



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: October 4, 2023
Applicant: David Fowler
Site Address: 439 Eccles Ave
Project No.: P23-0076: CB23-0002, ND23-0004, DR23-0018 & TDM23-0005

On Tuesday, September 19, 2023, the Design Review Board reviewed your plans for Design Review and Transportation Demand Management Plan to construct a new 7-story R&D/office building with detached 6-story parking garage at 439 Eccles Avenue in the Business Technology Park - High (BTP-H) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code.

The Chief Planner and the Design Review Board have determined that this application is complying and pursuant to Title 20, Section 20.480 of the South San Francisco Municipal Code and Design Guidelines after the following changes have been made to the plans:

1. The Board liked the overall design concept. The design is well thought out and accommodates the site configuration.
2. The façade design and articulation create a nice project with interest and cohesion around the buildings, and provide for a nice open central plaza.
3. The outdoor spaces are well thought out and provide ADA accessibility.
4. The narrow and wide panel/fin element on the façades helps with the overall massing of the main building.
5. Consider increasing the height of the handrails along the balconies for increased safety, as well as incorporating security features for the balconies.
6. The placement of the parking structure was well thought out, as the GOP buildings adjacent to the new garage will act as a wind barrier for the campus.
7. The Board felt that the west façade of the parking garage did not necessarily fit in with the overall design of the buildings. Consider adding a material finish or landscaping to help break up the big white wall.
8. Consider adding an art element/sculpture within the central plaza, as an art feature would be a nice element along the Rails to Trails and serve as a focal point for the project. .
9. The Board is concerned with potential sun glare/reflection from the proposed fin element on the building façade facing towards the open plaza.

10. The proposed planters along the parking garage need more thought into how they will be integrated into the structure and how they will be maintained. Consider using planting species that will grow vertical, instead of overhanging the garage wall, such as Sansevieria trifasciata (Mother-in-Law's Tongue) or one of the upright agaves or Aspidistra elatior (Cast-Iron Plant).
11. Consider extending the trellis element on the parking garage roof to overhang and serve as a sort of eyebrow element for the structure.
12. Consider using aluminum material for the light poles, as steel poles tend to rust over time and may fail during a big wind storm, causing safety issues.
13. Review the proposed landscaping plan and utilize more low-water species. The proposed plans include too many plant species that are high in water use.
14. Consider replacing the proposed Arbutus 'Marina' trees along the accessible pathway by the parking garage, as this species drops seeds and fruit, which is hazardous and slippery, and will stain the walkway.
15. Consider adding Columnar shrubs along the service drive entrance off Eccles Avenue, as well as at the rear of the service drive accessible from the Rails to Trails, approximately 30-40 feet into the drive on each side.
16. Consider adding more street frontage trees along Eccles Avenue and/or using a tree species other than Western Cottonwood that grow tall to enhance the area and create a pattern of larger trees in scale with the buildings.
17. The applicant will return to the Design Review Board for future tenant signage for the buildings.

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,



Stephanie Skangos
Associate Planner



Adena Friedman
Chief Planner

Department Comments
P23-0076
439 Eccles Avenue

BUILDING COMMENTS:

West Coast Code Consultants, Inc. (WC³) has completed the **Error! Reference source not found.** review of the following documents for the project referenced above on behalf of the City of South San Francisco:

1. Drawings: Electronic copy dated August 11, 2023, by DGA Architects.

The 2022 California Building, Mechanical, Plumbing, and Electrical Codes (i.e., 2021 IBC, UMC, UPC, and 2020 NEC, as amended by the State of California), 2022 California Green Building Standards Code, 2022 California Existing Building Code, and 2022 California Energy Code, as applicable, were used as the basis of our review. **Our comments follow on the attached list.**

Please submit an electronic complete 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 return our plan checklist of corrections with your responses noted. It should also include 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. Application for plan review on this project will expire 180 days from the mailing date of these corrections if a resubmittal has not been filed within that period. If the third resubmittal still has not addressed the plan check comments, an additional plan check fee may be assessed.*

OCCUPANCY & BUILDING SUMMARY:

Occupancy Groups: A-3, B, L, S-2
Type of Construction: I-A (Building), II-A (Garage)
Sprinklers: Yes (Required)
Stories: 7 (Building), 6.5 (Garage)
Area of Work (sq. ft.): 229,460 sq. ft.

GENERAL INFORMATION:

- A. The 2022 California Building, Mechanical, Plumbing, and Electrical Codes (i.e., 2021 IBC, UMC, UPC, and 2020 NEC, as amended by the State of California), 2022 California Green Building Standards Code, 2022 California Existing Building Code, and 2022 California Energy Code, as applicable, were used as the basis of our review.

- B. There may be other comments generated by the Building Division and/or other City departments that will also require your attention and response. This attached list of comments, then, is only a portion of the plan review. Contact the City for other items.
- C. Please be sure to include the architect and engineer's stamp and signature on all sheets of the drawings and on the coversheets of specifications and calculations per CBPC 5536.1 and CBPC 6735. This item will be verified prior to plan approval.

ARCHITECTURAL COMMENTS:

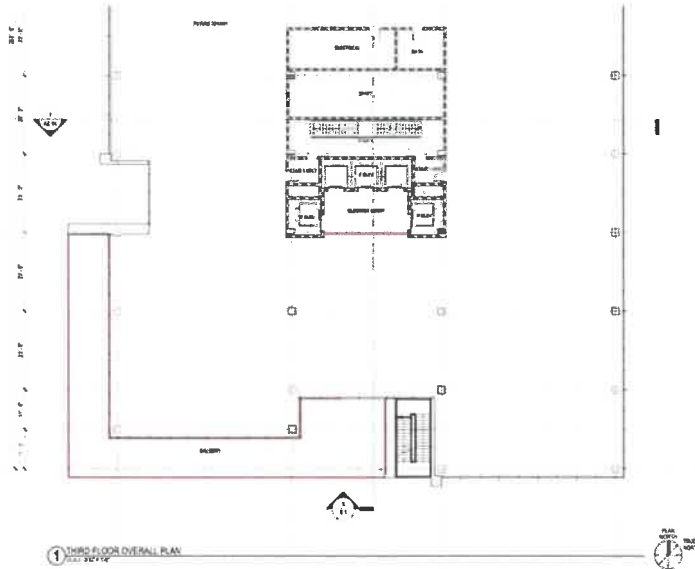
Fire Separation Distance:

- A1. Sheet G-6: For the Proposed Office/Lab Building, the site plan shows the plan west fire separation distance is 27'-5" from the exterior wall to the property line. CBC Table 705.5 requires 2-hour rated exterior walls where the fire separation distance is less than 30 feet for an L occupancy building. Please address.
- A2. Sheet AE-21 shows a projection that is located in the fire separation distance. Check the maximum projection distance per CBC 705.2.

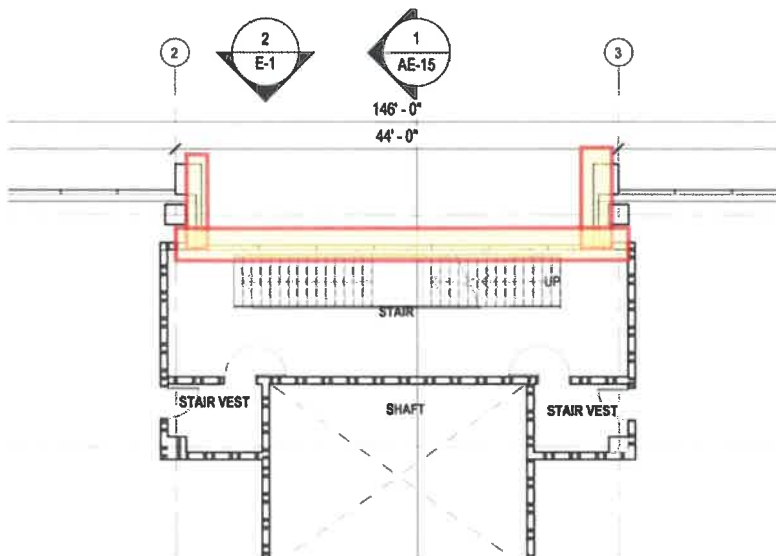


Means of Egress:

- A3. At the upper floors of the office building, please confirm and note on the plan the exterior stair will not be a required exterior exit stair as CBC 1027.2 does not allow the use of exterior exit stairs in a high rise or a building over 6 stories high.



A4. At the upper floors, review and address the highlighted sections of CBC 1023.7 noted below.



1023.7 Interior exit stairway and ramp exterior walls. Exterior walls of the interior exit stairway or ramp shall comply with the requirements of Section 705 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway or ramps and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than $\frac{1}{2}$ hour. This construction shall extend vertically from the ground to a point 10 feet (3048 mm) above the topmost landing of the stairway or ramp, or to the roof line, whichever is lower.

Wall Assembly & Finish:

- A5. Elevation Views: Material Legend Note #8 calls for high-density exterior panels...
- a) Review the requirements of CBC 1405 for combustible materials on the exterior side of exterior walls and CBC 1406 for metal composite materials (MCM)

- b) Provide a written response clarifying whether combustible exterior elements are proposed for the project or not.
- c) Provide a narrative describing how compliance with these code sections is met, if applicable.

ACCESSIBILITY COMMENTS:

No comments.

If you have any questions regarding the above comments, please contact Donald Zhao (donald@wc-3.com) for plan review comments via email or telephone at [\(650\) 754-6353](tel:6507546353).

Any questions, contact Erik Rietdorf, Building Department, at (650) 829-6670 #1

FIRE COMMENTS:

PERMIT NUMBER: P23-0076

PROJECT ADDRESS: 439 Eccles Ave.

REVIEWED BY: Ian Hardage, Battalion Chief Fire Marshal

After reviewing the proposed application and plans provided for this project

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.

1. 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.
2. Fire Construction Permit(s) shall be required as set forth in adopted California Fire Code (CFC) Sections 105.5 and 105.6 and shall be submitted under separate covers directly to the Fire Department for review. 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.
3. 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.
4. 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.

5. 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.
6. Prior to submittal of building permits, design documents for proposed fire service features, such as fire apparatus access 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.
7. 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.
8. 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.
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 Section 3303.
10. 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.
11. 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.) if proposed, are required to be approved by the fire code official prior to installation.
 - ii. Should a security or construction gate(s) be planned to serve the facility, they shall be approved by the fire code official prior to installation.
 - b. Commercial and industrial developments with buildings or facilities exceeding 30 feet or three stories in height or 62,000 square feet shall have not fewer than two means of fire apparatus access for each structure. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
 - c. 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.

- d. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards and California Vehicle Code (CVC) Section 22500.
12. 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 service feature site plan: fire apparatus access, water supply, FDC, address, key box, fire command center, etc. *(See condition #7)*

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

WATER QUALITY CONTROL PLANT 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. As site falls in a Moderate Trash Generation area per South San Francisco's **ATTACHED** Trash Generation Map (<http://www.flowstobay.org/content/municipal-trash-generation-maps>), determined by the Water Quality Control Division:
- Regional Water Quality Control Board-approved **full trash capture devices** must be installed to treat the stormwater drainage from the site.
 - At a **minimum**, a device must be installed before the onsite drainage enters the City's public stormwater system (i.e. trash capture must take place no farther downstream than the last private stormwater drainage structure on the site).
 - An Operation & Maintenance Agreement will be required to be recorded with San Mateo County, ensuring the device(s) will be properly maintained.
 - A full trash capture system is any single device or series of devices that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour storm in the sub-drainage area or designed to carry at least the same flow as the storm drain connected to the inlet.*
6. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
7. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
8. If located exterior to building, trash enclosure shall be covered (roof, canopy) and contained (wall/fence). Floor shall slope to a central drain that discharges to the sanitary sewer system. If food prep to be involved, the central drain shall first discharge to a grease trap/interceptor and then connect to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.
9. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
10. If laboratories will be installed, a segregated non-pressurized lab waste line must collect all laboratory waste. Install a sample port on the lab waste line outside the building, which will be accessible at all times.
11. Submit specs on the sample port.
12. 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 \$485,312.00, payable with the Building Permit.**

13. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
14. 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.
15. 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).
16. **Site is 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). C.3 compliance will be reviewed by the City's contractor and the following items will be required;**
17. 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.

18. 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](mailto:andrew.wemmer@ssf.net)
19. Sign and have engineer wet stamp forms for Low Impact Development.
20. Submit flow calculations and related math for LID.
21. 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>.
22. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
23. 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.

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

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

Any questions, contact Andrew Wemmer, Water Quality Control at (650) 829-3840 or Andrew.wemmer@ssf.net.

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)

1. Review the Landscaping section of the zoning ordinance, 20.300.008 for the requirements and regulations.
2. Prior to issuance of certificate of occupancy, the applicant shall submit final landscaping and irrigation plans demonstrating compliance with the State’s Model Water Efficiency Landscaping Ordinance (MWELo), if applicable (See SSFMC Section 20.300.008, and the City’s [WELO Document Verification package](#)).

- a. Projects with a new aggregate landscape of 501 – 2,499 sq. ft. may comply with the prescriptive measures contained in Appendix D of the MWELO.
- b. Projects with a new aggregate landscape of 2,500 sq. ft. or greater must comply with the performance measures required by MWELO.

For all projects subject to the provisions of the MWELO, the applicant shall submit a Certificate of Completion to the City, upon completion of the installation of the landscaping and irrigation system.

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.