



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
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CITY COUNCIL 2023

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SHARON RANALS, CITY MANAGER

DESIGN REVIEW BOARD RECOMMENDATIONS

Date: August 21, 2023
Applicant: Winnie Tam
Site Address: 616 Maple Avenue
Project No.: P23-0086: DR23-0019

On Tuesday, August 15, 2023, the Design Review Board reviewed your plans to construct four new residential units at 616 Maple Avenue in the Downtown Residential Medium (DRM) in accordance with Title 20 of the South San Francisco Municipal Code and determination that the project is categorically exempt from CEQA.

The Chief Planner and the Design Review Board have determined that this application requires the following revisions be made to the plans:

1. The Board liked the proposed design concept with creativity.
2. The project is designed with great articulation and visually interesting.
3. Consider hiring a Civil Engineer and/or a Landscape Architect to determine a proper grading and drainage plan required for the site.
4. Provide where the runoff water drains to and the sidewalk meeting the building code.
5. The plan is missing contextual information such as tree details, carport fences, and sliding gate distance. As cars are pulling into the site, lighting from the cars will project into the adjacent building units. Tree species need to be provided for two front (Maple and Hawthorne) and middle yards, and show the rolling gates have enough back out space for safe vehicular access.
6. Include any fencing and walkway access into the plan set.
7. Check with the Building Division, as the proposed entry staircases may require a proper landing (min. 3 ft. x 3 ft.) that will require a redesign of the front stairs.
8. The front yard at Hawthorne Place is showing too much hard scape (min. requirement of 50% of the front yard) and consider adding more landscaping along the driveway approach. Additional landscaping at the gate will prevent littering and unauthorized motorcycle parking.
9. Pursuant to City's Zoning Ordinance Section [20.070.004](#), both front yards (Maple Ave and Hawthorne Pl) cannot be paved more than 50% with hard scape.
10. Review the landscaping plan, as you need to plant trees that will reach a minimum height of 25-30 ft to help scale the building height and select species that will tolerate the shade at the middle landscape areas.
11. Consider trees such as Melaleuca linariifolia, Flax Leaf Paperbark, Tristania conferta, Brisbane Box, Tristania laurina, Watergum, Arbutus 'Marina', Marina Strawberry Tree, Olea europaea 'Swan Hill', Swan Hill Fruitless Olive, Ginkgo biloba 'Autumn Gold', Autumn Gold Ginkgo, or Ginkgo biloba 'Princeton Sentry', Princeton Sentry Ginkgo.

Re: 616 Maple Avenue
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12. Resubmittal required.

Attached is a copy of the Department comments for your review. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,



Victoria Kim
Associate Planner



Adena Friedman
Chief Planner

Department Comments
P23-0086
616 Maple Avenue

FIRE DEPARTMENT COMMENTS

PERMIT NUMBER: P23-0086
PROJECT ADDRESS: 616 Maple Ave.
REVIEWED BY: Ian Hardage, Battalion Chief Fire Marshal

After reviewing the proposed application and plans provided for this project, the Fire Department has the following comments. This plan is being returned **NOT APPROVED WITH COMMENTS NOTED BELOW**.

DIRECTIONS FOR RESUBMITTAL:

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.**

Please note: *Resubmittals that do not follow the above procedures may delay the plan check process.*

Issues requiring to be resolved prior to approval of development:

1. 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 26 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.
2. 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. Other obstructions shall be permitted to be placed with the approval of the fire code official.
3. Hawthorne Place does not meet minimum fire apparatus access requirements. All fire apparatus access requirements shall be provided from Maple Ave.
4. All residential units shall be addressed from Maple Ave.

Preliminary conditions of approval for reference only:

1. 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 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 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 submittal of building permits, 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 construction.
8. Prior to issuance of building permits, the owner or owner's authorized agent shall be responsible for the development, implementation, and maintenance of an approved written site safety plan approved by the fire code official in accordance with Section 3303.
9. Prior to issuance of building permits, the fire code official shall have the authority to require construction 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.

10. 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.
11. The following are a list of 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 reviews:
 - a. Fire apparatus access site plan

Any questions, Ian Hardage, Battalion Chief Fire Marshal South San Francisco Fire Department at (650) 829-6645.

WATER QUALITY COMMENTS:

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:

1. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.
2. 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.
3. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
4. 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.
Submit a PCB screening package for each address/building containing:
 - 1.) **PCBs Screening Form**
 - 2.) **QAQC checklist**
 - 3.) **Contractor’s Report**
 - 4.) **Analytical Results (if applicable)**

5. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
6. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
7. 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). Based on the information received, **the estimated Sewer Capacity Fee will be \$29,684.00, payable with the Building Permit.**
8. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
9. 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.
10. 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).
11. **Site may be 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). If C.3 is applicable, the following items will be required;**
12. Applicant shall provide 100% Low-Impact Development for C.3 stormwater treatment for all of the project's impervious areas per MRP Section C.3.b. In-lieu of feasible on-site treatment, qualifying applicants may apply for the **Special Project Status** exemption per Provision C.3.e.ii to Low Impact Development for C.3 treatment. However, **the applicant must provide a complete Infeasibility Narrative establishing all of the following (while still treating as much of the runoff via LID onsite as possible):**
 - a. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with LID treatment measures **onsite**;
 - b. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with LID treatment measures **offsite** within South San Francisco, providing LID treatment of an equivalent amount of runoff either at a:
 - i. Available Regional Stormwater Project in same watershed ;
 - ii. Property owned by the project proponent in the same watershed; or
 - iii. Planned South San Francisco Green Infrastructure (GI) Stormwater Project.
 1. Project options to be made available by City Engineering staff upon request

- c. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with some combination of LID treatment measures onsite, offsite or at a Regional Project in the same watershed;
 - d. **Infeasibility of installing 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.
13. 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
14. Sign and have engineer wet stamp forms for Low Impact Development.
15. Submit flow calculations and related math for LID.
16. 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>.
17. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
18. 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.

19. A SWPPP must be submitted (if > 1 acre). Drawings must note that erosion control shall be in effect all year long.

20. A copy of the state approved NOI must be submitted (if > 1 acre).

Any questions, contact Andrew Wemmer, Water Quality, at (650) 877-8555

DEVELOPMENT IMPACT FEE

- 1. Review Development Impact Fee for applicable fees.

“SOUTH SAN FRANCISCO SCAVANGER” 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.

**STANDARD CONDITIONS AND LIMITATIONS FOR COMMERCIAL, INDUSTRIAL,
MIXED USE, AND RESIDENTIAL & 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 Planning Manager 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 30.360 (“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 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 of 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 Planning Manager.

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.

Revised March 2013



Development Fees

The City requires impact and other fees depending on the size and type of development. Fees are subject to annual adjustment, and are calculated based on the fee amounts in effect at the time that payment of fees is due. This handout provides an informational overview of fees that may be applicable to development projects.

Parks and Recreation Impact Fee			
See SSFMC Section 8.67 for more information. Each application will be charged a \$700 administration fee. Residential Subdivisions are exempt, and are subject to Quimby Act Fees under SSFMC Section 19.24 .			
Residential Uses:	Cost / Unit	Non-Residential Uses	Cost / Square Foot
Single-Family Home	\$34,379.58	Commercial / Retail	\$1.51
2-4 Units	\$29,696.66	Hotel	\$1.44
5-19 Units	\$25,212.08	Office / R&D	\$3.54
20-49 Units	\$20,328.72	Industrial	\$1.68
50+ Units	\$17,737.58		
Mobile Home	\$26,407.96		
Park fees for residential uses shall be paid prior to final inspection.		Park fees for non-residential uses shall be paid prior to issuance of first building permit.	
Childcare Impact Fee			
See SSFMC Section 20.310 for more information.			
Residential Uses:	Cost / Unit:	Non-Residential Uses:	Cost / Square Foot
Up to 8 du / ac	\$4,139.91	Commercial / Retail	\$0.81
8.1-18 du / ac	\$3,625.54	Hotel	\$0.30
18 + du / ac	\$3,086.51	Office / R&D	\$1.51
Residential Uses - Applications Deemed Complete before 1/1/22:		Industrial	\$0.52
Up to 8 du / ac	\$2,365.50		
8.1-18 du / ac	\$2,220.87		
18 + du / ac	\$2,212.51		
Childcare fees for residential uses shall be paid prior to final inspection. (For multi-family development, Childcare fees shall be paid in a lump sum prior to final inspection of the first unit.)		Childcare fees for non-residential uses shall be paid prior to issuance of first building permit.	



Development Fees

Library Impact Fee			
See Resolution 121-2020 for more information. Applies to non-residential development applications deemed complete after November 22, 2020 and to residential development applications deemed complete on or after January 1, 2022.			
Residential Uses:	Cost / Unit:	Non-Residential Uses:	Cost / Square Foot:
Up to 8 du / ac	\$828.68	Commercial / Retail	\$0.08
8.1-18 du / ac	\$725.39	Hotel	\$0.04
18 + du / ac	\$617.30	Office / R&D	\$0.14
		Industrial	\$0.05
The Library fee for residential uses shall be paid prior to final inspection. (For multi-family development, Library fees shall be paid in a lump sum prior to final inspection of the first unit.)		The Library fee shall be charged and paid for a non-residential development prior to issuance of first building permit.	
Public Safety Impact Fee			
See Resolution 123-2020 for more information. Applies to all non-residential applications deemed complete after November 22, 2020 and all residential development applications deemed complete on or after January 1, 2022.			
Residential Uses:	Cost / Unit:	Non-Residential Uses:	Cost / Square Foot:
Up to 8 du / ac	\$1,657.88	Commercial / Retail	\$.53
8.1-18 du / ac	\$1,451.10	Hotel	\$.31
18 + du / ac	\$1,234.75	Office / R&D	\$1.31
Residential Uses – Applications Deemed Complete before 1/1/22:		Industrial	\$.48
Up to 8 du / ac	\$1,535.96		
8.1-18 du / ac	\$968.20		
18 + du / ac	\$672.96		
The Public Safety fee for residential uses shall be paid prior to final inspection. (For multi-family development, Public Safety fees shall be paid in a lump sum prior to final inspection of the first unit.)		The Public Safety fee for non-residential development shall be charged and paid prior to issuance of first building permit.	
School District Fee			
The City requires proof of payment of this fee to SSFUSD prior to building permit issuance.		Cost / Square Foot:	
Residential		\$3.79	
Commercial / Industrial		\$.61	



Development Fees

Bicycle and Pedestrian Impact Fee			
See <u>SSFMC Section 8.68</u> for more information. Applies to all non-residential applications deemed complete prior to November 22, 2020 and residential applications deemed complete prior to January 1, 2022. Applications deemed complete after these dates will be subject to the Citywide Transportation Fee.			
Residential Uses:	Cost / Unit:	Non-Residential Uses:	Cost / Square Foot:
Single-Family Home	\$243	Commercial / Retail	\$.36
Multi-Family	\$170	Hotel	\$.24
Mobile Home	\$127	Office / R&D	\$.09
		Industrial	\$.12
The bicycle and pedestrian impact fee shall be charged to and paid by each development subject to the fees upon the date of final inspection or issuance of the certificate of occupancy for the development, whichever is first.			
Citywide Transportation Fee			
See <u>Resolution 120-2020</u> for more information. Applies to all non-residential development applications deemed complete after November 22, 2020 and all residential applications deemed complete on or after January 1, 2022.			
Residential Uses:	Cost / Unit:	Non-Residential Uses:	Cost / Square Foot or Room:
Single-Family	\$8,036.27	Commercial / Retail	\$30.39 / SF
Multi-Family	\$4,631.01	Office / R&D	\$34.85 / SF
The Citywide Transportation fee for residential uses shall be paid prior to final inspection. (For multi-family development, Citywide Transportation fees shall be paid in a lump sum prior to final inspection of the first unit.)		Industrial	\$15.72 / SF
		Hotel	\$2,929.29 / Room
		The Citywide Transportation fee for non-residential development shall be charged and paid when the first building permit is issued.	
Commercial Linkage Fee			
See <u>SSFMC Section 8.69</u> for more information. Applies to all non-residential development in the categories listed below, with an application that is deemed complete after January 1, 2019.			
Commercial Use:		Cost / Square Foot:	
Retail / Restaurant / Services		\$2.90	
Office / R&D		\$17.38	
Hotel		\$5.80	
The Commercial Linkage Fee shall be paid in full prior to issuance of the first building permit.			



Development Fees

East of 101 Impact Fees
Oyster Point Overpass Impact Fee (See Resolution 71-84) East of 101 Sewer Impact Fee (See Resolution 97-2002). East of 101 Traffic Impact Fee* (superseded by Citywide Transportation Fee above) *Applications deemed complete prior to the dates stated above are subject to the East of 101 Traffic Impact Fee. Please call the Engineering Division for more information: 650-829-6652
Sewer Capacity Charge
See Resolution 56-2017 for more information. This fee requires specialized calculations per project. Please contact the Water Quality Control Plant for information on calculating the Sewer Capacity Fee: (650) 877-8555 The Sewer Capacity fee for all uses shall be paid prior to issuance of first building permit.
Public Art Requirement
See Ordinance 1613-2020 for more information, or contact the Parks & Recreation Department: (650) 829-3800. <ul style="list-style-type: none">• Every nonresidential 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 nonresidential 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.

City of South San Francisco, Planning Division
315 Maple Avenue, South San Francisco, CA, 94080
Phone: (650) 877-8535 / Email: planning@ssf.net / Web: www.ssf.net/planning