

DRAFT FINDINGS OF APPROVAL
P18-0084: UP18-0017
111 SOUTH MAPLE AVENUE
(As recommended by City Staff on May 30, 2019)

As required by the Use Permit procedures SSFMC § 20.490, the following findings are made in support of a Use Permit to allow a fleet-based service use (bus fleet) at 111 South Maple Avenue in the Mixed Industrial (MI) Zone in accordance with SSFMC Chapters 20.110, 20.300, 20.330, 20.350 & 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, date submitted December 27, 2018; Planning Commission staff report dated May 30, 2019; and Planning Commission meeting of May 30, 2019.

Use Permit – Fleet Based Service Use

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the South San Francisco Municipal Code.

Supportive Evidence:

The Zoning Ordinance does not include a specific land use classification for a heavy fleet based service such as a commuter bus facility. Pursuant to § 20.210.003 of the SSFMC, in cases where a specific land use or activity is not defined, the Chief Planner may assign the land use or activity to a classification within the same zone if substantially similar in character. Light fleet based services are conditionally allowed in the MI Zone, which is intended for passenger transportation services that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. The tour buses have a rated capacity greater than 10,000 lbs., but all other aspects of the proposed use are in keeping with those of the light fleet based service classification. Based on these factors, the Chief Planner has determined the proposed bus fleet use to be substantially similar to the light fleet based service classification. Thereby, the proposed bus fleet use complies with the applicable development standards and supplemental regulations for the MI Zone.

- B. The proposed use is consistent with the General Plan and any applicable specific plan.

Supportive Evidence:

The proposed fleet-base use is consistent with the General Plan as the site is zoned MI, which allows for a wide range of uses, including service commercial uses. The use involves no exterior changes or modifications to the building,

- C. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.

Supportive Evidence:

As conditioned, the use would be consistent with the General Plan and Zoning Ordinance, which have been designed to avoid incompatibility of uses and protect and preserve the public health, safety and general welfare. Furthermore, the site abuts industrial parcels. The proposed use would be in keeping with the surrounding industrial uses.

- D. The proposed use complies with any design or development standards applicable to the zoning district or the use in question as may be adopted by a resolution of the Planning Commission and/or the City Council.

Supportive Evidence:

The Zoning Ordinance does not include a specific land use classification for a heavy fleet based service such as a commuter bus facility. Pursuant to § 20.210.003 of the SSFMC, in cases where a specific land use or activity is not defined, the Chief Planner may assign the land use or activity to a classification within the same zone if substantially similar in character. Light fleet based services are conditionally allowed in the MI Zone, which is intended for passenger transportation services that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. The tour buses have a rated capacity greater than 10,000 lbs., but all other aspects of the proposed use are in keeping with those of the light fleet based service classification. Based on these factors, the Chief Planner has determined the proposed bus fleet use to be substantially similar to the light fleet based service classification. Thereby, the proposed bus fleet use complies with the applicable development standards and supplemental regulations for the MI Zone.

- 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.

Supportive Evidence:

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. Additionally, the tour bus facility would be located in a general industrial area. Furthermore, the existing site would not be altered in a way as to preclude future compatible uses.

- 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.

Supportive Evidence:

As proposed, the existing warehouse building will be maintained. There would be no increase in density, and the required parking would be accommodated on site. Thereby, the site is suitable and physically compatible for the proposed bus fleet service.

- G. An environmental determination has been prepared in accordance with the California Environmental Quality Act.

Supportive Evidence:

In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorical Exempt pursuant to the provisions of (Class 1, § 15301: Minor alterations to existing facilities; Class 1, § 15301: Negligible alterations to existing facilities).

DRAFT CONDITIONS OF APPROVAL
P18-0084: UP18-0017
111 SOUTH MAPLE AVENUE
(As recommended by City Staff on March 30, 2018)

A) Planning Division requirements shall be as follows:

1. The applicant shall comply with the Planning Divisions standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects.
2. The project shall be completed and operated substantially as indicated in the narrative provided by Extranomical Tours, dated submitted December 27, 2018.
3. All fleet vehicles shall be stored only within the designated parking spaces indicated on the site plan, and shall not be parked in any other stall on the site or in the public right-of-way.
4. There shall be no storage of goods, materials, machines, equipment, and non-operable vehicles or parts outside of the building.
5. All exterior light sources shall be energy-efficient, stationary, and shielded to ensure that all light is directed away from adjacent properties and public rights-of-way. Lighting shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties.
6. Any exterior business signage will require a sign application per Chapter 20.360 of the Zoning Ordinance.
7. Maintenance activities shall be performed within the building only and shall be limited to those activities permitted under the “Automobile/Vehicle Service and Repair, Minor” use classification. Any maintenance activities shall be limited to those fleet vehicles owned and/or operated by the applicant which are otherwise stored on and dispatched from this site.
8. Prior to the issuance of any permit, all equipment (either roof or ground-mounted) shall be screened from view through the use of integral architectural elements (i.e. enclosures or roof screens and landscape screening). The developer shall submit equipment enclosures and/or roof screens for review and approval by the Chief Planner.
9. Hours of operation shall be 5:00 a.m. to 10 p.m.
10. Any exterior design modifications, including any and all utilities, shall require Chief Planner review and approval prior to installation.
11. The project shall be subject to a six-month review from the date of the issuance of a Certificate of Occupancy.
12. The number of buses allowed on site shall be limited to eight as shown on the site plan approved.
13. The number of vans shall be limited to five and shall be required to be station indoor as shown on the approved site plan (Sheet A-21)

14. 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.
15. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction
16. During Construction, the applicant shall provide parking for construction workers within the project parking structure when the Chief Building Official and Fire Marshal provide written approval.
17. 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. Applicant shall submit an approval letter from South
18. Demolition of any existing structures on site will require demolition permits.
19. Prior to issuance of building or construction permits, the applicant shall submit final landscaping and irrigation plans demonstrating compliance with the State's Model Water Efficiency Landscaping Ordinance (MWELo), if applicable.
 - (a) Projects with a new aggregate landscape of 2,500 SF or less may comply with the prescriptive measures contained in Appendix D of the MWELo.
 - (b) Projects with a new aggregate landscape of 2,500 SF or greater must comply with the performance measures required by the MWELo.
 - (c) 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.
20. Increasing the number of buses and/or changing or expanding the types of vehicles in the fleet is subject to modification of this Use Permit.

Climate Action Plan

21. Residential 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:
 - (a) Install conduit to accommodate wiring for solar.
 - (b) Use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
 - (c) Implement the Water Efficient Landscape Ordinance, by undertaking the following:
 - (i) Establish a variable-speed pump exchange for water features
 - (ii) Restrict hours of irrigation to occur between 3:00 AM and two hours after sunrise
 - (iii) Install irrigation controllers with rain sensors
 - (iv) Landscape with native, water-efficient plants
 - (v) Install drip irrigation systems

(vi) Reduce impervious surfaces to the maximum extent practical

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:
- (a) 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.
 - (b) 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.
 - (c) 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:
 - i. 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.
 - ii. 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.
 - iii. 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.
23. Solar Wiring Installation Measure 4.1, Action 3: Require all new development to install conduit to accommodate wiring for solar.
24. Water Demand Reduction Measure 6.1, Action 2: Revitalize implementation and enforcement of the Water Efficient Landscape Ordinance by undertaking the following:
- (a) Establishing a variable-speed pump exchange for water features.
 - (b) Restricting hours of irrigation to occur between 3:00 a.m. and two hours after sunrise.
 - (c) Installing irrigation controllers with rain sensors.
 - (d) Landscaping with native, water-efficient plants.
 - (e) Installing drip irrigation systems.
 - (f) Reducing impervious surfaces.

(Planning Division contact: Edgar Maravilla, (650) 877-8535)

B) Fire Department requirements shall be as follows:

1. Any modifications to the fire sprinkler system shall be performed per NFPA 13 and SSFFD requirements under separate fire plan check and permit for overhead.
2. Any modifications to the fire alarm system shall be performed per NFPA 72 and SSFFD requirements under a separate fire plan check and permit.
3. Provide fire extinguishers throughout the building in accordance with CFC § 906.
4. All buildings shall provide premise identification in accordance with SSFMC § 15.24.100.
5. All Non parking space curbs to be painted red to local Fire Code Specifications
6. Provide Knox key box for each building with access keys to entry doors, electrical/mechanical rooms, elevators, and others to be determined. Provide Knox Key Switch for any electronic gates.
7. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

(Fire Department contact: Craig Lustenberger (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 SSFMC § 15.48.070(i)(2)(Q), (Ord. 1477 § 1C, 2013; Ord. 1166 § 1, 1995)
3. The Police Department reserves the right to review and comment upon the submission of revised and updated plans.

(Police Department contact: Sergeant Mike Rudis, (650) 877-8927)

D) Water Quality Control requirements shall be as follows:

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. **Trash enclosure shall be covered**, contained and the floor shall slope to a central drain that is connected to the **sanitary sewer**. Details (including plumbing) of trash enclosure shall be clearly provided on plans.
4. VEHICLE WASHING may only be performed indoors and drain through oil/water separator and then to sanitary sewer. All plumbing connections for wash bay and oil/water separator to sanitary sewer must be shown on plans.
5. A cut sheet of the Oil/Water Separator must be shown on plans.
6. **Submit facility square footage on plans, including square footage/use of any previous buildings on site and square footage/use of proposed buildings for site.** Applicant may 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).
7. NOTE: Garbage Disposals in Industrial/Commercial facilities are prohibited by City of SSFMC and may not be installed in kitchen area.

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