

CONDITIONS OF APPROVAL

P23-0005: UP 23-0001

152 UTAH AVENUE

(As recommended by City Planning Staff on May 18, 2023)

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 construction drawing shall substantially comply with the approved plans submitted April 24, 2023, as approved by the Planning Commission for UP 23-0001, as amended by the Conditions of Approval. The final plans shall be subject to the review and approval of the Chief Planner.
3. The business shall be operated substantially as outlined in the Business Operation Plan (Ref. Attachment 4) provided by the applicant as part of this application.
4. The maximum number of occupants at one time is 28 and the maximum number of employees is 3. Expanding the business to permit larger groups of clients or employees may require a Use Permit Modification at the determination of the Chief Planner.
5. Hours of operation are:
 - a) Monday through Friday from 4:00pm to 11:00pm.
 - b) Saturday and Sunday from 9:00am to 11:00pm.
 - c) No weekday daytime operating hours (before 4:00pm) are proposed.
 - d) Expanding the hours of operation may require a Use Permit Modification at the determination of the Chief Planner.
6. No special events, tournaments or games are proposed. Expanding the use to include special events, tournaments or games may require a Special Event Permit or/and Use Permit Modification if held more than 6 times per year and resulting in spillover impacts to the surrounding neighborhood. A determination will be at the discretion of the Chief Planner.
7. Any exterior business signage will require a sign application pursuant to Chapter 20.360 of the Zoning Ordinance. Submitting a sign permit application for the exterior signage is required prior to a final Building Permit.
8. 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.

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

B. Engineering Division requirements shall be as follows:

1. The building permit application plans shall conform to the standards of the Engineering Division's "Building Permit Typical Plan Check Submittals" requirements, copies of which are available from the Engineering Division or on our website <https://www.ssf.net/departments/public-works/engineering-division/development-review>.
2. At the time of the Building Permit application, plans shall show the lot size and dimensions, public-right-of way, existing utilities adjacent to the site (such as utility poles, hydrants, etc.), and easements where applicable.
3. The owner may be made to comply with Title 14 Chapter 14.14 SEWER LATERAL CONSTRUCTION, MAINTENANCE AND INSPECTION of the South San Francisco Municipal Code <http://qcode.us/codes/southsanfrancisco/> where the sewer lateral will be examined and the appropriate requirements will be imposed. Depending on the severity of the sewer lateral, the cost incurred may be in the range of \$5,000 to \$20,000. All work shall be accomplished at the applicant's expense.
4. The Applicant may be required to pay the Citywide Transportation Impact Fee (per Res 120-2020) <https://www.ssf.net/departments/public-works/engineering-division/development-review> prior to Building Permit Issuance. Fee calculation here <https://www.ssf.net/home/showpublisheddocument/24768/637921766202670000>.
5. The owner shall, at his/her expense, replace any broken sidewalk, curb, and gutter fronting the property. The City of SSF shall be the sole judge of whether any such replacement is necessary. All adjacent sidewalk, curb and gutter shall be rebuilt to City standard at the Owner's expense.
6. An Encroachment Permit is required for any work to be done within the public right-of-way. The Applicant shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits.
7. Contractors must have a Class A-Engineering license for any work in the street (beyond the face of curb). Contractors with a Class A license may perform any and all work associated with building permit requirements. For concrete work between the curb and the building, a Class C-8 license is sufficient. For plumbing work between the curb and the building, a Class C-36 license is sufficient. An exemption may be granted by the City if a relatively minor portion of the work is not covered by the Contractor's license. For example, if a new sewer cleanout is being installed in the sidewalk by a Contractor with a C-36 (plumbing) license, the same Contractor may remove and reform no more than one (1) panel of the sidewalk without the need for a Class C-8 (concrete) license.
8. The Engineering Division reserves the right to revise or include additional conditions during the building permit application plan review.

(Engineering Division contact: Kelvin Munar, Engineering Technician at (650) 829-6652)

C. Water Department requirements shall be as follows:

1. 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:
 - a. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.
 - b. 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).

(Water Quality Control Division contact: Andrew Wemmer, Environmental Compliance Supervisor at (650) 829-3840)

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.
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 and California Fire Code (CFC) Sections 105.5 and 105.6. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted electronically with each permit application. The construction documents shall be prepared by a registered design professional.
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 during construction, alteration, or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.
6. New and existing buildings and construction sites 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.

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 150 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. 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.
 - ii. 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. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards and California Vehicle Code (CVC) Section 22500.
 - c. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
9. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of the City currently adopted California Fire Code and the California Existing Building Code. Where approved by the fire code official, a change of occupancy shall be permitted without complying with the all requirements of this code and the California Existing Building Code, provided that the new or proposed use or occupancy is determined to be less hazardous, based on life and fire risk, than the existing use or occupancy.
10. The following are a list of, but not limited to, deferred plan submittal items that are required by the Fire Department and shall be submitted directly to the Fire Department, additional items may be called out based on subsequent permit reviews:

- a. Automatic fire sprinkler and fire-extinguishing systems
- b. Emergency responder radio system (to be determined)
- c. Fire alarm and detection systems and related equipment
- d. Private fire hydrants or underground fire mains

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