

CONDITIONS OF APPROVAL
P19-0064: UP19-0020
Hometown Bowl
237 EL CAMINO REAL
(As recommended by staff on November 17, 2022)

A) Planning Division requirements shall be as follows;

General

1. The applicant/business owner/operator shall comply with the City's Standard Conditions of Approval for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects and with all the requirements of all affected City Divisions and Departments as contained in the attached conditions, except as otherwise amended by the following conditions of approval.
2. Any modification to the approved use, plans or conditions of approval 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.
3. The applicant/business owner/operator shall obtain all required permits for the initiation and operation of the proposed use.
4. The business owner/operator shall be responsible for ensuring compliance with all conditions of approval.
5. The applicant/business owner/operator shall operate the business substantially as outlined in the project description and submitted plans, as part of the Planning Application.
6. Hours of Operation shall be as follows, unless otherwise modified by the Chief Planner. Failure to adhere to the following hours of operation will be grounds for revocation of the Use Permit:
 - a. Monday through Thursday: 3pm to 12am
 - b. Friday: 3pm to 2am
 - c. Saturday: 10am to 2am
 - d. Sunday: 10am to 12am
 - e. Private Events: As approved by the South San Francisco Police Department's Community Relations Sergeant, or his or her designee, as part of the private event permit process, prior to the events of taking place.
7. The business owner/operator shall implement and maintain noise attenuation measures, including curtains in front of doorways, double-paned windows, and/or insulation techniques, to minimize and limit noise emissions from the establishment. The business shall comply with SSFMC Section 8.32, Noise Regulations, during normal business hours

and private events. Such measures shall be reviewed and approved by the Chief Planner prior to operation under the Use Permit provisions.

8. The business owner/operator shall ensure that parking by patrons of the establishment be located along El Camino Real and within the adjacent public parking lot, and discourage parking within the surrounding residential neighborhood by posting parking information on their website, posting signage near the entrances, including parking information in private event promotional flyers and announcements, and implementing ridesharing promotional offers with various ride sharing platforms.
9. The business owner/operator shall be responsible for maintaining the premises and surrounding area within 500 feet of the establishment, including the adjacent neighborhood, parking lots and alleyway, in a clean and orderly manner during and after regular business hours and any private events. The adjacent neighborhood shall be checked the morning after regular business operations and private events. In providing such maintenance, the business owner/operator shall send notification to property owners and tenants within 500 feet of the establishment advising that staff maintenance and cleanup of the adjacent neighborhood will be performed in the mornings after regular business operations and private events. The notice shall contain contact information for the establishment, as well as information about any upcoming events, and shall be sent every 60 days. The first set of such notice shall be sent within 30 days of the date of the Use Permit approval.
10. The business owner/operator shall establish and maintain a dedicated complaint line for the establishment. A complaint log shall be maintained, and any complaints received shall be logged and include the following information: date, time and description of complaint; name and contact information for complainant; and date, time and description of response, along with staff information. The complaint log shall be kept up-to-date and be made readily available to the Planning Division upon request.
11. The business owner/operator shall secure an event permit for each private event with the Police Department at least 30 days in advance. Failure to secure an event permit for any private event will be grounds for revocation of the Use Permit.
12. The business owner/operator shall establish and maintain a record and timeline of all private events with the following information: date, time and brief description of event; number of people in attendance (actual or anticipated); and any incidents or issues that occurred. The private event record and timeline shall be kept up-to-date, contain copies of approved event permits, and be made readily available to the Planning Division upon request.
13. The business owner/operator shall explore opportunities to repaint the exterior façade along El Camino Real and to incorporate the previous bowling mural as funding becomes available. Paint samples for the exterior shall be submitted to the Planning Division for review prior to completion.

14. The existing wooden roof sign at the northwestern corner of the existing building shall be removed. Any required permits for the removal of the sign shall be applied for within 30 days from the date of approval of the Use Permit.
15. The business shall be subject to a four-, eight-, and twelve-month review by the Planning Commission for compliance with Conditions of Approval from the date of Use Permit approval by the Planning Commission.
16. The business owner / operator shall provide to the Chief Planner for review an operational record and statement one month prior to the required four-, eight-, and twelve-month reviews. The operational record and statement shall include information regarding how compliance with each of the required Conditions of Approval have been met and copies of the business complaint log and private event record and timeline. The Planning Commission will review the operational record and statement at the required four-, eight- and twelve-month reviews.
17. The business owner/operator shall require that all staff conducting maintenance and/or cleanup of the premises and surrounding area wear identifiable clothing, such as traffic vests, jackets, or other clothing, with the name of the establishment visible and clearly identifying the individual wearing them to be the establishment's staff.
18. The business owner/operator shall obtain sound readings from four separate areas adjacent to the establishment, including near the main entrance, within the alleyway, and across the street, to demonstrate compliance with SSFMC Chapter 8.32, Noise Regulations. The sound readings shall be submitted to the Planning Division prior to hosting live entertainment or within 30 days from the date of the Use Permit approval, whichever occurs first, and should reflect accurate noise levels during amplified live music events. If the sound readings are above the permissible sound levels outlined in SSFMC Chapter 8.32, Noise Regulations, the business owner/operator shall install noise attenuation measures, as discussed in Condition No. 7 above. Sound readings shall be obtained from the same locations after implementation of noise attenuation measures and submitted to the Planning Division within 30 days of acceptance of the twelve-month review.

Contact: Stephanie Skangos, Planning Division, at (650) 877-8535 or stephanie.skangos@ssf.net

B) Fire Department requirements shall be as follows:

1. During special events and music release parties etc., the maximum occupancy shall not be exceeded for the specific area in the building where the event is held and the event shall not exceed the total maximum occupancy for the entire building.
2. Provide portable fire extinguisher in accordance with CFC Section 906.
3. Provide Knox key box for building with access keys to entry doors, electrical/mechanical rooms, and others to be determined.

Contact: Craig Lustenberger, Fire Marshal, at (650) 829-6645

C) Police Department requirements shall be as follows:

1. All construction must conform to South San Francisco Municipal Code Chapter 15.48.070 Minimum-security standards for nonresidential buildings, (Ord. 1477 § 1C, 2013; Ord. 1166 § 1, 1995).
2. The applicant shall install and maintain a central station silent intrusion alarm (burglary alarm) per South San Francisco Municipal Code Chapter 15.48.070(i)(2)(Q), (Ord. 1477 § 1C, 2013; Ord. 1166 § 1, 1995).
3. The applicant shall install and maintain a central station silent robbery alarm per South San Francisco Municipal Code Chapters 15.48.070(h)(1)(G), 15.48.070(h)(1)(H), and 15.48.070(h)(1)(M), (Ord. 1477 § 1C, 2013; Ord. 1166 § 1, 1995). Robbery alarm activation buttons shall minimally be placed in the point of sale areas in the bar, the restaurant, and the bowling alley.
4. A security guard(s) shall be charged with preventing violations of law and enforcing compliance by patrons of the requirements of these regulations as well as controlling behavior and reporting all criminal offenses to the Police Department. Security guards shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of the state and the City. No security guard required pursuant to this Condition of Approval shall act as a door person, ticket seller, ticket taker, admittance person, sole occupant of the manager's station, or have other ancillary duties while acting as a security guard. The Police Chief reserves the right to determine; 1) the appropriate number of guards, which may be increased or decreased as determined by the Police Chief or his or her designee, and 2) the hours of operation for said guards, which may be increased or decreased as determined by the Police Chief.
5. The applicant shall install and maintain a camera surveillance system that meets the technical specifications outlined in South San Francisco Municipal Code Chapter 8.66.050, (Ord. 1515 § 1, 2016). Views and angles of all surveillance cameras must be approved by the South San Francisco Police Department's Planning Sergeant. There must be enough cameras to provide the intended coverage of the specified intended areas. Cameras shall be placed minimally in the following areas:
 - all entrances and all exits
 - bar
 - restaurant
 - arcade
 - bowling alley point of sale
 - fire exit near lane #1
 - each private or semi-private event room

6. No doors within the premises shall be locked during business hours, and the on-site manager shall be responsible to see that any room or area on the premises shall be readily accessible at all times and shall be open to view in its entirety for inspection by any law enforcement officer upon request.
7. The exit doors (closest to lane #1) shall be constructed of a solid material, shall be marked "Emergency Exit Only – Alarmed" or of similar wording, and shall be equipped with an audible alarm that is activated when one or both of the doors are opened. The alarm should be loud enough so employees working at the bowling alley's point of sale can hear it during the normal course of business. The doors shall have panic hardware installed on the interior side, and NO hardware installed on the exterior.
8. The alleyway, outside the doors listed above in #7, shall have a minimum of a six-foot tall gate on each the El Camino Real and the Northwood Drive sides. The gates shall have exit panic hardware on the interior side. The exterior of the gates shall be keyed and a corresponding key shall be secured in a KnoxBox at each gate location that is mounted in compliance with the Fire Department.
9. No private or semi-private event rooms shall have doors that are lockable. All doors to such rooms shall have a minimum of 144 square inches of transparent glass or similar material that allows viewing through the door. The view into and out of said rooms shall be clear and unobstructed by any items or materials and shall remain so at all times.
10. If applicant intends to operate four or more coin operated amusement machines, the applicant shall first obtain an arcade permit as required by South San Francisco Municipal Code Chapter 6.44. Applicant is responsible for following all sections of the above ordinance.
11. All private or semi-private event rooms shall have surveillance cameras installed that provide live and recorded monitoring of events by the business' surveillance camera system. The business shall provide the ability to monitor live events in the private or semi-private event rooms by a peace officer upon request by means of the business' surveillance camera system.
12. Special Events. Except for corporate events and events that are held in a private residence and not open to the public, every person, firm, partnership, corporation, organization, association, society, club, individual or group of individuals that intend to host, hold, allow, maintain, organize, conduct, promote or advertise any event, activity, or function that is reasonably expected to be attended by at least seventy-five people, regardless of whether the event, activity, or function is a "private event" or "special event" as defined in Section 6.48.010, the applicant/business owner/operator shall notify the city police department at least thirty days prior to the event. Notification shall include the location, date(s) and time(s) of the event, the names and addresses of the persons charged with managing the event, the type of event, and the anticipated numbers of attendees. (Ord. 1497 § 2, 2015; Ord. 1430 § 1, 2010). (Please note the term "corporate events" refers to events sponsored by corporate entities using their own facilities, NOT corporate events occurring at Hometown Bowl.)

13. The applicant/business owner/operator shall contact the South San Francisco Police Department's Community Relations Sergeant (650-877-8922) to obtain a private event permit for all special events. The Community Relations Sergeant, or his or her designee, shall evaluate each special event and determine if security is needed, and if so, specify whether private security or police officers are required. The applicant shall abide by all requirements set forth by the Community Relations Sergeant for any special events.
14. The applicant/business owner/operator shall comply with the requirement that commercial establishments having one hundred dollars or more in cash on the premises after closing hours shall lock such money in an approved type of money safe with a minimum rating of TL-15.
15. "No Loitering" signs shall be posted conspicuously throughout the parking area in locations designated by the Police Department.
16. The Police Department reserves the right to review and comment upon the submission of revised and updated plans.

***Contact: Sgt. Michael Rudis, Police Department, at (650) 877-8927 or
mike.rudis@ssf.net***

**STANDARD CONDITIONS AND LIMITATIONS FOR COMMERCIAL,
INDUSTRIAL, MIXED USE, AND 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 Chief Planner 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 20.360 (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 being 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 on 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 Chief Planner.

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.