

DRAFT CONDITIONS OF APPROVAL
P23-0126: MUP23-0005
619 Airport Boulevard & 111 Pine Avenue
(As recommended by City Staff on December 19, 2024)

PLANNING DIVISION CONDITIONS

Introduction

The term “applicant”, “developer”, “project owner” or “project sponsor” used hereinafter shall have the same meaning: the applicant for the 619 Airport Boulevard and 111 Pine Avenue project or the property / project owner if different from applicant.

GENERAL

1. The project shall be constructed and operated substantially as indicated on the plan set prepared by Folio Architects, dated stamp received November 5, 2024, and approved by the Zoning Administrator in association with P23-0126, as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City’s Chief Planner.
2. The construction drawings shall comply with the Zoning Administrator approved plans, as amended by these Conditions of Approval, including the plans prepared by Folio Architects, dated stamp received November 5, 2024.
3. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
4. 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.
5. The applicant shall obtain all required permits for the initiation and operation of the proposed use, including a City Business License.
6. A City Business License shall be required for any new tenant/occupant/business locating at this site prior to operation.

7. For any new business license application, documentation showing how the proposed business meets the use classification definition for either handicraft/custom manufacturing or clean technology shall be required for review and approval by Planning.
8. Prior to construction, all required building permits shall be obtained from the City's Building Division.
9. 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.
10. The applicant shall submit a checklist showing compliance with these Conditions of Approval with the building permit application and plans.
11. The applicant shall comply with all permitting requirements of applicable agencies related to the project and provide proof of permits and/or approval prior to building permit issuance for these project elements.
12. Any modification to the approved plans shall be subject to SSFMC Section 20.450.012 ("Modification"), whereby the Chief Planner may approve minor changes. All exterior design modifications, including any and all utilities, shall be presented to the Chief Planner for a determination.
13. 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, subject to any extensions provided under the Subdivision Map Act or other applicable law. A one-year permit extension may be granted in accordance with provisions of the SSFMC Chapter 20.450 ("Common Procedures").
14. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files a signed acceptance form, 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.

DESIGN REVIEW / SITE PLANNING

15. 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.

16. All landscaping installed within the public right-of-way by the property owner shall be maintained by the property owner.
17. Permanent project signage is not included in project entitlements. Prior to installation of any project signage, the applicant shall submit an appropriate sign application per SSFMC Chapter 20.360 (“Signs”) for review and approval.

BUILDING DIVISION CONDITIONS

1. Provide F-1 for occupancy classification per the 2022 California Building Code.
2. Project shall be designed in compliance with 2022 California Building Code 11B.

For questions concerning Building Division COAs, please contact Erik Reitdorf at Erik.Reitdorf@ssf.net or (650) 829-6669.

ENGINEERING DIVISION CONDITIONS

The following items must be included in the plans or are requirements of the Engineering Division and must be completed prior to the issuance of a permit:

General Engineering Conditions

1. The Applicant shall coordinate with the Public Works Department to ensure any proposed repair to the sewer lateral, sidewalks, curb and/or gutter will be satisfactory to the City. In addition, the Applicant shall obtain an encroachment permit for any proposed work in the public right of way. The Applicant shall be responsible for all applicable fees, deposits, and costs related to the proposed work.
2. As this proposed project results in a remodeling, alteration, or enlargement of greater than 25% of the building area (square footage), the Applicant shall meet all associated City Municipal Code requirements related to the sewer lateral including, though not necessarily limited to, the following:
 - a. The Applicant shall call the Public Works Inspector at 650-829-6656 for instructions on performing CCTV and locating of the sewer lateral from the

building foundation to the public sewer main. Video from this inspection shall be provided to the City for review as instructed.

- b. If a City-approved sewer cleanout is present in the sidewalk, the Applicant shall repair or replace damaged portions of the sewer lateral between the building foundation and the upstream end of the cleanout wye, as well the cleanout frame and cover, as directed by the Inspector. The Applicant is informed that in many cases, if pipe that connects to the upstream side of the wye is disturbed, the wye and cleanout assembly must also be replaced. This requirement also applies if there is no sidewalk, and the cleanout is no more than 3 feet behind the back of the curb line (if a curb is present), or no more than 3 feet behind the property line if there is no sidewalk, curb, or gutter.
 - c. If no City-approved cleanout exists in the locations described above, the Applicant shall repair or replace damaged portions of the lateral between the building foundation and the sewer main, including the wye or break-in connection at the sewer main, as directed by the Inspector. Depending on the nature of the repairs, a second, post-repair video inspection of the lateral may be required, as determined by the inspector. The Applicant shall additionally install a new cleanout per City standards in the applicable location described above, and no closer than 5 feet away from the nearest driveway. Installation of a new sewer cleanout at the proper location will in most cases require installation of a new sewer lateral.
 - d. The Applicant shall coordinate with the Inspector to ensure that any necessary sewer lateral repair or replacement work will be satisfactory to the City, shall obtain an encroachment permit for any work in the public right of way, backyard utility easement, or alley. All work related to these requirements shall be accomplished at the Applicant's expense.
 - e. Regardless of whether any sewer lateral work is required, the Applicant shall obtain a certificate of sewer lateral compliance from the City before the City will provide the first inspection of the new plumbing work, if plumbing work is included in the project. If no plumbing work is included in the project, the Applicant shall obtain the certificate of compliance before the first inspection of any work in the building.
3. Contractors must have a Class A 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.

4. If excavation and grading work involves movement of more than 50 cubic yards of soil, a grading permit is required. The Applicant shall submit a grading plan that clearly states the amount of cut and fill required to grade the project. The grading plan shall clearly indicate existing and proposed elevations of all catch basins in the vicinity of the proposed project and all existing and proposed easements. Applicant is responsible for all associated fees and deposits.
5. Prior to the issuance of a grading permit if one is required, a geotechnical report shall be submitted, reviewed and approved by the Engineering Division. The Applicant shall place a \$5,000 cash deposit with the City for the peer review of the Geotechnical Report.
6. Prior to receiving a grading or building permit, the Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) or wavier, where required by State or Federal regulations, to the Engineering Division for our information.
7. The Engineering Division reserves the right to include additional conditions during review of the building permit application.

Special Engineering Conditions

8. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
9. The Developer shall provide all existing and proposed elevations of the connection between the frontage road and the proposed driveway. These elevations include the pavement connection point, the proposed driveway centerline, top of curb, and bottom of curb.
10. The Developer shall provide tree protection to ensure existing trees are protected during the proposed development.
11. All new public improvements required to be constructed to accommodate the development shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City standards. The work shall be performed in accordance with an encroachment permit obtained by the developer from the Engineering Division, prior to the

approval of the final map, or a subdivision improvement agreement approved by the City Council and shall be accomplished at no cost to the City. All new public improvements shall be completed within one year of obtaining a Building Permit for the proposed development, or prior to occupying structures at the site, whichever comes first.

12. The Applicant shall remove and replace any existing driveway that will no longer service garages or on-site driveways with City Standard sidewalk and curbs to the satisfaction of the City Engineer at no cost to the City.
13. Upon completion of the heavy construction and landscape work at the site, the Applicant shall clean, repair, or reconstruct, at their expense and as required to conform to City Standards, the existing public improvements including driveways, curbs, and sidewalks along the street frontages of the subdivision to the satisfaction of the City Engineer. Damage to adjacent property caused by the Applicant, or their contractors or subcontractors, shall be repaired to the satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.
14. The Developer shall submit a sewer capacity study to determine how the project impacts the system and determine if there is adequate capacity of the sewer lines. The study shall include an analysis of all impacted sewer systems. Please be sure to include all supporting calculations.
15. The developer shall coordinate work with California Water Service for all water utility work.
16. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal. In addition, the Developer shall submit profiles of all proposed utilities
17. The Engineering Division reserves the right to include additional conditions during review of the building permit application.

For questions concerning Engineering COAs, please contact Anthony Schaffer at Anthony.Schaffer@ssf.net.

FIRE DEPARTMENT CONDITIONS

1. Projects shall be designed 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 codes and standards in effect at the time of building permit application.

3. Permit(s) shall be required as set forth in adopted 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. Construction/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 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 structures 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 roads, fire protection water supplies, fire department connection locations, access to building openings and roofs, premise identification, key box locations, and fire command center locations 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 submittal of building permits, 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.
 - a) Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC [Appendix B](#) and SSF Municipal Code.
 - b) Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
9. 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 CBC & CFC Chapter 33.
10. 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.
11. The proposed project is a change of use and occupancy of the existing building, and the project shall comply with building standards for the new use as currently adopted by the city.
12. 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) **An approved automatic fire sprinkler system shall be provided throughout the existing building to allow the new use and occupancy in accordance with 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.
13. 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.
14. 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 and fire protection water supply

For questions concerning Fire Department COAs, please contact Ian Hardage at ian.hardage@ssf.net or (650) 829-6645.

PARKS DIVISION CONDITIONS

1. If any construction and/or public improvements are proposed along the Airport Boulevard frontage, the applicant shall be responsible for maintaining and/or removing the existing bulb-outs.

For questions concerning Parks Division COAs, contact Joshua Richardson at Joshua.Richardson@ssf.net.