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Reference: 2400 Westborough Condominium Conversion – Zoning Checklist

This letter is being prepared for the above referenced proposed office condominium conversion project. The information provided below is based on 20.090.003 and 20.090.005, South San Francisco Municipal Code for development standards and supplemental regulations. The subject property is zoned CC or Community Commercial. The values provided are per an actual survey of the property, performed by VVH Consulting Engineers under my direction.

20.90.003 – Development Standards for CC, BPO and CMX Districts

Standard	Community Commercial	Project Actual
Lot Standards		
Minimum Lot Size (sq. ft.)	5,000	74,153
Minimum Lot Width (ft.)	50	176
Maximum Density (D.U./net acre)	15	n/a
Minimum Site Area per D.U. (sq. ft.)	2,904	n/a
Building Form and Location		
Maximum Height (ft.)		
Main Building	50	25
Accessory Building	20	n/a
Minimum Yards (ft.)		
Front	10	15
Interior Side	0,10 when abutting an R district	28 west, 35 east
Street Side	10	n/a
Rear	0,10 when abutting an R district	26
Maximum Lot Coverage (% of lot)	50	16
Minimum Floor Area Ratio (FAR)	n/a	n/a
Maximum Floor Area Ration (FAR)	0.50	0.38
Additional Standards		
Usable Open Space (sq. ft. per D.U.)	150	n/a
Minimum Landscaping (% of lot)	10	25

20.090.003 Supplemental Regulations for CC, BPO and CMX Districts

A. Orientation of Primary Building Entrance

- The existing building fronts on a curved portion of Westborough Boulevard with pedestrian and vehicular access located under the “breezeway” created by the second floor of the building. The primary entrance to building is located at the rear facing away from the street frontage. See attached image IMG_2247.JPG

B. Building Transparency

- The existing building has a band of continuous windows on the front, back and sides of the primary and secondary floors. See attached images IMG_2250.JPG and IMG_2210.JPG

C. Architectural Articulation

1. Variety in Wall Plan

- The existing building has an irregular shape due to the curved street frontage, see site plan shown on the tentative parcel map prepared by VVH Consulting Engineers.

2. Variety in Height or Roof Forms

- The existing building has a consistent height of 25’

3. Façade Design Incorporates Architectural Detail

- As shown in the attached images, the building façade is comprised of stone veneer, stucco and glass.

4. Balconies, Bay Windows and other such Projections or Recesses

- See attached image IMG_2213.JPG, the existing building has many projections and recesses along the roof parapet and building faces and within the breezeway.

D. Location of Parking

- All on-site parking is located behind the building

E. Limitations of Curb Cuts

- There is a single curb-cut for the entrance/exit of vehicles onto Westborough Boulevard.

F. Landscape Setback of Parking

1. From Streets

- The parking is located behind the existing building and exceeds the 10’ minimum setback from the right of way

2. From On-Site Buildings

- The parking lot at one location is approximately 4’ from the existing building, see site plan shown on the tentative parcel map prepared by VVH Consulting Engineers.

G. Pedestrian Access

1. Internal Connections

- There is only one-existing building on the site

2. To Street Network

- The pedestrian access route from the rear of the building to the street right-of-way is approximately 135’ straight line distance is 120’

3. To Neighbors

- Pedestrian access to neighbors is provided via the public sidewalk along Westborough Boulevard.

4. To Transit

- The existing building has 30,589 SF, which is below the threshold for a “large-scale commercial development” requiring a bus stop or pull-out.

5. Pedestrian Walkway Design

- The existing pedestrian sidewalk is approximately 4’ wide, concrete and raised approximately 6” from the auto travel lane.

H. Employee Eating Areas – Public/Semi-Public or Commercial Use

- The regulation appears to affect all “New” development. The building is existing and does not have a designated outdoor eating area.

I. Truck Doc, Loading and Service Areas

- The existing loading and service areas are located behind the existing building and are not visible from the street and is more than 50’ from a residential district.

J. San Bruno BART Station Area

- The existing building is not located adjacent to the San Bruno BART Station.

K. Standards for Residential Uses Located Within CC and CMX Districts

- The existing building and site are not used for residential uses.

L. Commercial Centers

- The existing building has 30,589 SF and are not subject to requirements within this section.

If you have any questions, please feel free to contact me at the numbers below.

Vvh CONSULTING ENGINEERS



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Attachment: site images

c. Ian Calvello, Bayside Realty Partners, Inc.