

DRAFT FINDINGS OF APPROVAL

P19-0017: UP19-0002

239 UTAH AVENUE

(As recommended by City Staff on May 30, 2019)

As required by the Use Permit Procedures (SSFMC Section 20.490) the following findings are made in support of a Use Permit to allow an indoor soccer facility (Indoor Sports and Recreation use) at 239 Utah Avenue, in the Mixed Industrial (MI) Zoning District in accordance with SSFMC 20.110, 20.330, 20.460 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 May 2, 2019; Planning Commission staff report dated May 30, 2019; and Planning Commission meeting of May 30, 2019.

1. Use Permit

- A. The proposed indoor soccer facility is allowed within the Mixed Use zoning district, which allows Indoor Sports and Recreation uses with approval of a Use Permit, and complies with all other applicable provisions of this Ordinance and all other titles of the South San Francisco Municipal Code based on the recommended parking requirement for the use;
- B. The proposed use is consistent with the General Plan in that the proposed use will be providing a support commercial service use within a mixed industrial district;
- 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 because the proposal involves reuse of an existing warehouse space during off-peak hours for a recreation use. The site is surrounded by a mix of office, industrial, and commercial uses and the conditions of approval ensure that there is no likelihood that the use would produce any adverse effects on the surrounding area;
- D. The proposed use complies with design or development standards applicable to the Mixed Industrial zoning district. No exterior building improvements are proposed. The proposed use will meet or exceed all development standards of the Mixed Industrial zoning district, and will meet the parking requirements as described below:

Per Section 20.330.004 of the Zoning Ordinance, commercial entertainment and recreation uses without a specified parking requirement are to be determined by the Chief Planner. Consistent with and based on past use permit applications, practices, and experience, the parking requirements for the proposed indoor soccer facility were determined to be the following: one space per two students and one space for each instructor, coach or employee. Factors considered in the determination include required parking based on the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand. Furthermore, by providing 28 parking spaces the project exceeds the City's minimum parking standards of 25 parking spaces. In addition, the instruction will be take place in the evening on the weekday and on the weekend which is during off-peak hours for the surrounding uses and their parking demand.

- 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 proposed use will reuse an existing warehouse tenant space; with off-peak business hours; and the project meets the parking requirements of the zoning therefore there is sufficient parking available on-site;
- 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, in that the existing building on site will be reused with a compatible use; and
- 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 (a): Minor alterations to an existing facility (CEQA Guidelines).

DRAFT CONDITIONS OF APPROVAL
P19-0017: UP19-0002
239 UTAH AVENUE
(As recommended by City Staff on May 30, 2019)

A) Planning Division requirements shall be as follows:

1. The applicant shall comply with the City's Standard Conditions of Approval for Commercial, Industrial and Multi-Family Residential Projects (attached), except as otherwise amended by the following conditions of approval.
2. The applicant shall comply with the requirements of all affected City Divisions and Departments as contained in the attached conditions.
3. The construction drawings shall substantially comply with the approved plans prepared by Satori Architecture, dated May 2, 2019, as approved by the Planning Commission in association with P19-0017: UP19-0002, as amended by the Conditions of Approval. The final plans shall be subject to the review and approval of the Chief Planner.
4. The business shall be operated substantially as outlined in the project description (narrative) provided by the applicant as part of this application.
5. The maximum number of students on-site at one time is 16 and the maximum number of employees is three (3). Expanding the business to permit larger groups of clients or employees may require a Use Permit Modification at the determination of the Chief Planner.
6. Hours of operation for the Redwood Soccer Alliance are:
 - a) Monday through Friday from 5pm-9pm.
 - b) Saturday and Sunday 10am-6pm.
 - c) No weekday daytime operating hours (before 5pm) are proposed.
 - d) Expanding the hours of operation may require a Use Permit Modification at the determination of the Chief Planner.
7. No special events, tournaments or games are proposed. Expanding the use to include special events, tournaments or games would require a Use Permit Modification.
8. No daytime camps, or classes during school breaks are proposed. Expanding the use to include special events, tournaments or games would require a Use Permit Modification.
9. Any exterior business signage will require a sign permit application per SSFMC Chapter 20.360.

Planning Division contact: Christy Usher at (650) 877-8535

B) Fire Department requirements shall be as follows:

1. All buildings shall provide premise identification in accordance with CFC Section 505.1 and South San Francisco Municipal Code Sections 15.48.050, 15.48.060, and 15.48.070.
2. If not present, provide Knox key box with access keys to entry doors, electrical/mechanical rooms, elevators, and others to be determined.
3. Provide portable fire extinguishers to all portions of the building(s) in accordance with Section 906 of the CFC.
4. Interior finish, decorative materials and furnishings shall be installed in accordance with the California Fire Code Chapter 8.
5. Provide cages to sprinkler heads to protect them from impact.

Fire Department contact: Craig Lustenberger, 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 Police Department reserves the right to review and comment upon the submission of revised and updated plans.

D) Building Division requirements shall be as follows:

1. They will need to show accessible egress from all required exits from the tenant space to public way or 50' outside the building.
2. They will need to show compliance with the new risk category associated with the change in occupancy. Per the Architect they would hire a structural engineer for the assessment.

E) Engineering Division requirements shall be as follows:

Approved no conditions

**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.

Revised March 2013