

**CONDITIONS OF APPROVAL**

**P24-0117: MUP24-0002**

**1333 LOWRIE AVENUE**

(As recommended by City Planning Staff on January 7, 2025)

**A. Planning Division requirements shall be as follows:**

1. The applicant shall comply with the City of South San Francisco, Department of Economic and Community Development – Planning Division, standard Conditions and Limitations for Commercial, Industrial and Multi-Family Residential Projects.
2. The project shall be constructed and operated substantially as indicated on the plan set prepared by EHDD Architecture, dated October 23, 2024, and approved by the Zoning Administrator in association with MUP24-0002 as amended by the Conditions of Approval. The final plans shall be subject to the review and approval of the Chief Planner.
3. Applicant shall submit a checklist showing compliance with Conditions of Approval when applying building permit and business license applications.
4. The applicant shall maintain the existing landscaped area in compliance with Chapter 20.300.008 of the Zoning Ordinance.
5. All parking areas shall be maintained clear of litter and storage at all the time. No outdoor storage of materials is allowed, and no work shall be conducted outside of a building.
6. All exterior light sources, including canopy, perimeter, and flood, shall be energy-efficient, stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. Lighting shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties.
7. Applicant shall comply with all permitting requirements of Building Division related to the project and provide proof of permits and/or approval prior to building permit issuance for these project elements.
8. Demolition of any existing structures on site will require demolition permits.
9. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.

(Planning Division contact person: Victoria Kim, Associate Planner (650) 877-8535)

**B. Fire Department requirements shall be as follows:**

1. Gates shall be set back not less than 20 feet from travel lanes on public right of ways.
2. Gates shall be automatic security gates as required by the fire code official in accordance with California Fire Code requirements.
3. Prior to approval of planning application, design documents for proposed fire service features, such as fire apparatus access road(s), access to building opening(s) and roof(s), premise identification, key boxes, fire protection water supplies, fire department connection location(s), and fire command center location(s) shall be submitted to the fire department for review and approval.
  - a. 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. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles.
  - b. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to approval.
4. Projects shall be designed and constructed in compliance with established regulations as adopted by the City of South San Francisco affecting or related to structures, processes, premises, and safeguards in effect at the time of building permit application.
5. Fire service features for buildings, structures and premises shall comply with all City adopted building standards in effect at the time of building permit application.
6. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105 and California Fire Code (CFC) Sections 105.5 and 105.6. Submittal documents consisting of construction documents, statement of special inspection, geotechnical report, referenced documents, and other data shall be submitted electronically with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.
7. Construction documents shall be to scale (graphic scale required on all plan sheets), dimensioned and drawn on suitable electronic media. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules, and regulations, as determined by the fire code official.

8. Shop/construction drawings for the fire protection system(s) and other hazardous operations regulated by the fire department shall be submitted directly to the Fire Department to indicate conformance with adopted codes and standards. The construction documents shall be approved prior to the start of system installation.
9. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structure and construction that are to remain on the site or plot.
10. 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.
  - a. Prior to submitting building permits a fire department access and water supply for firefighting site plan shall be submitted for review and approval directly to the Fire Department.
  - b. The plan shall indicate the location of fire department access doors and fire protection equipment, including standpipes, fire department connections and fire hydrants.
11. Prior to issuance of building permits, in accordance with CFC Section 105.6 the fire code official shall have the authority to require fire construction permit documents and calculations for all fire protection and life safety systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection and life safety systems. Construction documents for fire protection and life safety systems shall be submitted for review and approval prior to system installation. Only the following fire construction permits are approved for deferred submittal: (1) Automatic fire extinguishing systems, (2) Emergency responder communication coverage system (ERCCS), and (3) Fire alarm and detection systems and related equipment.
12. Fire apparatus access roads shall be approved by the fire code official, installed 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 in accordance with adopted codes and standards at time of building permit application.
    - i. Traffic calming measures (bollards, speed cushions, humps, undulations, etc.) are required to be approved by the fire code official prior to installation.

- ii. Should a security gate(s) be planned to serve the facility, they shall be approved by the fire code official prior to installation.
  - b. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards and California Vehicle Code (CVC) Section 22500.
- 13. 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, buildings changing use or occupancy, or as otherwise determined by the fire code official shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20.
    - i. 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.
    - ii. An approved, specifically engineered automatic sprinkler system shall be provided in buildings where EV charging, EV Ready or EV Capable vehicle parking are proposed. The remainder areas in the building shall comply with design requirements under NFPA 13 and in accordance with CFC.
- 14. Prior to issuance of any building or construction permits for the construction of public improvements, the final design for all public improvements shall be reviewed and approved by the City Engineer, Fire Marshal, and Chief Planner.
- 15. The following are a list of submittal items that are required by the Fire Department prior to approval of this planning application and shall be submitted directly to the Fire Department, additional items may be called out based on subsequent reviews:
  - a. Fire apparatus access site plan and fire protection water supply
- 16. Please submit a complete electronic set of revised plans and the supporting documents, along with any redlined plans/documents included with this correction list to the South San Francisco Building Division. You must also submit in writing your responses to all review comments, inclusive of the sheet or detail number where your responses are located on the plans.

(Fire Department contact person: Ian Hardage, Battalion Chief Fire Marshal (650) 829-6645)