

FINDINGS OF APPROVAL

UPM24-0001

78 & 88 SOUTH LINDEN AVENUE

(As recommended by City Staff on September 19, 2024)

As required by the Use Permit Procedures (SSFMC Chapters 20.490), the following findings are made in support of a Conditional Use Permit Modification to allow an existing approximately 12,878 square foot auto parts retail and warehouse space located at 88 South Linden Avenue to expand into an immediately adjacent approximately 15,317 square foot vacant commercial tenant space located 78 South Linden Avenue for additional warehouse space for O'Reilly Auto Parts in the Transit 3 Makers Lindenville (T3ML) Zone District in accordance with SSFMC Title 20 of the South San Francisco Municipal Code (SSFMC) based on public testimony and materials submitted to the South San Francisco Planning Commission which include, but are not limited to: Application materials prepared by Casco Architects for the applicant O'Reilly Auto Parts and Planning Commission hearing of September 19, 2024.

Use Permit Findings of Approval (SSFMC 20.490.004)

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the South San Francisco Municipal Code in that the project site is located in the T3 Makers Lindenville (T3ML) Zoning District while the South San Francisco Municipal Code (SSFMC) Table 20.135.060.B.1 does not permit new warehouse storage uses, the proposed project is an expansion of an existing legally established use into an existing vacant commercial warehouse space and it is not a change of use.
- B. The proposed use is consistent with the General Plan and any applicable specific plan in that the project is consistent with the Lindenville Specific Plan in that it allows an existing legally established warehouse use to expand into an existing vacant underutilized commercial warehouse space.
- C. Due to the physical constraints of the existing parking lot at the rear of the site, the project would be unable to accommodate standard two-way drive aisle operations. Thus the project is proposing a drive aisle reduction from 25 feet to 15 feet for one-way operations.
- D. Project-related vehicles would be required to access the site through an existing 15-foot driveway along the Victory Avenue frontage. All vehicles would enter and perform a turn at the north end of the parking lot to approach the delineated parking spaces.
- E. The proposed orientation and operation of the parking spaces is the most feasible layout for the project to accommodate the most number of parking spaces and operate safely, as managed by O'Reilly Auto Parts Staff on-site.
- F. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements because project would serve to activate and diversify the typical uses in the area (industrial warehouse and storage) to include a small public-serving retail space;

- G. The design, location, size and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity because the proposed project utilizes an existing adjacent vacant commercial space.

- H. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints because the proposed fence is designed to be architecturally compatible with the existing buildings on the site and has been reviewed by City staff to ensure that physical constraints and operational issues of the parking lot are minimized; and

- I. An environmental determination has been prepared in accordance with CEQA in that the proposed project has been determined to be categorically exempt under the provisions of the California Environmental Quality Act (CEQA), Class 1, Section 15301, Existing Facilities because the project consists of interior modifications an existing warehouse building.

CONDITIONS OF APPROVAL

UPM24-0001

78 & 88 SOUTH LINDEN AVENUE

(As recommended by City Staff on September 19, 2024)

A) Planning Division requirements shall be as follows:

1. The applicant shall comply with the Planning Division's Standard Conditions of Approval for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects as amended, and with all the requirements of all affected City Divisions and Departments as contained in the attached conditions, except as otherwise amended by the following Conditions of Approval.
2. The project shall be constructed and operated substantially as indicated on the plan set prepared by CASCO and approved by the Planning Commission in association with UPM24-0001, 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 CASCO Architects.
4. Daily parking operations shall be monitored and supervised by O'Reilly Auto Parts Staff to ensure safe entry/exit and navigation on the site's parking lot.
5. O'Reilly Auto Parts shall provide and maintain signage to direct customers, employees and visitors to parking areas to provide direction for the parking turnaround area in the parking lot.
6. All loading activities shall be conducted through the existing parking lot, and no large vehicles or commercial vehicles will load illegally (double park) on Victory Avenue or South Linden Avenue.
7. 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.
8. 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.
9. 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.
10. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
11. During construction, the applicant shall provide parking for construction workers the project parking structure when the Chief Building Official and Fire Marshal provide written approval.

12. 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.
13. Any proposed businesses shall obtain approval of a business license prior to occupation of the tenant space and commencement of the business.
14. Any proposed interior tenant modifications for the new commercial tenant spaces shall require issuance of a building permit.

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

B) Building Division requirements shall be as follows:

1. Full plan check upon building permit submittal required.

Contact: Erik Reitdorf, Building Division, at (650) 829-6670

C) Police Department requirements shall be as follows:

1. Full plan check upon building permit submittal required.

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

D) Fire Department requirements shall be as follows:

1. Full plan check upon building permit submittal required.

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

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.