facility the drain must be connected to a grease interceptor prior to the connection to the sanitary sewer.

Landscaping, Construction, & Utilities

12. The construction and permitted use on the property shall be so conducted as to reduce to a minimum any noise vibration or dust resulting from the operation.
13. A plan showing the location of all storm drains and sanitary sewers must be submitted.
14. All sewerage and waste disposal shall be only by means of an approved sanitary system.
15. Prior to any on-site grading, a grading permit shall be obtained from the City Engineer.
16. All existing utility lines, underground cable conduits and structures which are not proposed to be removed shall be shown on the improvement plans and their disposition noted.
17. 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).
18. 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.
19. 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.
20. Plant materials shall be replaced when necessary, with the same species originally specified unless otherwise approved by the Chief Planner.

Parking Areas, Screening, & Drainage

21. All ducting for air conditioning, heating, blower systems, accessory mechanisms and all other forms of mechanical or electrical equipment which are placed on or adjacent to the building shall be screened from public view, in accordance with SSFMC Chapter 20.300 (Lot and Development Standards).

22. All parking spaces, driveways, maneuvering aisles, turn-around areas and landscaping areas shall be kept free of debris, litter and weeds at all times. Site, structures, paving, landscaping, light standards, pavement markings and all other facilities shall be permanently maintained.
23. All parking spaces, driveways, maneuvering aisles, and turn-around areas must drain and be plumbed to the sanitary sewer.
24. The onsite stormwater catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).

Public Safety

25. The applicant shall comply with the provisions of Chapter 15.48 of the Municipal Code, “Minimum Building Security Standards” Ordinance revised May 1995. The Police Department reserves the right to make additional security and safety conditions, if necessary, upon receipt of detailed/revised building plans.
26. The applicant shall comply with the provisions of Chapter 15.24 of the Municipal Code, “Fire Code” Ordinance. The Fire Department reserves the right to make additional safety conditions, if necessary, upon receipt of detailed/revised building plans.
27. All fire sprinkler test and/or drain lines shall be connected to the sanitary sewer.

Planning Division Staff Contact:

Christopher Espiritu (650) 877-8535 or Christopher.Espiritu@ssf.net

ENGINEERING DIVISION

Below are the special conditions that may apply to the subject permit, which may overlap with any standard development conditions – these conditions are subject to change.

Permits

1. At the time of each permit submittal, the Applicant shall submit a deposit for each of the following permit reviews and processing:
 - a. Building Permit plan check and civil review. Provide an engineer’s estimate or opinion of probable cost of on-site improvements for deposit amount calculation.
 - b. Hauling/Grading plan check and permit processing. Provide Cubic Yards for deposit amount calculation.
 - c. Public Improvement plan check and permit processing. Provide an engineer’s estimate or opinion of probable cost of ROW improvements for deposit amount calculation.
2. 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>.

3. 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>.
4. The Applicant shall obtain a Demolition Permit to demolish the existing buildings. The demolition permit shall be obtained from the Building Division and the Applicant shall pay all fees and deposits for the permit. The Applicant shall provide letters from all public utilities stating all said utilities have been properly disconnected from the existing buildings.
5. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
6. The City of South San Francisco is mandated by the State of California to divert sixty-five percent (65%) of all solid waste from landfills either by reusing or recycling. To help meet this goal, a city ordinance requires completion of a Waste Management Plan ("WMP") for covered building projects identifying how at least sixty-five percent (65%) of non-inert project waste materials and one hundred percent (100%) of inert materials ("65/100") will be diverted from the landfill through recycling and salvage. The Contractor shall submit a WMP application and fee payment prior to the issuance of a building or grading permit.
7. A Public Improvement Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits.
8. Prior to the issuance of a building permit, the Applicant shall submit written evidence from the County or State Regulators in charge, indicating that the site is cleared of hazardous materials and hazardous groundwater to a level that poses no impacts to human health.

Plan Submittal

9. 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, Demolition Plan, Grading Plan, Horizontal Plan, Striping and Signage 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).

10. Prior to building permit issuance, the Applicant shall obtain a grading permit with the Engineering Division and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the grading permit. The Applicant shall submit a grading plan that clearly states the amount of cut and fill required to grade the project. The Grading Plans shall include the following plans:

Cover, Notes, Existing Conditions, Grading Plans, Storm Drain Plans, Stormwater Control Plan, and Erosion Control Plan.

11. Prior to building permit issuance, the Applicant shall obtain a Public Improvement Permit for all proposed work within the City ROW and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the Public Improvement Permit. The Public Improvement Plans shall include only the scope of work within the City ROW (with reference to the on-site plans) consisting of the following plans:

Civil Plans, Landscape Plans, and Joint Trench Plans.

12. Along with the building permit and grading permit submittals, Applicant shall submit separate Right-of-Way (ROW) improvement plans for the Public Improvement Permit Application. An engineer's cost estimate for the scope of work shown on the approved ROW improvement plans is required to determine the performance and payment bond amount. The submittal of the bonds is required prior to the execution of the Subdivision Improvement Agreement.
13. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
14. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
15. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, encroachment permit, or public improvement permit.

Mapping and Agreements

16. The Applicant shall make an Irrevocable Offer of Dedication to the City for a 20-foot-wide minimum Emergency Vehicle Access easement along the proposed private Main/ Front Street access roadway and driveway within the subject parcel.
17. The Applicant shall make an Irrevocable Offer of Dedication as needed to realign the existing Roadway Easement 122 OR 524 to match with the proposed realignment of the Private Main / Front Street access roadway within the subject parcel.
18. The Applicant shall make an Irrevocable Offer of Dedication to the City for a public utility easement on the project site as necessary to accommodate the actual location of the existing Caltrans stormdrain pipe and any new public utilities required for the project and future use by the City.
19. The Applicant shall make an Irrevocable Offer of Dedication to the City for a public sidewalk easement on the project site from Dubuque Avenue entrance to the Peninsula Corridor JPB parking lot site .

20. The Applicant shall acquire a Public Pedestrian Access easement through the adjacent Peninsula Corridor JPB parking lot site to connect the project site pedestrian path to the future Caltrain Station pedestrian path south of Grand Avenue. The alignment of said public pedestrian access easement shall be mutually agreeable to the City and the Peninsula Corridor JPB.
21. The Applicant shall acquire an easement on the adjacent property north of project site for constructing the proposed sanitary sewer lateral serving the project site. The easements shall include the property where the new sanitary sewer line will be constructed to the point of connection with the City facilities. The Applicant shall also enter into a Maintenance Agreement with the neighboring property owner for the on-going maintenance of the proposed sanitary sewer facilities. Said Maintenance Agreement shall be recorded with the San Mateo County Recorder.
22. Prior to Building Permit issuance, all applicable mapping shall be recorded with the San Mateo County Clerk Recorder's Office.
23. All required public easement dedications to the City on the project site shall be established via a Parcel Map for the property. Said Parcel Map shall be approved by the City Council and be recorded with the San Mateo County Recorder's Office prior to the issuance of a Building Permit.
24. Applicant shall submit all documents required for review of any mapping application.
25. Prior to the approval of any Permits, the Applicant shall enter into an Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution.
 - a. The Improvement Agreement shall require the Applicant to ensure the faithful performance of the design, construction, installation and inspection of all public improvements as reviewed and approved by the Engineering Division at no cost to the City and shall be secured by good and sufficient payment, performance, and one (1) year warranty bonds or cash deposit adequate to cover all of the costs, inspections and administrative expenses of completing such improvements in the event of a default. The value of the bonds or cash deposit shall include 110% of the cost of construction based on prevailing wage rates. The value of the warranty bond or cash deposit shall be equivalent to 10% of the value of the performance security.
 - b. The Encroachment and Maintenance Agreement shall require the Applicant to maintain any street furniture that serves the property and all landscape within the project frontage at no cost to the City. The Encroachment and Maintenance Agreement shall be recorded with the San Mateo County Recorder and may be transferred to the property owner.
26. Applicant shall pay for all Engineering Division deposits and fees required for any mapping application prior to review.

Right-of-Way

27. Prior to building permit issuance and prior to any work within the City Right-of-Way, the Applicant shall obtain a Public Improvement Permit from the Engineering Division. All new public improvements required to accommodate the development shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City Standards. All new public improvements shall be completed prior to Final Occupancy of the project or prior any Temporary Occupancy as approved by the City Engineer.
28. Prior to Building Permit issuance, the Applicant shall enter into a Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution. The Improvement Agreement shall require the Applicant to install all proposed public improvements as reviewed and approved by the Engineering Division at no cost to the City. The Encroachment and Maintenance Agreement shall require the Applicant to maintain any street furniture that serves the property and all landscape within the project frontage at no cost to the City. The Encroachment and Maintenance Agreement shall be recorded with the San Mateo County Recorder and may be transferred to the property owner or Homeowner's Association.
29. Prior to Building Permit issuance, the Applicant shall submit a video survey of the adjacent streets (perimeter of proposed property location) to determine the pre-construction condition of the streets at no cost to the City. The Applicant will be responsible to ensure that the condition of the streets and striping is in at least existing condition or better after construction is completed.
30. The applicant shall develop and implement traffic calming measures on Dubuque Avenue to decrease the speed limit on Dubuque Avenue to 25 mph.
31. The Applicant shall install stop signs at each intersecting point for exiting vehicles along the shared access road and driveway.
32. The applicant shall develop and implement measures to improve the sight distance for vehicles exiting the project driveway to improve the visibility of approaching northbound traffic on Dubuque Avenue. Measures may include the following:
 - a. Improvements to the existing fence along the existing retaining wall on Dubuque Avenue.
 - b. Coordinate with the Caltrain to relocate or reduce the height of the existing "Caltrain Station Parking" sign located on the south side of the shared Dubuque Avenue driveway
 - c. Coordinate with the property owner to the north to clear obstructing signs and vegetation from the corner of their property to provide adequate sight distance between southbound Dubuque Avenue traffic and vehicles exiting the shared Dubuque Avenue driveway.

33. Applicant shall rehabilitate the AC pavement on Dubuque Avenue from Grand Avenue to shared driveway project entrance to include base repairs of all failed pavement as determined in the field by the City Inspector and a 2” grind and AC overlay (curb-to-curb).
34. Internal driveways shall be a minimum of 15’ wide for one-way travel and 25’ wide of for areas subject to two-way travel. One-way travel lanes within the site shall be clearly posted and marked appropriately.
35. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards.
36. The Applicant shall reconstruct existing sidewalk, curb, and gutter along the Dubuque Avenue frontage of the subject property. All sidewalks shall be constructed to current City and Caltrans standards and specifications to the satisfaction of the City Engineer at no cost to the City.
37. The applicant shall install detectable warnings and ramp on the both sides of the sidewalk at the Dubuque Avenue and shared driveway crossing as per City Standards.
38. Upon completion of construction and landscape work at the site, the Applicant shall clean, repair or reconstruct, at their expense, as required to conform to City Standards, all public improvements including driveways, curbs, gutters, sidewalks and street pavements along the street frontages of the subdivision to the satisfaction of the City Engineer. Damage to adjacent property caused by the Applicant, or their contractors or subcontractors, shall be repaired to the satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.
39. Applicant shall ensure the proposed trees and planting locations do not interfere with underground utilities or the joint trench. The Applicant will be required to install root barrier measures to prevent the sidewalk from uplift at no cost to the City.
40. Prior to Public Improvement Permit issuance, the Applicant shall provide an engineer’s estimate for all work performed with in the public right-of-way and submit a bond equal to 110% of the estimate.
41. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on Dubuque Avenue and/or any area of work that will obstruct the existing pedestrian walkways.
42. No foundation or retaining wall support shall extend into the City Right-of-Way without express approval from the Engineering Department. Applicant shall design any bioretention area or flow-through planters adjacent to the property line such that the facility and all foundations do not encroach within the City Right-of-Way or into an adjacent parcel.
43. The project shall not include any permanent structural supports (retaining walls, tiebacks, etc.) within the ROW. City Engineer approval is required for any temporary structural supports within the ROW. Any temporary structural supports shall be removed after construction.
44. Any work within the public sidewalk and/or obstructing pedestrian routes shall require pedestrian routing plans along with traffic control plans. Temporary lane or sidewalk closures shall be approved by the City Engineer and by the Construction Coordination Committee (if within the CCC influence area). For any work affecting the sidewalks or pedestrian routes greater than 2 days in duration, the adjacent parking lane or adjacent travel lane shall be closed

and temporary vehicle barriers placed to provide a protected pedestrian corridor. Temporary ramps shall be constructed to connect the pedestrian route from the sidewalk to the street if no ramp or driveway is available to serve that purpose.

Stormwater

45. The Applicant shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved development analyzing existing conditions and post-development conditions. The study shall evaluate the capacity of the existing storm drain along the project site that drains to the culvert on Poletti Way and recommend any improvements necessary to accommodate runoff from the project and upstream tributary areas. The study shall incorporate all existing flows including flows from Caltrans and any flows from City infrastructure that currently discharge to the existing public storm drain. The study shall evaluate the capacity of each public storm drain during a 25-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. The study shall be submitted to the City Engineer for review and approval.
46. The Applicant shall design and construct, any on-site and off-site storm drainage improvements along said storm drain system as recommended by the approved storm drainage and hydraulic study at no cost to the city.
47. Post-development stormwater runoff peak flow and volume shall not exceed that of the pre-development condition for each discharge point from the site. Precipitation used for the hydraulic analysis shall be a 25-year design storm based on NOAA Atlas 14 data for the project site. Storm duration shall be equal to the time of concentration with an initial minimum of 10 minutes.
48. On-site private storm drainage conveyance systems shall be designed to accommodate the 25-year, 10-minute design storm. Precipitation used for the hydraulic analysis shall be based on NOAA Atlas 14 data for the project site. Storm duration shall be equal to the time of concentration with an initial minimum of 10 minutes.
49. Hydraulic Grade lines shall not be less than 1 foot from the ground surface.
50. Runoff Coefficients used for hydraulic calculations shall be as follows:
 - a. Parks and open areas—0.35
 - b. Residential areas—0.50
 - c. Multiple dwelling areas—0.65
 - d. Commercial and paved areas—0.95
51. Drainage runoff shall not be allowed to flow across lot lines or across subdivision boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose.
52. All off-site drainage facilities required by the City Engineer to accommodate the runoff from the subdivision shall be provided by the Applicant at no cost to the City.
53. All building downspouts shall be connected to rigid pipe roof leaders which shall discharge into an approved drainage device or facility that meets the C3 stormwater treatment requirements of Municipal Regional Permit.

54. All storm drainage runoff shall be discharged into a pipe system or concrete gutter. Runoff shall not be surface drained into surrounding private property or public streets.
55. Existing on-site drains that are not adequately sized to accommodate run-off from the fully developed property and upstream drainage basin shall be improved as required by the Applicant's civil engineering consultant's plans and specifications as approved by the City Engineer. These on-site improvements shall be installed at no cost to the City.
56. The on-site storm drainage system shall not be dedicated to the City for ownership or maintenance. The storm drainage system and any storm water pollution control devices within the subdivision shall be owned, repaired, and maintained by the property owner or Homeowner's Association.

Sanitary Sewer

57. The Applicant shall video inspect the entire public sanitary sewer main on the property northeast of the project site from the nearest upstream manhole of the project's point of connection to the downstream public sanitary sewer main on Poletti Way. Video must be submitted to City Engineering for review. Depending on the condition of the sewer main, the City may impose a condition of approval for the rehabilitation of this sewer main.
58. The Applicant shall submit a sewer capacity study to determine how the project impacts the existing sewer main on the adjacent property including the segment that crosses under the Union Pacific Rail Road (UPRR) ROW to the public sewer main on Poletti Way. The study shall account for flows from all parcels connected to the existing sewer mains and any future flows based on the max density of the zoning. The required upgrades for these sanitary sewers shall be the responsibility of the Applicant. Sanitary sewer mains shall not flow more than 2/3 full at peak wet weather flow. The sewer capacity study shall be submitted for review and approval to the Engineering Division prior to building permit issuance.
59. The applicant shall reconstruct the existing sewer main on the adjacent property that will serve the proposed development (between Dubuque Way and the UPRR ROW) and the segment that crosses under the UPRR ROW to the public sewer main on Poletti Way. The required size shall be 8-inch diameter or as determined by the Sewer Study, whichever is greater. All sewer improvements shall be completed prior to obtaining the certificate of occupancy.
60. The Applicant shall abandon all existing private sewer laterals from the project site that are no longer to be used. The number of sewer laterals to be abandoned shall be shown on the plans and shall be confirmed by the review of the video inspection of the private sanitary sewer main.
61. The Applicant connect the private sanitary sewer lateral to the nearest public sanitary sewer main manhole within the property to the north. The Applicant shall install the new sewer laterals to City Standards including. The Applicant is responsible for obtaining any construction easement and sanitary sewer easement with the property to the north.
62. The on-site sanitary sewer system up to the public sanitary sewer manhole connection shall not be dedicated to the City for maintenance. The sanitary sewer facilities within the subdivision shall be repaired and maintained by the property owner Homeowner's Association.
63. Each on-site sanitary sewer manhole and cleanout shall be accessible to maintenance personnel and equipment via pathway or driveways as appropriate. Each maintenance structure shall be surrounded by a level pad of sufficient size to provide a safe work area.

64. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal.
65. The on-site sanitary sewer system/plumbing shall be designed and installed in accordance with the Uniform Plumbing Code, as amended and adopted by the City, and in accordance with the requirements of the South San Francisco Building Division.

Utilities

66. All electrical and communication lines serving the property, shall be placed underground within the property being developed and to the nearest overhead facility or underground utility vault. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.
67. The Applicant shall coordinate with the California Water Service/Westborough Water for all water-related issues. All water mains and services shall be installed to the standards of the California Water Service or the Westborough Water District, as appropriate.
68. The Applicant shall install fire hydrants at the locations specified by the Fire Marshal. Installation shall be in accordance with City Standards as administered by the Fire Marshall.
69. Each dwelling unit shall be pre-wired for Cable T.V. and broadband communication services.

On-site Improvements

70. The Applicant shall construct a pedestrian path through the project site from Dubuque Avenue and from the project site to the Caltrain Station within the proposed Public Pedestrian Access Easement on the Peninsula Corridor JPB property.
71. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
72. Prior to receiving a Certificate of Occupancy form the Building Division, the Applicant shall require his Civil Engineer to inspect the finished grading surrounding the building and to certify that it conforms to the approved site plan and that there is positive drainage away from the exterior of the building. The Applicant shall make any modifications to the grading, drainage, or other improvements required by the project engineer to conform to intent of his plans.
73. The Applicant shall submit a proposed workplan and intended methodologies to ensure any existing structures on or along the development's property line are protected during proposed activities.
74. All common areas are to be landscaped and irrigated and shall meet the requirements of the City's Water Efficiency Landscape Ordinance (WELO). Submit landscape, drainage and grading plans for review and approval by the Engineering Division.
75. Any monument signs to be installed for the project shall be located completely on private property and shall not encroach into the City's right-of-way. The Developer shall ensure that placement of the monument signs do not obstruct clear lines of sight for vehicles entering or exiting the site.

Grading

76. The recommendations contained within the geotechnical report shall be included in the Site Grading and Drainage Plan. The Site Grading and Drainage Plan shall be prepared by the developer's civil engineer and approved by the project geotechnical engineer.
77. The entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effect dust palliative to prevent dust from being blown into the air and carried onto adjacent private and public property. Dust control shall be for seven days a week and 24 hours a day. Should any problems arise from dust, the developer shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.
78. Haul roads within the City of South San Francisco shall be cleaned daily, or more often, as required by the City Engineer, of all dirt and debris spilled or tracked onto City streets or private driveways.
79. The Applicant shall submit a winterization plan for all undeveloped areas within the site to control silt and stormwater runoff from entering adjacent public or private property. This plan shall be submitted to the City Engineer for review and approval prior to September 1 of each year. The approved plan shall be implemented prior to November 1 of each year.
80. Prior to placing any foundation concrete, the Applicant shall hire a licensed land surveyor or civil engineer authorized to practice land surveying to certify that the new foundation forms conform with all setbacks from confirmed property lines as shown on the Plans. A letter certifying the foundation forms shall be submitted to the Engineering Division for approval.
81. The applicant is required by ordinance to provide for public safety and the protection of public and private property in the vicinity of the land to be graded from the impacts of the proposed grading work.
82. All hauling and grading operations are restricted to between the hours of 8:00 a.m. to 6:00 p.m. for residential areas and 7:00 a.m. to 6:00 p.m. for industrial/commercial areas, Monday through Friday, excluding holidays.
83. Unless approved in writing by the City Engineer, no grading in excess of 200 cubic yards shall be accomplished between November 1 and May 1 of each year.

Engineering Impact Fees

84. The Applicant shall pay the following Fees prior to receiving a Building Permit for the subject project:
 - a) The Oyster Point Interchange Impact Fee per the formula established by Resolution 71-84.
 - b) The Citywide Transportation Impact Fee per the formula established by Resolution 84-2007
 - c) The East of 101 Sewer Impact Fee per the formula established by Resolution 97-2002

Complete the Impact Fee Calculator and submit for verification and approval by the City: <https://www.ssf.net/home/showpublisheddocument?id=21781> also available on the City's website or by requesting from staff.

Engineering Division Staff Contact:

Jason Hallare at Jason.Hallare@ssf.net or Maurice Kaufman, WC3, at (650) 754-6353

FIRE DEPARTMENT CONDITIONS

1. Projects shall be designed in compliance with established regulations adopted by the City of South San Francisco affecting or related to structures, processes, premises, and safeguards regarding the following:
 - a. The hazard of fire and explosion arising from the storage, handling or use of structures, materials, or devices.
 - b. Conditions hazardous to life, property, or public welfare in the occupancy of structures or premises.
 - c. Fire hazards in the structure(s) or on the premises from occupancy or operation.
 - d. Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
 - e. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.
2. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [South San Francisco City Code](#).
3. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) [Sections 105.6](#) and [105.7](#). Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets 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.
 - a. [Construction documents](#) shall be dimensioned and drawn on suitable material. Electronic media documents shall be submitted. 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 code official.
 - b. Shop drawings for the fire protection system(s) shall be submitted directly to the Fire Department to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.
 - c. The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress including the path of the exit

discharge to the public way in compliance with the provisions of adopted codes. In other than occupancies in Groups R-2, R-3, and R-2.1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

- d. 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 structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.
 - e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted to the fire department for review and approval prior to construction.
4. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
 5. For the purposes of prescribing minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations. building, facilities, and premises in the course of construction, alteration or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.

Applicant is advised that the following Fire Department Specific Conditions apply to this project:

6. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and CFC Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure(s). Address identification shall be maintained.
7. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C.

- a. Maximum allowable reduction has been limited to up to 50% as part of mitigated access provisions identified in accepted AMMR.
 - b. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC [Appendix B](#).
 - c. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
8. Fire apparatus access roads shall be provided and maintained in accordance with CFC [Section 503](#) and Appendix D.
- a. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 200 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - i. Onsite fire lane widths have been increased by AMMR mitigating reduced minimum number of remote access points.
 - ii. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
 - iii. Should a security gate be planned to serve the facility, the gate shall be equipped with a Knox Company key operated electric gate release switch. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus.
 - b. Commercial and industrial developments with buildings or facilities exceeding 30 feet or three stories in height or 62,000 square feet shall have not fewer than two means of fire apparatus access for each structure. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
 - i. An AMMR has been received and accepted mitigating the projects inability to provide the minimum required second means of remote access.
 - c. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided in accordance with CFC D105. For purposes of this requirement, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed width of 36 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire long-side of the building or as approved by the fire code official. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the

- aerial fire apparatus road and the building. There shall be no architectural features, projections or obstructions that would limit the articulation of the aerial apparatus.
- i. Minimum aerial access width has been increased by AMMR mitigating reduced minimum number of remote access points
 - d. Required Fire Department access roads shall be identified “No Stopping – Fire Lane” per current Fire Department standards and California Vehicle Code (CVC) Section 22500.1(2) or (3).
 - e. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
9. The provisions of the adopted CFC shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing, and maintenance of all fire protection systems.
- a. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20. Approved automatic fire sprinkler systems in existing buildings and structures shall be provided in locations described in adopted CFC Section 903.6.
 - i. Structure will be required to be protected by an automatic fire sprinkler system.
 - 1. Fire Department Connection (FDC) for the sprinkler and/or standpipe systems shall be located on the street side of the structure or facing approved fire apparatus access roadway fully visible and recognizable from the street, and within 100 feet an approved fire hydrant.
 - b. Structure will be required to install a standpipe system in the building.
 - i. Not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at floor-level locations adjacent to stairways as construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.
10. As a condition of the accepted AMMR and active pressurized mechanical means of smoke control is required. Exhaust methods may be utilized in laboratory areas or as approved by the fire code official.
11. The following is an partial list of typical fire permits as required by California Fire Code (CFC) [Sections 105.6](#) and [105.7](#). Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets 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.
- a. Private Underground Fire Main & Fire Hydrants
 - b. Standpipe System
 - c. Fire Sprinkler System
 - d. Fire Pump (to be determined)
 - e. Fire Alarm System
 - f. Smoke Control Systems
 - g. Emergency Responder Radio System (to be determined)

- h. Hazardous Materials
- i. Gates and barricades across fire apparatus access roads (to be determined)

For any questions, please contact Ian Hardage, Fire Marshal South San Francisco Fire Department (650) 829-6645.

Fire Department Staff Contact:
Ian Hardage, Fire Marshal, at (650) 829-3950

POLICE DEPARTMENT CONDITIONS

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 applicant shall install and maintain a system allowing first responders to enter the building(s) by means of a code to be entered into a keypad or similar input device. A permanent code shall be issued to the Police Department. Physical keys or electronic access cards will not satisfy this requirement. Please note this is separate from the Fire Department's "Knoxbox" requirement. This access must be provided at two entry points, each on a different side of the building to allow first responders a tactical advantage when entering.
2. The hardware design of any 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. See possible samples below.

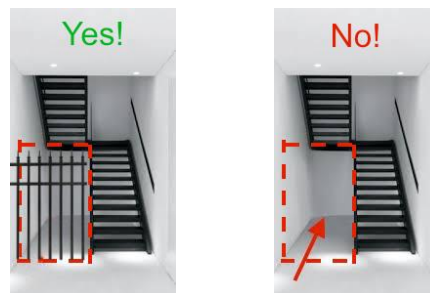
Acceptable:



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. All interior common and service areas, such as the garage, bicycle storage area, fire escapes, etc, shall be always illuminated with a white light source that is controlled by a tamperproof switch, or a switch located in an inaccessible location to passers-by.
5. 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, to prevent access and prevent people from loitering or concealing themselves in that area.



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.

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.
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
 - Lobby of sales/leasing office
 - Loading docks
 - All portions of any potential pedestrian tunnel
12. Any leasing of sales offices within the building shall be alarmed with a central station monitored silent intruder alarm system.
13. The Police Department requires acknowledgement of these comments to include specific locations in the plans where the applicable change requests have been made.
14. The Police Department reserves the right to review and comment upon the submission of revised and updated plans.

Police Department Staff Contact:
Sergeant Michael Rudis at (650) 877-8927 or at mike.rudis@ssf.net.

BUILDING DIVISION

The following comments must be addressed in the plans prior to submittal for building or construction permits, and must be completed prior to the issuance of a building permit:

1. All submitted sheets of plans must be stamped and signed.

2. On site plan and elevation views, identify property lines and verify building exterior walls, openings and projections comply with CBC Table 602, 705.2, and 705.8.
 - a. Rear exterior wall, which is 16'9" from the rear property line, must be minimum 1 hour fire rated and maximum 75% exterior wall openings can be allowed. Please show compliance.
3. Sheets A11.P-A11.08: At each level, identify the accessible means of egress per CBC 1009.1. Per CBC 1009.2.1, not less than one required accessible means of egress must be an elevator complying with CBC 1009.4.
4. Sheets A11.P-A11.08: Per CBC 11B-206.2.3.2, dimension the distance from the accessible means of vertical access to each stair.
5. Sheet A11.P1: Under Parking analysis, include the number of required vs. proposed designated parking spaces for clean air vehicles, EV charging spaces, and short- and long term bicycle parking spaces per California Green Building Code, Section 5.106.
6. Sheet A11.01: For Stair #2 exiting through the Lobby, justify compliance with CBC 1028.1 exception #1 items 1.1 through 1.4.
7. Sheet A11.08: A minimum of 2 exits will be required from both Terraces on this level.
8. Sheet A11.02-A11.08: Openings in interior exit stairway are limited to those required for exit access to the enclosure from normally occupied spaces per CBC 1023.4. Per this code requirement eliminate door from Elevator Lobby to Vestibule at Stair #2.
9. Specify automatic fire sprinkler system installed in accordance with the requirements in CBC 405.3 and 403.3.
10. Specify the structural Risk Category of the building and verify compliance with CBC 403.2.3.
11. Emergency Systems must comply with the requirements of CBC 403.4.
Means of egress and evacuation systems must comply with CBC 403.5.
12. Elevators must comply with the requirements in CBC 403.6.

Building Division Staff Contact:

Erik Rietdorf, (650) 829-6670 or Erik.Rietdorf@ssf.net

WATER QUALITY CONTROL DIVISION CONDITIONS

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:

13. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.
14. 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.
15. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
16. 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.
17. **As site falls in High Trash Generation area per South San Francisco's ATTACHED Trash Generation Map** (<http://www.flowstobay.org/content/municipal-trash-generation-maps>), determined by the Water Quality Control Division:
 - Regional Water Quality Control Board-approved **full trash capture devices** must be installed to treat the stormwater drainage from the site.
 - At a **minimum**, a device must be installed before the onsite drainage enters the City's public stormwater system (i.e. trash capture must take place no farther downstream than the last private stormwater drainage structure on the site).
 - An Operation & Maintenance Agreement will be required to be recorded with San Mateo County, ensuring the device(s) will be properly maintained.
 - A full trash capture system is any single device or series of devices that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour storm in the sub-drainage area or designed to carry at least the same flow as the storm drain connected to the inlet.*
18. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
19. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.

20. Trash enclosure shall be covered, contained and the floor shall slope to a central drain that discharges to a grease trap/interceptor and is connected to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.
21. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
22. If laboratories will be installed/anticipated, a segregated non-pressurized lab waste line must collect all laboratory waste. Install a sample port on the lab waste line outside the building, which will be accessible at all times.
23. Submit specs on the sample port.
24. If a food service kitchen/ prep area is to be installed, it shall connect to a gravity grease interceptor at least 750 gallons (liquid capacity) in size. Sizing of the grease removal device must be in accordance with the uniform plumbing code.
25. Grease interceptor shall be connected to all non-domestic wastewater sources in the kitchen (wash sinks, mop sinks, floor drains) and shown on plans.
26. A cut sheet of the Grease Interceptor/Trap must be shown on plans.
27. Garbage Disposals in Industrial/Commercial facilities are prohibited by City of South San Francisco Municipal Code.
- 28. Submit facility square footage on plans, including square footage/use of any previous buildings on site and square footage/use of proposed buildings for site.** Applicant will be required to pay a **Sewer Capacity Fee** (connection fee) based on SSF City Council-approved EDU calculation (involving anticipated flow, BOD and TSS calculations and including credits for previous site use) **payable with the Building Permit.**
29. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
30. Drains in parking garage (if applicable) must be plumbed through an oil/water separator and then into the sanitary sewer system and clearly shown on plans.
31. 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).
- 32. Site is 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). The following items will be required;**

33. Applicant shall provide 100% Low-Impact Development for C.3 stormwater treatment for all of the project's impervious areas. In-lieu of on-site treatment, applicants seeking **Special Project Status** exemption to Low Impact Development for C.3 treatment may install 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.
34. 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)
35. Sign and have engineer wet stamp forms for Low Impact Development.
36. Submit flow calculations and related math for LID.
37. 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>.
38. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
39. 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.
40. A SWPPP must be submitted (if > 1 acre). Drawings must note that erosion control shall be in effect all year long.
41. A copy of the state approved NOI must be submitted (if > 1 acre).

Water Quality Control Staff Contact:
Andrew Wemmer, (650) 829-3840 or Andrew.Wemmer@ssf.net.

PARKS & RECREATION DEPARTMENT COMMENTS

1. Park acquisition and park construction fees shall apply to this project. To obtain fee

estimates, please refer to Planning's Development Fee schedule

“SOUTH SAN FRANCISCO SCAVENGER” COMMENTS (WASTE MANAGEMENT):

1. Contact Susan Kennedy at the South San Francisco Scavenger Co. at susan@ssfscavenger.com or (650) 589-4020 to submit trash enclosure plans, and to obtain any additional requirements or service information.