

DRAFT FINDINGS OF APPROVAL
P21-0116: MUP21-0004 & DR21-0043
1200 DOUGLAS WAY

(As recommended by City Staff on November 17, 2022)

As required by the Design Review and Use Permit Procedures (SSFMC Chapters 20.480 and 20.490), the following findings are made in support of a Minor Use Permit and Design Review for construction of a front, rear, and new 2nd-story addition to an existing single-family dwelling unit at 1200 Douglas Way in the Low Density Residential (RL-8) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), based on public testimony and materials submitted to the South San Francisco Zoning Administrator which include, but are not limited to: Application materials submitted November 29, 2021; project plans dated stamp received August 29, 2022; Zoning Administrator staff report dated November 17, 2022; and Zoning Administrator hearing of November 17, 2022.

1. Minor Use Permit

- A. The proposed use is an allowed use within the Low Density Residential (RL-8) Zoning District and complies with applicable standards and requirements of South San Francisco Municipal Code (SSFMC) Title 20 Zoning. Specifically, SSFMC Section 20.040.011 allows for the widest street frontage of a corner lot to be considered the front of a site, with approval of a Minor Use Permit, and SSFMC Section 20.300.005, allows for an increased fence height within the front yard with approval of a Minor Use Permit. Conditions of approval will ensure continued compliance with the City's Zoning Ordinance requirements and development standards;
- B. The proposed use is consistent with the City's General Plan in that the project site is designated Low Density Residential. This land use designation is mainly intended for detached single-family dwellings with private outdoor open space. The proposed project and Minor Use Permit requests for consideration of the widest street frontage as the front of the site and an increased fence height within the front yard enhance the existing residential use and allow for usable private open space for the property;
- C. The proposed use will not be adverse to the public health, safety or general welfare of the community, or detrimental to surrounding properties or improvements. The project includes an addition to an existing single-family dwelling unit located within an existing residential neighborhood. The Minor Use Permit request for consideration of the widest street frontage as the front of the site is in line with the existing layout of the single-family dwelling unit, whose front is, and historically has been, oriented to the Douglas Way frontage. The Minor Use Permit request for an increased fence height within the front yard does not exceed the six-foot maximum fence height otherwise allowed outside of

the setback area, includes 50% transparency for the additional two feet, and the fence is located towards the left side of the front yard, away from the corner/intersection, decreasing any impacts or impairment to pedestrians and vehicles;

- D. The proposed use complies with design or development standards applicable to the RL-8 Zoning District. SSFMC Title 20 allows, with approval of a Minor Use Permit, for the widest street frontage of a corner lot to be considered the front of a site (SSFMC Section 20.040.011) and an increased fence height within the front yard (SSFMC Section 20.300.005). The addition complies with all of the RL-8 development standards, including setback requirements using Douglas Way as the front, and the new fence complies with design standards, including those required to qualify for increased height with approval of a Minor Use Permit;
- E. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity. The project includes an addition to an existing single-family dwelling unit located within an existing residential neighborhood, and the Minor Use Permit requests for consideration of the widest street frontage as the front of the site and an increased fence height within the front yard enhance the overall design and usage of the existing single-family dwelling unit;
- F. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints. The project site is already developed, and the existing single-family dwelling unit is connected to all utilities. The proposed addition to the existing residence complies with all RL-8 development standards, including maximum density, floor area ratio (FAR) and lot coverage.
- G. In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorically Exempt pursuant to the provisions of Section 15301 – Class 1: Existing Facilities (CEQA Guidelines). The project site is an existing developed property surrounded by existing residential units. The proposal includes a new second-story and an expansion of the existing first story, resulting in an addition of less than 10,000 sq. ft. in an area where all public services and facilities are available to allow for maximum development permissible in the City's General Plan and is not environmentally sensitive.

2. Design Review

- A. The Project is consistent with the applicable standards and requirements of the Zoning

Ordinance because as submitted and modified through the Design Review Process, this Project meets or complies with the applicable standards included in Chapter 20.080 (Residential Districts).

- B. The Project is consistent with the General Plan because it is consistent with the policies and design direction provided in the South San Francisco General Plan for the Low Density Residential land use designation.
- C. The Project is consistent with the design guidelines adopted by the City Council because it is consistent with the design review guidelines found in the City's "Design Review Guide – For Residences and Additions".
- D. The Project is subject to approval of a Minor Use Permit for consideration of the widest street frontage as the front of the site and an increased fence height within the front yard, and those findings have been made in the above section; and
- E. The Project is consistent with the applicable design review criteria in Section 20.480.006 ("Design Review Criteria") because the Project has been evaluated against, and found to be consistent with, each of the eight design review criteria included in the "Design Review Criteria" section of the Zoning Ordinance.

DRAFT CONDITIONS OF APPROVAL

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PLANNING CONDITIONS

GENERAL

1. The project shall be constructed and operated substantially as indicated on the plan set prepared by H. C. Design & Management, dated stamp received August 29, 2022, and approved by the Zoning Administrator in association with P21-0116, 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 the conditions of approval, including the plans prepared by H. C. Design & Management, dated stamp received August 29, 2022.
3. 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 and Chief Planner.
4. Prior to issuance of any building or construction permits for grading improvements, the applicant shall submit final grading plans for review and approval by the City Engineer and Chief Planner.

DESIGN REVIEW / SITE PLANNING

5. Prior to issuance of any building or construction permits for landscaping improvements, the applicant shall submit final landscaping and irrigation plans for review and approval by the City's Chief Planner. The plans shall include documentation of compliance with SSFMC Section 20.300.007, Landscaping.
6. 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), as outlined in SSFMC Section 20.330.007, Landscaping, if applicable.
 - 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 the 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.

- 7. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of September 20, 2022.
- 8. Landscaped areas in the project area may contain trees defined as protected by the South San Francisco Tree Preservation Ordinance, Title 13, Chapter 13.30. Any removal or pruning of protected trees shall comply with the Tree Preservation Ordinance, and the applicant shall obtain a permit for any tree removals or alterations of protected trees and avoid tree roots during trenching for utilities.
- 9. All landscaping installed within the public right-of-way shall be maintained by the property owner.
- 10. Demolition of any existing structures on site will require demolition permits.

POLICE DEPARTMENT CONDITIONS

- 1. All construction must conform to South San Francisco Municipal Code Chapter 15.48.060 Minimum-security standards for single-family dwellings, (Ord. 1477 § 1B, 2013; Ord. 1166 § 1, 1995).
- 2. The Police Department reserves the right to review and comment upon the submission of revised and updated plans.

Contact: Mike Toscano, Police Department, at (650) 877-8927 or mike.toscano@ssf.net

WATER QUALITY CONTROL DIVISION CONDITIONS

- 1. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.
- 2. Roof leaders / gutters must NOT be plumbed directly to storm drains; they shall discharge to landscaping first.

*Contact: Andrew Wemmer, Water Quality Control, at (650) 829-3840 or
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