

DRAFT FINDINGS OF APPROVAL
P18-0008: UP18-0002, DR18-0004, SIGNS18-0002, PE18-0001, TDM19-0001
225 SPRUCE AVE

(As recommended by City Staff on April 18, 2019)

As required by the Parking Reduction, Sign Permit, Transportation Demand Management, Design Review and Use Permit Procedures (SSFMC Chapters 20.330, 20.360, 20.400, 20.480 and 20.490), the following findings are made in support of a Use Permit, Design Review, Sign Permit, and Transportation Demand Management Plan for a new clinic and medical services building at 225 Spruce Avenue in the Grand Avenue Core (GAC) Zoning District, in accordance with SSFMC Chapters 20.330, 20.360, 20.400, 20.480 and 20.490, based on public testimony and materials submitted to the South San Francisco Planning Commission which include, but are not limited to: Application materials prepared by applicant, dated submitted March 26, 2019; project plans prepared by ED2 International, dated stamp received March 26, 2019; Planning Commission staff report dated April 18, 2019; and Planning Commission meeting of April 18, 2019.

1. Design Review

- A. The Project is consistent with Title 20 of the South San Francisco Municipal Code because the project has been design as a new business services and office building that contributes to the employment within the zoning district;
- B. The Project is consistent with the General Plan because the proposed project replaces a previous clinic within the mix of uses in the downtown area;
- C. The Project is consistent with the applicable design guidelines adopted by the City Council as conditioned;
- D. The Project is consistent with the Use Permit as stated in the findings below; and
- E. The Project is consistent with the applicable design review criteria in South San Francisco Municipal Code Section 20.480.006 (“Design Review Criteria”) because the project has been evaluated by the Design Review Board on March 20, 2018 and August 21, 2018, and found to be consistent with each of the eight design review criteria included in the Design Review Criteria” section of the Ordinance.

2. Use Permit (Clinic at the Ground Floor)

- A. The project is located within the Grand Avenue Core (GAC) Zoning District. The proposed clinic use contributes to and complements the range of services in the downtown area;
- B. The proposed uses are consistent with the General Plan in that the project site is Grand Avenue Core, which allows for a mix of uses. The project provides for additional employment opportunities in the area and medical services available to residents and visitors;
- 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 does not propose operations that create impacts to surrounding areas;
- D. The project complies with design or development standards applicable to the Zoning District and use;

- 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 because the project replaces a previous clinic use on the site and is developed based on the current development standards applicable to the property;
- 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 because the building is located on a previously developed lot within the downtown and has been design to fit within minimum floor area requirements;
- 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 15332 – Class 32: In-Fill Development Project in that the project is consistent with the general plan and zoning code and that the site is a developed property within an urban environment; and
- H. The proposal does not propose increased density or FAR pursuant to the provisions of Section 20.280.004(A), therefore no findings need to be made regarding increased density or FAR.

3. Use Permit (Parking Reduction)

- A. The project is located within the Grand Avenue Core (GAC) Zoning District. A parking reduction may be considered;
- B. The proposed parking reduction is consistent with the General Plan in that the parking reduction is projected to meet the parking requirement for the site and the reduced parking provides more space to develop the site to meet the site's minimum floor area requirement;
- C. The proposed parking reduction will not be adverse to the public health, safety or general welfare of the community, or detrimental to surrounding properties or improvements. A parking study has been conducted demonstrating availability of parking resources and strategies to minimize on-site parking demand;
- D. The project complies with applicable design or development standards applicable to the Zoning District and use;
- E. The design, location, size, and operating characteristics of the proposal would be compatible with the existing and reasonably foreseeable future land uses in the vicinity because the projected parking demand for the clientele and employees is manageable through parking and transportation demand management strategies for the use;
- 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;
- 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 15332 – Class 32: In-Fill Development Project in that the reduction in required parking is part of a project consistent with the

general plan and zoning code and that the site is a developed property within an urban environment; and

- H. The proposal does not propose increased density or FAR pursuant to the provisions of Section 20.280.004(A), therefore no findings need to be made regarding increased density or FAR.
- I. Parking Reduction
 - a. A parking and transportation demand management plan has been prepared showing that special characteristics and operations of the use and TDM parking management strategies can allow the site to operate with parking spaces less than the standard. The clinic serves communities that generally seek transportation from modes other than automobiles. Bus stops are located across the street from the use.
 - b. The use will adequately be served by the proposed on-site parking through the implementation of the proposed parking and transportation demand management plan, as conditioned; and
 - c. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area in that the surrounding area has available capacity to accommodate excess parking as needed.

5. Transportation Demand Management

- A. The proposed trip reduction measures are feasible and appropriate for the project, considering the proposed mix of uses and the project's location, size, and hours of operation in that the project does not create a significant net increase in trips and trip reduction measures would further minimize traffic impacts; and
- B. The proposed performance guarantees will ensure that the target alternative mode use established for the project by this chapter will be achieved and maintained in that the plan identifies approaches and resources to promote alternative transportation means for the site.

DRAFT CONDITIONS OF APPROVAL
P18-0008: UP18-0002, DR18-0004, SIGNS18-0002, PE18-0001, TDM19-0001
225 SPRUCE AVE

(As recommended by City Staff on April 18, 2019)

A) Planning Division requirements shall be as follows:

General

1. The applicant shall comply with the Planning Division's standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects (attached to this document), except as otherwise amended by the following conditions of approval.
2. The project shall be constructed and operated substantially as indicated on the plan set prepared by ED2 International, date-stamped received March 26, 2019, and approved by the Planning Commission in association with P18-0008: UP18-0002, DR18-0004, SIGNS18-0002, PE18-0001, TDM19-0001 as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City's Chief Planner.
3. The construction drawings shall comply with the Planning Commission approved plans, as amended by the conditions of approval, including the plans prepared by ED2 International, date-stamped received March 26, 2019,
4. 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.
5. 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.

Construction

6. The applicant is responsible for maintaining site security prior to, and throughout the construction process. This includes installation of appropriate fencing, lighting, remote monitors, or on-site security personnel as needed.
7. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.

Design Review/ Site Planning

8. 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.

9. The applicant shall verify the building height for compliance with development standards.
10. 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 Landscape Architect. The plans shall include documentation of compliance with SSFMC Section 20.300.007, Landscaping.
11. The applicant shall contact the South San Francisco Scavenger Company to properly size any required trash enclosures and work with staff to locate and design the trash enclosure in accordance with the SSFMC Section 20.300.014, Trash and Refuse Collection Areas. Trash enclosures shall also be consistent with applicable trash enclosure guidelines from South San Francisco Scavenger:
 - Provide driving surfaces of sufficient strength to withstand regular traversing of collection vehicles.
 - Install and maintain a concrete pad in front of enclosure that will accommodate maximum gross vehicle weight of 60,000 pounds.
 - Assure that the roadway in front of enclosure has a level surface that prevents a waste container from rolling away while positioned for emptying.
 - Provide adequate space for collection vehicle(s) to safely turn around and back-up. Collection vehicles have a wheel base of approximately 252 inches, a turning radius of approximately 43 feet, and a turning diameter of approximately 94 feet.
 - Assure that the gate opening of enclosure is **at least** 12 feet wide and maintain tie backs on each enclosure gate/door.
 - Provide adequate room (2-3 feet) to walk around each waste container and not have to move one to get to another for emptying.
 - Install and maintain bumpers or rub rails along the walls inside the enclosure. Place protective guards on all piping (gas, electrical, water, etc.).
 - Assure there are no obstacles above or in front of enclosure. Collection vehicles require 30' feet of vertical clearance. Paint NO PARKING on ground and/or post on front of enclosure.
 - Prevent illegal dumping and scavenging by fully enclosing (including a roof) and locking waste containers and/or the enclosure itself.
 - Subscribe to an adequate level of service.
 - Provide and maintain appropriate signage for each waste container. And, install appropriate lighting so these signs can be easily read.
 - Keep waste container lid(s) closed and the surrounding area clear and swept.
 - South San Francisco Scavenger Company is not responsible for any damage to driving surfaces traveled in the course of servicing waste containers. In addition, it is the waste account holder's responsibility to comply with applicable legislation. There are multiple municipal codes and state laws that mandate trash, recycling, and organics service. For details regarding some of the most recent state legislation, use these links:

www.calrecycle.ca.gov/Recycle/Commercial
www.calrecycle.ca.gov/Recycle/Commercial/Organics
www.bsc.ca.gov

12. The applicant shall submit an approval letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits. South San Francisco Scavenger contact: Teresa Montgomery/John Rossi (650) 589-4020.
13. The use operator shall bring out and return waste containers as described below, or as otherwise required by South San Francisco Scavenger Company:
 - Bring waste containers from the refuse storage area out to Spruce Avenue near the middle of the block and placed close to the curb so that sidewalk access is not impeded.
 - Bring waste containers out for pick-up and return waste containers to the refuse storage area after pick-up.
14. The applicant shall incorporate comments provided by the Design Review Board in the Final Minutes of the August 21, 2018 DRB Meeting, listed below for reference:
 - Consider if parking permits may be used.
 - Approval should use methods to ensure parking does not flood the side streets. Explore how to keep parking out of the neighborhood streets and in other area/parking structures.
 - The plans are lacking a plant list.
 - Check with a Civil Engineer if Bio Retention will be a factor as part of this development.
 - Check with the Building Department, as the side entry door facing Spruce Avenue may not work per code.
15. 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 applicant shall obtain a permit for any tree removals or alterations of protected trees, and avoid tree roots during trenching for utilities.
16. The applicant shall install three-inch diameter, PVC conduit along the project frontage, in the right-of-way, if any trenching is to take place, for the purpose of future fiber installation. Conduit shall have a pull rope or tape. A #8 stranded trace wire will be installed in the conduit or other trace wire system approved by the City.
17. All landscaping installed within the public right-of-way shall be maintained by the property owner.
18. Demolition of any existing structures on site will require demolition permits.
19. After the building permits are approved, but before beginning construction, the owner/applicant shall hold a preconstruction conference with City Planning, Building, and Engineering staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all relevant subcontractors.

Transportation/Parking

20. A Parking and Traffic Control Plan for the construction of the project shall be submitted with the application for Building Permit, for review and approval by the Chief Planner and City Engineer.
21. The applicant has prepared and submitted a draft Preliminary TDM Plan. In accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management, prior to issuance of a building permit the applicant shall submit a Final TDM Plan for review and approval by the Chief Planner.
 - The Final TDM Plan shall include all mandatory elements included in the Ordinance and shall substantially reflect the Preliminary TDM Plan prepared by CHS Consulting Group, date-stamp received March 26, 2019. The Plan shall be designed to ultimately achieve a goal of 28% alternative mode usage by employees within the Project.
 - The Final TDM Plan shall outline the required process for on-going monitoring, including annual surveys. The initial annual survey will be submitted one (1) year after the granting of a certificate of occupancy. The initial annual survey shall either: (1) state that the applicable property has achieved 28 % alternative mode usage, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the applicable property has not achieved the 28 % alternative mode usage, providing an explanation of how and why the goal has not been reached, and a description of additional measures that will be adopted in the coming year to attain the TDM goal of 28% alternative mode usage.
 - The applicant shall be required to reimburse the City for program costs associated with monitoring and enforcing the TDM Program. The annual monitoring fee is \$1,667.
 - The Final TDM shall also be subject to the review and approval by the San Mateo City/County Association of Governments.

Climate Action Plan

22. For Commercial Projects: Prior to issuance of any building or construction permits, the developer shall revise the development plans to include the following Climate Action Plan requirements, subject to review and approval by the Chief Planner or designee:
23. Electric Vehicle Charging Installations Measure 2.1, Action 5: Require new large-scale nonresidential developments to provide conduit for future electric vehicle charging installations, and encourage the installation of conduits or electric vehicle charging stations for all new development.
24. Heat Island Reductions Measure 3.4, Action 1: Encourage the use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
25. Alternative Energy Facilities Measure 4.1, Action 2: Require the construction of any new nonresidential conditioned space of 5,000 square feet or more, or the conversion of unconditioned space 5,000 square feet or more, to comply with one of the following standards:

- Meet a minimum of 50% of modeled building electricity needs with on-site renewable energy sources. To calculate 50% of building electricity needs for the new conditioned space, the applicant shall calculate building electricity use as part of the Title 24 compliance process. Total electricity use shall include total use for the new conditioned space excluding process energy.
- Participate in a power purchase agreement to offset a minimum of 50% of modeled building electricity use. Building electricity use shall be calculated using the method identified above.
- Comply with CALGreen Tier 2 energy efficiency requirements to exceed mandatory energy efficiency requirements by 20% or more. For additions to existing development of 5,000 square feet or more, CALGreen Tier 2 shall be calculated as part of the Title 24 compliance process. Existing building space already permitted shall not be subject to CALGreen Tier 2 requirements.

26. Solar Wiring Installation Measure 4.1, Action 3: Require all new development to install conduit to accommodate wiring for solar.

27. Water Demand Reduction Measure 6.1, Action 2: Revitalize implementation and enforcement of the Water Efficient Landscape Ordinance by undertaking the following:

- Establishing a variable-speed pump exchange for water features.
- Restricting hours of irrigation to occur between 3:00 a.m. and two hours after sunrise.
- Installing irrigation controllers with rain sensors.
- Landscaping with native, water-efficient plants.
- Installing drip irrigation systems.
- Reducing impervious surfaces.

Impact/Development Fees

1. PARKS FEE - Upon the date of final inspection or issuance of the certificate of occupancy for the development, whichever is earlier, the applicant shall pay applicable bicycle and pedestrian impact fees in accordance with South San Francisco Municipal Code Chapter 8.68, based on the formulas in Table 8.68.060(a) Bicycle and Pedestrian Improvements Formula.

Based on the plans approved by the Planning Commission on April 18, 2019, the bicycle and pedestrian impact fee estimate for the project is: Commercial: ADT/1,000 sq. ft. x sq. ft. x Cost per ADT

Estimate (Commercial): \$0.36 per square foot X 10,716 square feet = \$3,858

2. CHILDCARE FEE – NON-RESIDENTIAL USES: Prior to issuance of a building permit for non-residential uses, the applicant shall pay any applicable childcare fees in accordance with South San Francisco Municipal Code Chapter 20.310. This fee is subject to annual adjustment, and presently is assessed at \$0.68 per gross square foot of commercial and retail uses. Based on the plans

approved by the Planning Commission on April 18, 2019, the childcare impact fee estimate for the non-residential uses is:

Estimate (Commercial): $\$0.68 \times 10,716 = \$7,286.88$

3. **PARK FEES - NON-RESIDENTIAL:** : Prior to issuance of certificate of occupancy for non-residential uses, the applicant shall pay the Parkland Acquisition Fee and Parkland Construction Fee in accordance with South San Francisco Municipal Code Chapter 8.67. This fee is subject to annual adjustment. Based on the plans approved by the Planning Commission on April 18, 2019, the park fee estimate for the use is:

Acquisition Fee:

Parkland Acquisition Fee for Non-Residential Development:

Total square feet / 1,000 square feet X Average number of employees per 1,000 square feet X 0.0005 (0.5 acres per 1,000 employees) X Average FMV per acre of land X 0.25

Parkland Construction Fee for Non-Residential Development:

Total square feet / 1,000 square feet X Average number of employees per 1,000 square feet X 0.0005 (0.5 acres per 1,000 employees) X Average Construction Cost per acre of land X 0.25

Estimate (Commercial): $\$3.58 \text{ per square foot} \times 10,716 \text{ square feet} = \$38,363$

4. **COMMERCIAL LINKAGE FEE** - Prior to issuance of the first building permit, the applicant shall pay the applicable commercial linkage fee in accordance with South San Francisco Municipal Code Chapter 8.69, based on the current fee for each applicable land use category.

Based on the plans dated March 26, 2019, the commercial linkage fee estimate for the project is:
(Gross Square Feet Commercial Floor Area - Existing Floor Area) \times (Current Fee Amount for Applicable Land use Category) = Commercial Linkage Fee Payment

Estimate (Commercial): $\$2.50 \text{ per square feet} \times 10,716 \text{ square feet} = \$26,790$

5. **PUBLIC SAFETY FEE** - This new construction will be assessed a Public Safety Impact Fee. The amounts are \$0.13 per square foot for the Police Department and \$0.31 per square foot for the Fire Department.

Based on the plans dated March 26, 2019, the public safety fee estimate for the project is:

Estimate (Commercial): $\$0.44 \text{ per square feet} \times 10,716 \text{ square feet} = \$4,715$

6. The Sewer Capacity Charge shall be imposed and paid prior to issuance of a building permit for the residential portion of the project. For the commercial portion of the project, the Sewer Capacity Charge shall be imposed and paid prior to issuance of a building permit, except that the Water

Quality Control Plant Superintendent, or designee, may allow for payment at a later date, provided that in no case shall a final certificate of occupancy be issued prior to payment of the applicable Sewer Capacity Charge. Please contact Andrew Wemmer, Water Quality Control, at (650) 829-3840 or andrew.wemmer@ssf.net

7. Prior to permit issuance, provide proof of payment of school district fees paid to the SSFUSD.

Contact: Justin Shiu, Planning Division, at (650) 877-8535 or Justin.Shiu@ssf.net

B) Fire Department requirements shall be as follows:

1. Fire sprinkler system shall be installed per NFPA 13/SSFFD requirements under a separate fire plan check and permit for overhead and underground for each building.
2. Fire alarm system shall be installed per NFPA 72/SSFFD requirements under a separate fire plan check for each building.
3. A portable fire extinguisher with a rating of not less than 2-A shall be provided within 75 foot travel distance to all portions of the building on each floor.
4. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants.
5. All buildings shall provide premise identification in accordance with CFC Section 505.
6. All Non parking space curbs to be painted red to local Fire Code Specifications
7. All buildings shall have Emergency Responder Radio Coverage throughout in compliance with Section 510 of the California Fire Code.
8. Project must meet all applicable Local (SSF Municipal Code, Chapter 15.24 Fire Code), State and Federal Codes.

Contact: Craig Lustenberger, Fire Department, 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 apply applicable additional security measures per South San Francisco Municipal Code Chapter 15.48.085.

15.48.085 Additional Security Measures May Be Required

Per South San Francisco Municipal Code 15.48.085 -Additional Security Measures, the following conditions will also be required:

1. Any exterior double door entrances shall only have one exterior handle, which should be on the right door (from a person's perspective from the outside). This is to prevent the malicious locking/chaining of the doors from the outside. This requirement shall also apply to interior double doors to shared common areas. The interior opening mechanism for the aforementioned doors shall be of a design that prevents the same malicious locking/chaining.
 2. The landing at the lowest level of service staircases, such as those in the garage area or fire escapes, shall have some mechanism, such as fencing, to prevent access and prevent people from loitering or concealing themselves in that area.
 3. All exterior doorways shall be illuminated during darkness by a white light source that has full cut-off and is of pedestrian scale.
 4. All interior common and service areas, such as the garage, bicycle storage area, fire escapes, etc, shall be illuminated at all times with a white light source that is controlled by a tamperproof switch or a switch located in an inaccessible location to passers-by.
 5. Any exterior bicycle racks installed shall be of an inverted "U" design, or other design that allows two different locking points on each bicycle.
 6. The mature height of all shrubbery shall be no higher than two feet, if so, it shall be maintained at a maximum height of two feet, and tree canopies shall be no lower than six feet above grade.
 7. The applicant shall install and maintain a camera surveillance system that conforms to the technical specifications of South San Francisco Municipal Code Chapter 8.66.050 Minimum Technological Standards, (Ord. 1515, 2016). The video surveillance cameras will be used as a crime deterrent and assist with the identification and apprehension of criminals if a crime is committed on the property. Enough cameras shall be installed to provide adequate coverage for the intended space. Cameras shall be placed minimally in the following locations:
 - * Garage area
 - * Parking lot area
 8. Any exterior electrical outlets, or those inside the garage area, shall either be locked to prevent unauthorized use, or they shall be on a timer to coincide with the building's business hours, which shuts off the electricity when the business is closed.
 9. The parking garage shall have a gate(s) to secure it from unauthorized pedestrian and vehicle entry when the business is closed. As a part of the conditions of approval, the gate(s) shall be secured nightly to prevent loitering and criminal activity from occurring in the parking garage when the business is closed.
4. The Police Department reserves the right to review and comment upon the submission of revised

and updated plans.

Contact: Michael Rudis, Police Department, at (650) 877-8927

D) Engineering Division requirements shall be as follows:

**Engineering Review of Commercial and Residential Developments
Standard Language including sewer lateral work.**

1. Because this proposed project results in a remodeling, alteration, or enlargement of greater than 25% of the building area (square footage), the Owner shall meet all associated City Municipal Code requirements related to the sewer lateral including, though not necessarily limited to, the following.
 - a. The Owner 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 Owner 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 Owner 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 Owner 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 Owner 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 Owner 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 Owner's expense.
 - e. Regardless of whether any sewer lateral work is required, the Owner 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 Owner shall obtain the certificate of compliance before the first inspection of any work in the building.

2. The owner shall, at his/her expense, replace any broken sidewalk, curb, and gutter fronting the property. The City of SSF shall be the sole judge of whether any such replacement is necessary.
3. The Owner shall coordinate with the Public Works department to ensure that any proposed repair work to the sewer lateral, sidewalk, curb, and/or gutter will be satisfactory to the City, and shall obtain an encroachment permit for any work in the public right of way, and shall be responsible for all applicable fees and deposits. All work related to these requirements shall be accomplished at the Owner's expense.
4. 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.
5. The owner shall, at his/her expense, design and construct a drainage system that will route storm water run-off from the building roof areas towards permeable or landscaped areas. All storm water generated on-site must stay within the property boundaries.

In addition to the drainage plan, the developer shall submit all drainage calculations and pre- and post-construction run-off calculations. The storm drainage pipes shall be sized for a 10-year, 5-min storm. Any off-site improvements shall be designed by a licensed civil engineer, be at no cost to the City and shall be reviewed and approved by the Engineering Division.

6. The developer, at his/her own expense, shall provide a flow study for both storm water and sewer system to justify if the existing city facilities will be sufficient to support the development.
7. The grading plan shall clearly state the estimated amount of cut and fill required to grade the project. If excavation and grading work involves movement of more than 50 cubic yards of soil, a grading permit is required per the SSFMC. The developer shall apply for the grading permit with the Engineering Division and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the application. The developer shall place an initial \$30,000 cash deposit with the City for environmental compliance inspection personnel time, which includes, but not limited to, air quality, grading and storm water pollution inspections.
8. A hauling permit shall be required for excavation and off-haul or on-haul, per Engineering

requirements.

9. Haul roads shall be cleaned daily, or more often, as required by the City Engineer, of all dirt and debris spilled or tracked onto City streets or private driveways.
10. The developer shall submit a geotechnical report along with a cash deposit of \$5,000 for peer review. The geotechnical report shall also include, but not limited to, design criteria for the subterranean parking area, footing/foundations of the future structures, etc. The recommendations contained in the report shall be included in the Site Grading and Drainage Plan, and submitted for review and approval by the City Engineer. A final Grading Observation Report shall be submitted to the City Engineer, prior to receiving a building permit, stating that all work was accomplished in accordance with the soils report and with the recommendation of the project geotechnical consultant.
11. The building permit application plans shall conform to the standards of the Engineering Division's "Building Permit Typical Plan Check Submittals" requirements, copies of which are available from the Engineering Division. Required items on the site plan include: A complete topographic survey of the site including existing contours of the property (extending 15' into adjacent property and the adjacent roads and lanes); show new contours and proposed elevations on the proposed site plan; size, material, class, slope and invert of all drain pipes, top of curb.
12. Distances between new structures and property lines shall be shown on the drawings.
13. For all gravity flow underground pipes (SD and SS), show arrows indicating direction of flow.
14. The Developer shall submit utility coordination documentation to the City's Engineering Division, which highlights notification of work to be performed, response(s) from each utility owner (including existing utility plans from each owner), and proposed utility plans.
15. Outline streetscape / public right-of-way improvements that the project is responsible for.
16. The Developer shall provide an engineer's estimate for all work performed within the public right-of-way.
17. The owner shall hire a licensed land surveyor or civil engineer authorized to practice land surveying to certify that the new foundation forms conform with all setbacks from confirmed property lines and that all easements are verified and in conformance with the plans. A letter certifying the foundation forms shall be submitted to the Engineering Division for approval.
18. Ingress/egress driveways shall have a minimum width of 25 feet (two way) and 20 feet (one way).
19. Developer shall ensure that all adjacent curb returns are ADA-compliant. Turning radius templates shall be provided if curb returns are revised.

20. Developer shall coordinate with the California Water Service for all water-related issues.
21. Project driveways shall be the City's standard detail for a commercial driveway. The grade of each driveway cannot exceed a 12% grade. Unless controlled by a traffic signal, the developer shall install a R1 "STOP" sign at each exit driveway from the project.
22. Due to construction vehicle traffic, the developer shall improve the street fronting their development with new asphalt/slurry seal. The developer will document the condition of the street that fronts the buildings for each particular Precise Plan phase before and after construction and make any necessary repairs to any deterioration on the impacted streets fronting that particular phase resulting from the construction process. An improvement plan shall be submitted to the Engineering Division for review and approval. The Developer will be responsible to ensure that the condition of the street is in at least existing condition or better after construction is completed.
23. Developer shall have the adjacent streets repaved, curb to curb; after all utility work has been completed.
24. Developer shall ensure that the street markings are restored and upgraded to meet current City standards.
25. Developer shall ensure that all adjacent curb returns are ADA-compliant. Turning radius templates shall be provided if bulb-outs are required.
26. The developer shall submit a utility plan showing all sewerlines, storm drainlines, and waterlines. One correctly sized sewer lateral shall be installed to service each parcel. A sanitary sewer manhole shall be installed onsite, near the property line, to serve as a cleanout for the lateral as it connects to the City's sanitary sewer system. All sewerlines located on-site shall remain private and the developer shall be responsible to maintain those lines. Proper easements shall be existing or created to run utilities lines from one parcel through the other parcels.
27. The applicant shall repair existing, broken, displaced, or otherwise damaged curb, gutter, sidewalk and driveways along the entire street frontage of the subject property, as required to conform with City standards. Damage due to tree roots shall be repaired by removing the existing tree(s) (where recommended by the City's Landscape Architect) and its root system(s), and reconstructing or replacing all damaged curb, gutter, sidewalk, street pavement structural sections, storm drains, sanitary sewers and any other affected utilities or appurtenances. Any existing trees requiring removal shall be replaced with two new trees for each tree removed, of a variety and at a location that will not damage the sidewalk, pavement, or underground utilities in the future. New root shields shall be installed. Tree species, location, and planting shall be accomplished to the satisfaction of the City Engineer and City's Landscape Architect.
28. Overhead utilities and any utility appurtenances shall be undergrounded at no cost to the City. No

freestanding utility poles shall remain.

29. Upon completion of the building construction and site improvements, the developer shall clean, repair, or reconstruct the curb, gutter and sidewalk along the entire frontage of the development, as may be required by the City Engineer to conform to City standards, prior to receiving a certificate of occupancy for the building.
30. All applicable mapping shall be done and recorded in the San Mateo County prior to the Building Permit issuance for vertical construction. The Parcel Map need not be recorded prior to issuance of permits for non-vertical construction.
31. All Easements within the property shall be recorded in the San Mateo County prior to the Building Permit issuance for vertical construction.
32. Project shall update Spruce Ave and Grand Ave to match the City's upcoming Grand Ave Streetscape improvement project. Applicant shall work with City staff to coordinate the designs.
33. The Engineering Division reserves the right to include additional conditions during review of the building permit application.

Contact: Matthew Ruble Engineering Division, at (650) 829-6652

E) Water Quality Control Plant requirements shall be as follows:

The following items must be included in the plans or are requirements of the Stormwater and/or Pretreatment programs and must be completed prior to the issuance of a building permit:

(Note: the referenced "Attached" forms may be obtained from Justin Shiu, Planning Division, at (650) 877-8535 or justin.shiu@ssf.net; or Andrew Wemmer, Water Quality Control, at (650) 829-3840 or andrew.wemmer@ssf.net)

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. Drains in street must have inlet and throat protection of a material that is not susceptible to breakage from vehicular traffic.
3. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to landscaping first.
4. If fire sprinklers are added/modified, fire sprinkler test drainage must be plumbed to sanitary sewer.
5. Trash enclosure shall be covered, contained and the floor shall slope to a central drain that is connected to the sanitary sewer.

6. Install a condensate drain line connected to the sanitary sewer for rooftop equipment.
7. Submit facility square footage on plans. Applicant may be required to pay a sewer capacity fee (connection fee) at a later time based on anticipated flow, BOD and TSS calculations if positive net difference and/or discharge type results from previous site use.
8. **Site may be subject to C.3 requirements of the Municipal Regional Stormwater Permit (if so, the following items will apply).**
9. Sign and have engineer wet stamp forms for Low Impact Development.
10. Completed attached forms for Low Impact Development.
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
A completed copy must also be emailed to andrew.wemmer@ssf.net
11. Complete attached Operation and Maintenance (O&M) agreements.
Use attached forms for completing documents, as old forms are no longer sufficient
A finished copy must also be emailed to andrew.wemmer@ssf.net
Do not sign agreement, as the city will need to review prior to signature, prepare packet and submit with an address to send for signature.
12. Submit flow calculations and related math for LID.
13. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
14. 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.
15. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
16. A SWPPP must be submitted. Drawings must note that erosion control shall be in effect all year long.
17. A copy of the state approved NOI must be submitted.
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