

**FINDINGS OF APPROVAL**  
**MUP25-0002 P25-0032**  
**20 SOUTH LINDEN AVENUE,**  
**SUITE 6B**

*(As recommended by City Staff on November 6, 2025)*

**Use Permit Findings of Approval (MCS 20.490.004)**

As required by the Use Permit Procedures (SSFMC Chapters 20.490), the following findings are made in support of a Minor Use Permit:

1. 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;

*The proposed use complies with applicable standards and requirements of South San Francisco Municipal Code Title 20, General Plan and the Lindenville Specific Plan: in that the proposed project supports business and the retention of light industrial and service uses and businesses that provide jobs and services for South San Francisco residents.*

2. The proposed use is consistent with the General Plan and any applicable specific plan;

*The proposed use aligns with and is consistent with the following General Plan and the Lindenville Specific Plan Goals and Policies.*

*GOAL LU-3: The City supports businesses through City programs and the retention of a core area of light industrial and service uses that provide jobs for South San Francisco residents.*

*Policy LU-3.1: Retention of existing businesses in Lindenville. As redevelopment of properties occurs, City policies and actions must prioritize the retention of any existing businesses within the city.*

*Policy LU-3.5: Retain industrial uses. Within the Mixed Industrial High area, ensure that a full range of industrial uses continue to be permitted as conforming uses and limit non-industrial uses.*

3. 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;

*The proposed automotive electrical repair use will not be adverse to the public health, safety, or general welfare of the community, or detrimental to surrounding properties or improvements, in that the use will occur in an existing light industrial condominium complex, with one bay. Additionally, no exterior or site changes are proposed therefore no transportation impacts to surrounding properties, and no pedestrian, bicycle, or vehicular access issues are anticipated.*

4. The proposed use complies with any design or development standards applicable to the zoning district or the use in question as may be adopted by a resolution of the Planning Commission and/or the City Council;

*No exterior changes are proposed to the existing light industrial condominium complex. Subject to approval of a Minor Use permit the land use complies with development standards applicable to the T4 Lindenville (T4L) Zoning District.*

5. 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;

*The automotive electrical repair use will occur in an existing light industrial condominium complex which includes one bay and therefore is a small scale operation considered compatible with the existing light industrial condominium complexes immediately adjacent to the proposed land use.*

6. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

*The site is physically suitable for the type, density, and intensity of the use being proposed, in that it is an existing light industrial condominium located in an existing complex of 12 light industrial condominiums of similar land uses, business and operations.*

7. An environmental determination has been prepared in accordance with CEQA.

*In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorically Exempt pursuant to the provisions of Section 15301 – Class 1: Existing Facilities (CEQA Guidelines) because this land use is proposed in an existing light industrial condominium complex.*

**DRAFT CONDITIONS OF APPROVAL**

**UPM25-0002, P25-0032**

**20 SOUTH LINDEN AVENUE**

**SUITE 6B**

*(As recommended by City Staff on November 6, 2025)*

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

1. Any proposed businesses shall obtain approval of a business license prior to occupation of the tenant space and commencement of the business.
2. 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](mailto: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](mailto:sean.curmi@ssf.net)*

**D) Fire Department requirements shall be as follows:**

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 in effect at the time of building permit application.
2. 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.
3. 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.
4. 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.

5. 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.
6. 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.
7. **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.
8. The project may be required to install mechanical smoke exhaust system, enhance fire sprinkler system, etc. to comply with adopted codes and standards.

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