

**DRAFT CONDITIONS OF APPROVAL**  
**P18-0081: UP19-0008, DR19-0028, TDM19-0004, WM19-0002, PMMP19-0001, SA19-0001,**  
**1051 MISSION ROAD**

*(As recommended by City Staff on November 13, 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).
2. The project shall be constructed and operated substantially as indicated on the plan set prepared and dated September 17, 2019, and approved by the Planning Commission in association with P18-0081: UP19-0008, DR19-0028, TDM19-0004, DB19-0003, WM19-0002, PMMP19-0001, SA19-0001 as amended by the conditions of approval. The final plans shall be subject to the review and approval by 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 BAR Architects and dated September 17, 2019.
4. Prior to issuance of building permits, the applicant shall execute and record an Affordable Housing Agreement consistent with SSFMC Chapter 20.380, Inclusionary Housing Regulations that includes a Live/Work preference consistent with Federal Fair Housing laws.
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.
6. Prior to issuance of any building or construction permits for grading improvements, the applicant shall submit final grading plans for review and approval by the City Engineer and Chief Planner.
7. Applicant shall comply with all permitting requirements of Bay Area Rapid Transportation (BART), San Mateo County Flood Control District (SMCFCD), South San Francisco Scavenger, California Water Service (CalWater), California Public Utilities Commission (PUC) Project Review Application procedures and others related to the project, and provide proof of permits and/or approval prior to building permit issuance for these project elements.
8. The applicant shall comply with all terms and conditions specified in the Development Agreement.
9. The applicant shall comply with all terms and conditions specified in the Purchase and Sale Agreement (PSA) for the approximately 1.70-acre "Site B" (APN 093-312-050) and the approximately 4.41-acre "Site C" (APN 093-312-060) addressed as 1051 Mission Road.

10. The applicant shall comply with all terms and conditions specified in the Affordable Housing Agreement.

## **CONSTRUCTION**

11. The applicant is responsible for maintaining site security after purchase prior to, and throughout the construction process. This includes installation of appropriate fencing, lighting, remote monitors, or on-site security personnel as needed.
12. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
13. 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.

## **DESIGN REVIEW / SITE PLANNING**

14. Major 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 be compatible with 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.
15. 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 Chief Planner. The plans shall include documentation of compliance with SSFMC Section 20.300.007, Landscaping.
16. Applicant shall file necessary public access easements with City of South San Francisco and San Mateo County, and any utility agencies as needed prior to obtaining certificates of occupancy.
17. 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 MWELD, the applicant shall submit a Certificate of Completion to the City, upon completion of the installation of the landscaping and irrigation system.
18. Prior to issuance of any building or construction permits, the applicant shall submit interim and final phasing plans and minor modifications to interim and final phasing plans for review and approval by the Chief Planner, City Engineer and Chief Building Official.
19. 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 a will-serve letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits.
20. 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.
21. 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, where feasible without impeding Applicants ability to install street trees, culverts or other required installations in the right of way. 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.
22. All landscaping installed within the public right-of-way shall be maintained by the property owner in perpetuity.
23. Prior to receiving Certificate of Occupancy, the applicant shall install street furniture, trash receptacles, and bicycle racks along the project sidewalk frontages. The Planning Division shall review and approve all street furniture, trash receptacles and bicycle rack options during the Building Permit process.
24. Demolition of any existing structures on site will require demolition permits.
25. Prior to proceeding with exterior construction, the applicant shall provide a mockup of a section of exterior wall that shows the varied cladding materials and finishes, windows, trim, and any other architectural features of the building to fully illustrate building fenestration, subject to site inspection and approval by Planning Division staff. This shall be done for each building (C1, C2, and B) and can be a single story in height for demonstration purposes.
26. 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.

27. Per guidance of the Bicycle and Pedestrian Committee at their September 4, 2019, the following design considerations should be incorporated, as feasible, prior to Building Permit submittal:

- a. Add a bicycle connection, as feasible, to the north side of Building C2 to prevent bicyclist and pedestrian conflict within the proposed paseo.
- b. Current Oak Avenue extension designs provide for a maximum number of vehicle parking spaces. If future City requirements allow for a reduced number of auto parking, Applicant should consider adding in dedicated bicycle and pedestrian paths in lieu of auto parking.
- c. Integrate bicycle parking into the facility for visitors with up to 75 outdoor parking space capacity.
- d. Consider traffic management for vehicles entering/exiting Building B due to potential conflict with bicyclist and pedestrian activity.

### **TRANSPORTATION / PARKING**

28. 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.

29. 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.

- d) The Final TDM Plan shall include all mandatory elements included in the Ordinance and shall substantially reflect the Preliminary TDM Plan prepared by Fehr & Peers. The Plan shall be designed to ultimately achieve a goal of 35% alternative mode usage by residents within the Project during commute hours, and 28% overall.
- e) 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 35% alternative mode usage during commute hours and 28% overall, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the applicable property has not achieved the 35% alternative mode usage during commute hours and 28% overall, 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 35% alternative mode usage during commute hours and 28% overall.

- f) The applicant shall be required to reimburse the City for program costs associated with monitoring and enforcing the TDM plan on an annual basis. The annual monitoring fee is \$1,725 and adjusted annually per ordinance.
  - g) The Final TDM plan shall be subject to review and approval by the San Mateo City/County Association of Governments and the Chief Planner.
  - h) Failure to meet the 35% alternative mode usage during commute hours and 28% overall will be subject to the Development Agreement provisions triggering additional enforcement mechanisms.
30. Residential parking spaces shall be assigned to units, to minimize conflict within the parking area.
31. Any non-mechanized tandem parking spaces shall be assigned to the same unit.
32. Residential parking areas within the buildings shall be secure, with access provided via key card or fob.
33. Provide clear signage on site for residential, commercial, and visitor parking areas to help direct vehicle traffic. This may be submitted as part of a Master Signage Program for the entire project or for individual buildings and associated amenities.
34. Parking in excess of one space per unit may be sold or rented separately from the residential unit at the discretion of the Planning Commission/City Council. For apartment developments, 100 percent of the required parking may be unbundled with approval of a Parking Management and Monitoring Plan as approved by the Planning Commission/City Council. All spaces shall be reserved for residential tenants and authorized guests within the development, except where spaces are assigned to commercial tenants or public parking in Building B.
35. Applicant shall adhere to the procedures identified in the Parking Management and Monitoring Plan, as approved by the Planning Commission/City Council, dated June 20, 2019 and associated triggers for additional parking or a parking attendant. Reporting on the Parking Management and Monitoring Plan shall be included in the Final TDM plan and provided to the City on a yearly basis.
36. Project residents and employees shall not be permitted to park within surrounding neighborhood non-metered street spaces or apply for a residential parking permit, if such a program is created within ½ mile of the project radius. Enforcement of this provision shall be subject to the Development Agreement provisions for TDM compliance.
37. Once construction of an associated parking structure is complete, construction related parking should prioritize parking within the structure.

## **ENVIRONMENTAL MITIGATION MEASURES / CEQA**

1. The applicant shall comply with the following mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the El Camino Real/Chestnut Avenue Area Plan Supplemental Environmental Impact Report, certified on December 13, 2017 and attached to the Associated CEQA Resolution as **Exhibit A1** and incorporated herein:
  - a. Air Quality
    - i. MM 3.2.2
  - b. Biological Resources
    - i. MM 3.3.1a;
    - ii. MM 3.3.1b;
    - iii. MM 3.3.1c;
    - iv. MM 3.3.1d;
    - v. MM 3.3.1e;
    - vi. MM 3.3.1f
  - c. Cultural Resources
    - i. MM 3.4.2a;
    - ii. MM 3.4.2b;
    - iii. MM 3.4.2c;
    - iv. MM 3.4.3
  - d. Geology and Soils
    - i. MM 3.5.2 (Submitted for Engineering review on 6/13/19)
  - e. Hazards and Hazardous Materials
    - i. MM 3.7.2a (Submitted ESA Phase I on 6/13/19 and conclusion was that a Phase II was not required. This should be confirmed during Building Permit submittal);
    - ii. MM 3.7.2b
  - f. Transportation and Traffic
    - i. MM 3.10.1a;
    - ii. MM 3.10.1b;
    - iii. MM 3.10.1d;
    - iv. MM 3.10.6b or as currently proposed and designed within the project;
    - v. MM 3.10.6c;
    - vi. MM 3.10.6d;
    - vii. MM 3.10.6e or as currently proposed and designed within the project.

Transportation and Traffic mitigation measures shall be implemented by applicant prior to building permit final certificate of occupancy if they have not already been completed as part of the City's sponsored Community Civic Campus project.
2. Per the Noise and Vibration Assessment conducted by Illingworth & Rodkin, Inc and dated June 10, 2019, the following mitigation measures shall be incorporated as Conditions of Approval:

- a. Comply with the construction noise ordinance to limit hours of exposure. The City's Municipal Code allows construction activities between the hours of 8:00 a.m. and 8:00 p.m. Monday through Friday, from 9:00 a.m. to 8:00 p.m. on Saturdays, and between 10:00 a.m. and 6:00 p.m. on Sundays and holidays.
  - b. The project contractor shall avoid using vibratory rollers and packers near sensitive areas, such as the northern property line and near the existing BART buildings, whenever possible.
  - c. Prohibit the use of heavy vibration-generating construction equipment, such as vibratory rollers or clam shovel drops, within 20 feet of any adjacent sensitive land use, where feasible.
  - d. The contractor shall alert heavy equipment operators to the close proximity of the adjacent structures so they can exercise extra care.
  - e. The contractor shall retain a qualified firm to conduct a pre- and post-construction cosmetic crack survey of the buildings adjacent to the southern and western boundaries and shall repair any additional cosmetic cracking.
3. The applicant shall comply with and incorporate all mitigation measures outlined in the Environmental Consistency Analysis and its supplemental studies and analyses.

### **CLIMATE ACTION PLAN**

1. For the Residential component of the proposed project: 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
2. For the Commercial component of the proposed project: Prior to issuance of any tenant improvement 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.
- d) Solar Wiring Installation Measure 4.1, Action 3: Require all new development to install conduit to accommodate wiring for solar.
- e) Water Demand Reduction Measure 6.1, Action 2: Revitalize implementation and enforcement of the Water Efficient Landscape Ordinance by undertaking the following:
  - i. Establishing a variable-speed pump exchange for water features.
  - ii. Restricting hours of irrigation to occur between 3:00 a.m. and two hours after sunrise.
  - iii. Installing irrigation controllers with rain sensors.
  - iv. Landscaping with native, water-efficient plants.
  - v. Installing drip irrigation systems.
  - vi. Reducing impervious surfaces.

## **IMPACT / DEVELOPMENT FEES**

1. CHILDCARE FEE – RESIDENTIAL USES: Prior to issuance of certificate of occupancy for 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. Based on the plans reviewed and approved by the Planning Commission and City Council the childcare impact fee estimate for the residential use is:



$$\$1,851/\text{unit} \times 800 \text{ units} = \$1,480,800$$

***Per term sheet included with the Development Agreement and based on child-care construction valuation and confirmation of valuation by third party plan review, the on-site child-care facility fully satisfies the City's Childcare Fee (SSFMC Chapter 20.310), and does not exceed 8,300sf.***

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 reviewed and approved by the Planning Commission and City Council, the childcare impact fee estimate for the non-residential uses is:

$$\text{Commercial: } \$0.68/\text{SF} \times 12,992^* = \$8,834.56$$

\*Final square footage of commercial space, and therefore calculation of associated fee, to be determined at time of building permit issuance.

***Per term sheet included with the Development Agreement and based on child-care construction valuation and confirmation of valuation by third party plan review, the on-site child-care facility fully satisfies the City's Childcare Fee (SSFMC Chapter 20.310), and does not exceed 8,300sf.***

3. **PARK FEES - RESIDENTIAL:** Prior to issuance of certificate of occupancy for 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 reviewed and approved by the Planning Commission and City Council, the park fee estimate for the residential use is:

***Acquisition Fee:***

$$800 \text{ units} \times \$1,535 \text{ (50 or more units fee)} = \$1,228,000$$

***Construction Fee:***

$$800 \text{ units} \times \$13,491 \text{ (50 or more units fee)} = \$10,792,800$$

$$\text{Sub Total} = \$1,228,000 \text{ Acquisition} + \$10,792,800 \text{ Construction} = \$12,020,800$$

$$+ \$700 \text{ Administrative Fee} = \underline{\underline{\$12,021,500}}$$

4. **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 reviewed and approved by the Planning Commission and City Council, the park fee estimate for the non-residential use is:

***Acquisition Fee:***

***Parkland Acquisition Fee for Non-Residential Development:***

***12,992 square feet / 1,000 square feet X \$0 (Commercial/Retail fee with 100% discount rate) = \$0***

***Parkland Construction Fee for Non-Residential Development:***

***12,992\* / 1,000 square feet X \$1,257 (Commercial/Retail fee) = \$16,330.94***

***Sub Total = \$0 Acquisition + \$16,330.94 = \$16,330.94***

***+ \$700 Administrative Fee = \$17,030.94***

\*Final square footage of commercial space, and therefore calculation of associated fee, to be determined at time of building permit issuance.

5. 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 reviewed and approved by the Planning Commission and City Council, the bicycle and pedestrian impact fee estimate for the project is:

***Residential: \$127/unit x 800 units = \$101,600***

***Commercial: \$0.36/SF x 12,992\* = \$4,677.12***

***Total = \$101,600 + \$4,677.12 = \$106,277.12***

\*Final square footage of commercial space, and therefore calculation of associated fee, to be determined at time of building permit issuance

6. Affordable Housing Commercial Linkage Fees per Chapter 8.69 requires the following calculation:

***\$2.50/SF x 12,992\* (Market Hall) = \$32,480***

\*Final square footage, and therefore calculation of associated fee, to be determined at time of building permit issuance

The City Council may, by resolution, elect to waive payment of the commercial linkage fee if it finds that: (1) the commercial development project is dedicated to a public use owned and operated by

other public agencies or a nonprofit public benefit corporation; and (2) the benefits to the community provided by such public use exceed those that would be provided by the payment of the commercial linkage fee. If the City Council elects to waive commercial linkage fees pursuant to this provision, the public use of the site shall be guaranteed by a recorded document in a form acceptable to the city attorney.

***Project is exempt from the Commercial Linkage Impact fee for proposed commercial space (12,992 SF) at the discretion of City Council given the project's proposal for 20% of units available at AMI's of 30-80% of San Mateo County Median Income. Formal approval of this waiver shall be included in the executed Development Agreement.***

7. 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. Based on the plans reviewed and approved by the Planning Commission and City Council, the Sewer Capacity Charge estimate is:

***Applicant will 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). Based on the information received and shown below:***

***12,992 SF Retail (Shopping Center NOT including food service)***

***8,307 Sf Daycare***

***491 Studio/IBD units***

***229 2BD units***

***67 3BD units***

***The estimated Sewer Capacity Fee will be \$2,853,482.49, payable with the Building Permit.***

8. This new residential construction will be assessed a Public Safety Impact Fee. The amounts are \$168.9 per unit for the Police Department and \$394.10 per unit for the Fire Department. The new commercial/retail will be assessed 0.13 per square foot for the Police Department and 0.31 per square foot for the Fire department.

***\$135,120 (\$168.9/unit x 800 units) for Police Department + \$315,280 (\$394.10/unit x 800 units) = \$450,400 sub total estimate***

***\$1,688.96 (\$0.13/SF x 12,992 SF) for Police Department + \$4,027.52 (\$0.31/SF x 12,992 SF) for Fire Department = \$5,716.48 sub total estimate***

***\$450,400 + \$5,716.48 = \$456,116.48 total estimate***

*Contact: Tony Rozzi, Planning Division, at (650) 877-8535 or [Tony.Rozzi@ssf.net](mailto:Tony.Rozzi@ssf.net)*

**B) Fire Department requirements shall be as follows:**

1. Install a fire sprinkler system per NFPA 13 & 13R/SSFFD requirements under separate fire plan check and permit for each building.
2. Install a fire alarm system per NFPA 72 and SSFFD requirements under a separate fire plan check and permit for each building.
3. Install underground piping for water based fire protection systems per NFPA 24 and SSFFD requirements under separate fire plan check and permit.
4. Install a standpipe system per NFPA 14/SSFFD requirements under separate fire plan check and permit.
5. If required, Install a fire pump per NFPA 20 and SSFFD requirements under separate fire plan check and permit for each building.
6. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7.
7. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.
8. BUILDING "B" REQUIREMENT; Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.7
9. Elevators shall not contain shunt-trips.
10. At least one elevator shall be sized for a gurney the minimum size shall be in accordance with the CFC.
11. Emergency power systems and standby power systems required by this code or the California Building Code shall comply with Sections 604.1.1 through 604.1.8.
12. Provide fire extinguishers in accordance with CFC Section 906
13. All Non parking space curbs to be painted red to local Fire Code Specifications
14. Access road shall have all weather driving capabilities and support the imposed load of 75,000 pounds.

15. Road gradient and vehicle turning widths shall not exceed maximum allowed by engineering department.
16. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
17. Exterior doors and openings required by this California Fire Code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
18. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.
19. Provide fire flow in accordance with California Fire Code Appendix BB.
20. Provide fire hydrants; location, fire flow, and quantity to be determined.
21. Fire hydrants located on a public or private street, or onsite, shall have an unobstructed clearance of not less than 30 feet (15 feet either side of hydrant), in accordance with California vehicle code 22514. Marking shall be per California vehicle code 22500.1
22. A hydrant is required to be located within 100 feet of the Fire Department Connection (FDC) and on the same side of the street.
23. A blue reflective dot shall be placed in the middle of the roadway directly in front of each fire hydrant.
24. Rubbish and linen chutes. An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with Section 903.3.1.1. Such sprinklers shall be installed at alternate floors beginning with the second level below the last intake and ending with the floor above the discharge. Chute sprinklers shall be accessible for servicing.
25. All buildings shall provide premise identification in accordance with CFC Section 505.1

26. Provide Knox key box for each building with access keys to entry doors, electrical/mechanical rooms, elevators, and others to be determined.
27. The minimum road width is 20 feet per the California Fire Code.
28. Provide an independent study or proof that the Emergency Radio Responder coverage in the building is adequate or install an Emergency Responder Radio Coverage system in accordance with Section 510 of the California Fire Code under separate fire plan check and permit.
29. This new residential construction will be assessed a Public Safety Impact Fee. The amounts are \$168.9 per unit for the Police Department and \$394.10 per unit for the Fire Department. The new commercial/retail will be assessed 0.13 per square foot for the Police Department and 0.31 per square foot for the Fire department.

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

**C) Police Department requirements shall be as follows:**

The above referenced planning commission agenda item has been reviewed and the following are the comments from the police department:

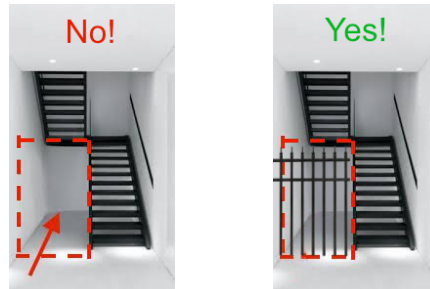
All construction must conform to South San Francisco Municipal Code Chapter 15.48.050 Minimum security standards for multiple-family dwellings, (Ord. 1477 § 1A, 2013; Ord. 1166 § 1, 1995)

**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. The applicant shall install and maintain a system allowing first responders to enter into the common area of buildings by means of a code to be entered into a keypad or similar input device. The keypad/device should be located at the main entrance and an additional keypad/device located at an additional, but separate entrance, for a total of two different entrances at each building for first responders. A permanent code shall be issued to the Police Department. Physical keys or electronic access cards will not satisfy this requirement. Please note this is separate from the Fire Department's "Knox box" requirement.
2. 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.
3. All exterior doorways and pedestrian pathways 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, storage areas, 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. 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.



6. Any interior or exterior bicycle racks installed shall be of an inverted “U” design, or other design that allows two different locking points on each bicycle.
7. The mature height of all shrubbery shall be no higher than three feet, if so, it shall be maintained at a maximum height of three feet, and tree canopies shall be no lower than six feet above grade.
8. 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:
  - All exterior entrances/exits
  - Garage areas (to provide coverage for the entire parking area)
  - Bicycle storage areas
  - Storage areas
  - Main lobby of buildings
  - Lobby of sales/leasing offices
  - Loading docks
  - Exterior portion of Market Hall
  - All rooftop common areas
9. Any leasing of sales offices within the building shall be alarmed with a central station monitored silent intruder alarm system.
10. Any exterior benches accessible to the public shall have center armrests to prevent persons from lying down on them, or provide equal deterrent acceptable to the Police Department.

11. Exterior public facing electrical outlets shall either be locked or time controlled to prevent unauthorized use during nighttime hours.

12.

13. Vehicle Penetration Protection:

The applicant will provide a plan for vehicle penetration protection (bollards, guardrails, etc) for the following areas:

- Market Hall (protection from Oak Avenue & from north side trail/walkway that parallels Colma Creek
- Daycare building area from daycare drop-off area
- Child play area from vehicular traffic on Mission Road
- Playground/sculpture lawn/fitness court area from vehicle drop-off area at building C

### **Comments Specific to the Daycare Facility:**

#### ***Outdoor Security***

The outdoor play area shall be fenced with a six (6) foot fence that is climb resistant.

Any public facing outdoor play area gates shall be six (6) feet tall, locked from the public facing side, and shall be alarmed to sound when the gate is opened. The alarm and its sensors shall be hard-wired (not battery operated) and shall make an audible sound both in the outdoor play area and the inside of the daycare facility. The gate shall have panic hardware (push bar) to open it from the interior side.

#### **Intruder Alarm System**

- The applicant shall install an intruder alarm system.
- The system shall minimally have panic/activation buttons centrally located inside the building and one located at the front and rear door, respectively.
- The system shall have an audible and visual alarm to both the interior and exterior of the buildings, that can easily be heard anywhere in the facility, and is unique/distinguished from other alarms, such as a fire alarm.
- The facility shall have a written intruder policy/procedure in place, which has been approved by the South San Francisco Police Department.
- The policy/procedure shall minimally include: 1) What to do if an intruder is at or suspected of being at the facility, and 2) An accounting or headcount system to determine if a child or children has/have been kidnapped, and a way to identify that child or children.
- For coordination with the South San Francisco Police Department on the intruder alarm system policy/procedure, please contact the School Liaison Corporal at 650-829-3926.
- Facility and security employees shall receive training on the policy/procedure within ten (10) days of their hiring start date, and minimally quarterly thereafter.
- Any changes to the written policy/procedure must be approved prior to implementation by the South San Francisco Police.



- The facility will coordinate with the South San Francisco Police Department School Liaison Corporal to conduct training drills on the intruder alarm system on an annual basis.
- The system shall be maintained in good working order for the life of this facility.

### **Video Surveillance System**

- The applicant shall install a video surveillance system on the premises.
- The video surveillance system shall meet the same minimal technical requirements as those listed in South San Francisco Municipal Code Chapter 8.66.050- Minimum Technological Standards, (Ord. 1515 § 1, 2016).
- Video surveillance cameras shall minimally record the following areas:
  - a) Interior views of front desk and lobby area of main child exchange area,
  - b) External or internal views of all entrances/exits of all perimeter doors/gates to the facility/property
  - c) External views of the vehicle drop-off area

The purpose of the cameras above are to obtain, minimally, general descriptions of persons entering or leaving the facility, and to aid law enforcement in the case of a kidnapped child or children. As such, camera type, location, position, and type of camera lens used should be designed with this purpose in mind.

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 or [mike.rudis@ssf.net](mailto:mike.rudis@ssf.net).**

### **D) Water Quality Control Plant requirements shall be as follows:**

APPROVED WITH CONDITIONS - the following items must be included in the plans or are requirements of the **Water Quality Control Stormwater and/or Pretreatment Programs** and must be completed prior to the issuance of a building permit:

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. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
4. **As the site falls in a Moderate Trash Generation area per South San Francisco's ATTACHED Trash Generation Map**, determined by the Water Quality Control Division:
  - Regional Water Quality Control Board-approved **full trash capture devices** must be installed to treat the stormwater drainage from the site.

- At a **minimum**, a device must be installed before the onsite drainage enters the City's public stormwater system (i.e. trash capture must take place no farther downstream than the last private stormwater drainage structure on the site).
  - An Operation & Maintenance Agreement will be required to be recorded with San Mateo County, ensuring the device(s) will be properly maintained.
  - A full trash capture system is any single device or series of devices that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour storm in the sub-drainage area or designed to carry at least the same flow as the storm drain connected to the inlet.*
5. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
  6. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
  7. If in an exterior location, Trash Enclosure shall be covered, contained and the floor shall slope to a central drain that discharges to a grease trap/interceptor and is connected to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.
  8. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
  9. If a food service kitchen/ prep area is to be installed, it shall connect to a gravity grease interceptor at least 750 gallons (liquid capacity) in size, or as appropriately sized and approved by the Water Quality Division. Sizing of the grease removal device must be in accordance with the uniform plumbing code.
  10. Grease interceptor shall be connected to all non-domestic wastewater sources in the kitchen (wash sinks, mop sinks, floor drains) and shown on plans.
  11. A cut sheet of the Grease Interceptor/Trap must be shown on plans.
  12. Garbage Disposals in Industrial/Commercial facilities are prohibited by City of South San Francisco Municipal Code. Do not include Garbage Disposal(s) in any break room or commercial food service areas.
  13. Applicant will 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). Based on the information received, **the estimated Sewer Capacity Fee will be \$2,853,482.49, payable with the Building Permit.**
  14. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
  15. Drains in parking garage (if applicable) must be plumbed through an oil/water separator and then into the sanitary sewer system and clearly shown on plans.

16. Wherever feasible, install landscaping that minimizes irrigation runoff, promotes surface infiltration, minimizes use of pesticides and fertilizers and incorporates appropriate sustainable landscaping programs (such as Bay-Friendly Landscaping).
17. **Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit (C.3 compliance to be reviewed and determined by City's consultant, WC-3 under separate review).**
18. **Section F.2 of the C.3 & C.6 checklist specifies a total LID reduction credit of 65% while section F.3 specifies 100% of the site will be treated with LID features. Please clarify if a LID reduction will be utilized, as a feasibility/infeasibility study was not provided.**
19. Completed attached forms for Low Impact Development (C3-C6 Project Checklist).  
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.  
***NOTE: Preliminary checklist received, can revise this version when submitting Building Permit plans.***  
Use attached forms for completing documents, as old forms are no longer sufficient  
***Forms can also be found at <http://www.flowstobay.org/newdevelopment>***  
***A completed copy must also be emailed to [andrew.wemmer @ssf.net](mailto:andrew.wemmer@ssf.net)***
20. Sign and have engineer wet stamp forms for Low Impact Development.
21. Submit flow calculations and related math for LID.
22. Complete attached Operation and Maintenance (O&M) agreements.  
Use attached forms for completing documents, as old forms are no longer sufficient  
***Do not sign agreement, as the city will need to review prior to signature. Prepare packet and submit including a preferred return address for owner signature.***  
***Packet should also be mailed or emailed to:***  
Andrew Wemmer  
City of SSF WQCP  
195 Belle Air Road  
South San Francisco, CA 94080  
***[Andrew.wemmer@ssf.net](mailto:Andrew.wemmer@ssf.net)***  
***Exhibit Templates can also be found within Chapter 6 the C.3 Technical Guidance at <http://www.flowstobay.org/newdevelopment>.***
23. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
24. 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.

25. A SWPPP must be submitted (if > 1 acre). Drawings must note that erosion control shall be in effect all year long.

26. A copy of the state approved NOI must be submitted (if > 1 acre).

*Contact: Andrew Wemmer, Water Quality Control, at (650) 829-3840 or [andrew.wemmer@ssf.net](mailto:andrew.wemmer@ssf.net)*

**E) San Mateo County Flood Control District requirements shall be as follows:**

The County of San Mateo Department of Public Works, in its capacity as the administrator of the San Mateo County Flood Control District (District) which includes the Colma Creek Flood Control Zone (Zone), has reviewed the document identified above for the subject project and offers the following comments:

All comments must be addressed and incorporated into a modified, complete set of plans for re-submittal. Subsequent re-submittals will be returned without review comments if the District determines that all previous comments have not been addressed. Your careful attention to our comments and providing re-submittals that adequately address our comments will assist in completing the review process in a timely fashion.

### **Flood Control Zone Comments**

1. Our records show that the proposed project site is located within the Zone. The District requires that the discharge rate from the site not exceed the existing rate prior to development, and drainage analyses and calculations showing existing and future discharge rates must be submitted for review and approval. If it is determined that the future discharge rate exceeds the existing rate, an on-site storm water detention system in addition to what is currently proposed, which would release surface runoff at a rate comparable to the existing flow rate of the site must be designed and incorporated into the project.
2. The District advocates that trash management measures be incorporated into the project's design elements of the storm drainage system and appurtenances to keep trash out of the creek. Please ensure that the trash collecting devices are installed at storm drain inlets and maintained by the property owner(s).
3. Fences for the existing Centennial Trail bridge upstream of Antoinette Lane or any new proposed crossings over Colma Creek should be six feet (6') above the bridge sidewalk/curbing to discourage debris or items being tossed into the channel from the bridge.
4. Current access to all existing maintenance roads on both sides of Colma Creek within the project limits must be provided to District personnel and equipment for routine maintenance and emergency channel work.
5. Trees should not be planted in close proximity to the channel walls due to potential root damage (i.e. intrusion in the channel, uplifting or displacement of walls). Tree selection should include consideration of their debris characteristics, heights, and root systems. Where irrigation lines are to be installed along the channel, water barriers shall be installed at the channel walls.
6. Fire Access Site Plan (Sheet G10) shows an extension of the paved garage entry to Building B for fire truck turnaround encroaches into the fenced off area of the existing access road for the District. The reduced width of the access road could potentially impact District equipment operation.
7. Lighting Concept Diagram (Sheet L9.0) indicates numerous pedestrian lights are proposed to be installed at the top of the banks along Colma Creek. The District requests that all new lights be installed along the opposite edges of the access roads, as currently existing on the Centennial Trail. All new facilities installed as part of the project shall be owned and maintained by City of private property owners.
8. The District anticipates that the City of South San Francisco will be reviewing any

bio-retention facilities proposed by the project for compliance with requirements of Provision C.3.d of the NPDES Municipal Regional Stormwater Permit (Order No. R2-2015-0049) from the San Francisco Bay Regional Water Quality Control Board.

9. Biological reports, if any, prepared to address specific project impacts to habitats within the Zone shall be submitted to the District for review.
10. The installation and/or connection of any new drainage facilities to existing facilities within the District right of way shall be done per the requirements of the District and be inspected by District staff. Forty-eight (48) hour notice shall be given to District staff when inspections are required.
11. All construction debris shall be prevented from entering Colma Creek.
12. Work within the channel or near the banks shall be in accordance with regulatory agency permit conditions and only occur during dry weather and low flow conditions.
13. Pre-development and post-development runoff for each drainage management area (OMA) are not included in the stormwater management plan (Plan Sheet T-7). Please provide runoff calculations.
14. Onsite stormwater conveyance features (stormwater pipes, conveyance channels, ditches, etc.) shall be included for each OMA to show how stormwater is treated and/or directed offsite.
15. The District anticipates the project would implement all appropriate water pollution control Best Management Practices (BMPs) on the project site. The City of South San Francisco, as the project's lead agency, shall ensure proper BMP devices are installed and maintained to prevent sediments from entering the storm drain system and Colma Creek.
16. Oak Avenue Extension Plan (Plan Sheet X-1) shows proposed bridge grade shall be 3' on top of base flood elevation (BFE) 39.6 feet. Please provide to the District documentation from which information for the BFE was obtained.
17. Additional information will be required for the proposed 18" PVC sanitary sewer that crosses under Colma Creek. The District prefers that the sanitary sewer be attached to the new Oak Avenue Bridge. Reference is made to Plan Sheet X-1.
18. Construction details for the proposed storm drain outlet to Colma Creek as referenced in Plan Sheet X-1 shall be developed and submitted to District for review and approval.
19. Oak Avenue extension and new bridge will require an easement from the District.

**Contact: Tiffany Deng, P.E., Associate Civil Engineer, Utilities-Flood Control- Watershed Protection**

**F) Building Division requirements shall be as follows:**

**GENERAL INFORMATION:**

- A. The following comments are referred to the 2016 California Building, Mechanical, Plumbing, Electrical Codes, California Green Building Standards Code, and Energy Code (i.e., 2015 IBC, UMC, UPC, and 2014 NEC, as amended by the State of California).

**ARCHITECTURAL COMMENTS:**

- A1. **Site Plan:** Bart Zone of Influence line ends at Parcel 2. Revise the site plan to show the continuation of the Bart Zone of Influence line at Parcel 1.



- A2. **Allowable Height and Area:**

- Provide a building height and area analysis for Building B, C1 and C2 to demonstrate code compliance. Building height, number of stories, building area shall not exceed the limits set forth in CBC 504 and CBC 506. CBC 503.1.
- All three buildings are using CBC 510 provisions. Review CBC 510.2 Condition 4 and ensure the building(s) has Group A occupancy uses with an occupant load of less than 300.

- A3. **High Rise:** The following comments apply to the grade plane:

- Identify the grade plane on the elevations in accordance with CBC 202 for “grade plane”.
- Provide elevation calculations on plans to justify the grade plane elevation.
- Review CBC 403 for applicability of high-rise provisions.
- Label the lowest level of fire department vehicle access.
- Dimension distance from lowest level of fire department vehicle access to highest occupied floor level.

- A1. **Means of Egress Plan:** Plans provided for review do not contain enough detail and information for a comprehensive review of the egress system. The following are advisories. A more thorough list of comments will be provided when a means of egress plan is provided for review.

- All Buildings:
  - Ensure dead end corridors do not exceed 50 feet. CBC 1020.4. See figures below for example.

Figure A - Building B – All Floors

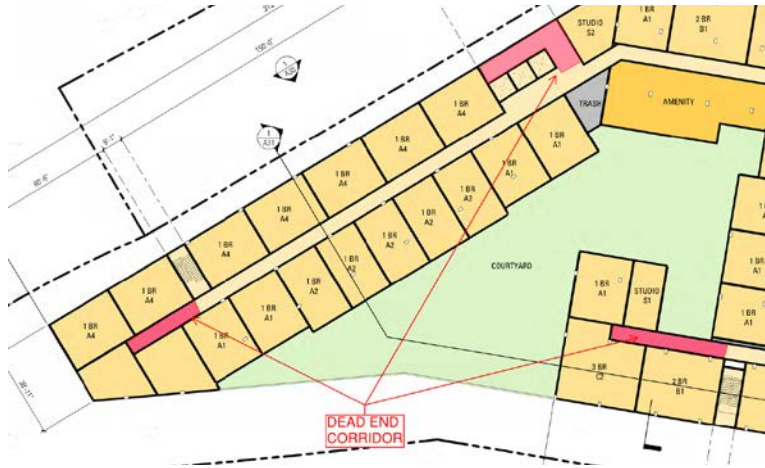
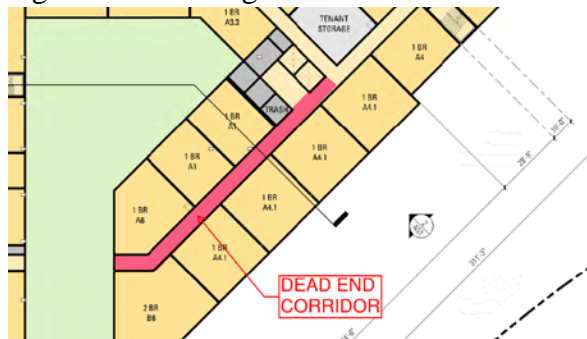


Figure B – Building C1



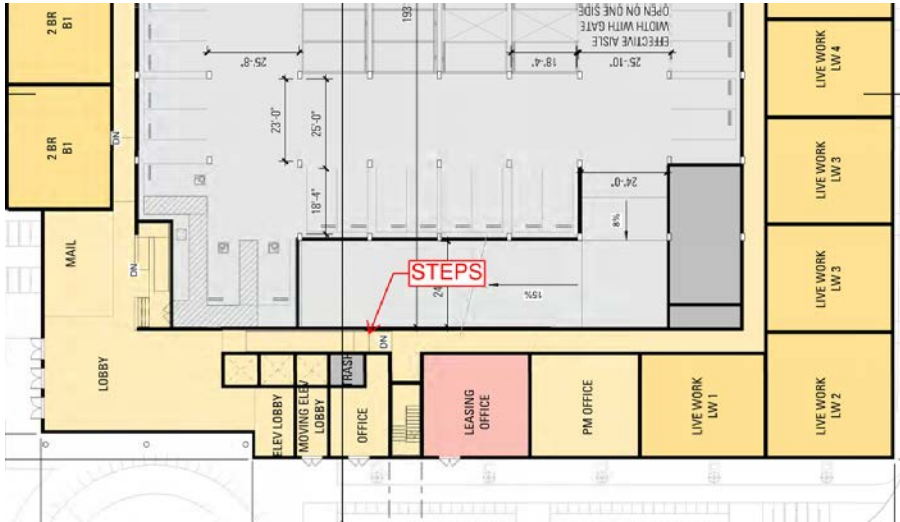
- ii) Roof plans were not provided. Show that at least one stair extends to the roof per CBC 1011.12.
- b) **Building B:** Check these areas:
  - i) 1<sup>ST</sup> floor:
    - (1) Residential Garage – Show the second exit or exit access feature
    - (2) Retail Garage – Show two exit or exit access from the retail garage. Egress through Market Hall is not allowed per CBC 1016.2.1.
    - (3) Plan West and South Stairs – Show the stairs leading to the exit discharge from this story.
    - (4) Market Hall Back of House – This space will most likely require a second means of egress as the common path of egress and distance to an exit may exceed the limits of CBC 1006.
    - (5) Market Hall – Preliminary plan shows exit doors at the plan north and none on the sides. Be advised, egress from the M occupancy through the garage (S-2) occupancy is not allowed per CBC 1016.2 as garages are considered intervening spaces.
  - ii) 2<sup>nd</sup> floor:
    - (1) Market Hall Mezzanine – This space will need a second means of egress unless meeting one of the conditions of CBC 1006.3.2.



- (2) Residential Garage – This space may require a second means of egress depending on the common path of egress travel (CPET) and occupant load. Check CPET for plan west side of the garage.
- iii) 3<sup>rd</sup> floor: Advisory: Courtyard for these types of projects are generally viewed as assembly spaces with an occupant load factor of 1:15 depending on the furniture layout. Ensure the number of exits and exit width is provided for this space per CBC Chapter 10.
- c) **Building C1** – Check these areas:
  - i) 1<sup>st</sup> Floor: Show plan east exit stairs leading to an exit discharge feature.
  - ii) 2<sup>nd</sup> Floor: Show 2 means of egress from plan northeast courtyard. CBC 1006.3.2.
  - iii) 6<sup>th</sup> Floor:
    - (1) Show 2 means of egress from the roof deck. CBC 1006.3.2.
    - (2) Show 2 means of egress from the sky lounge. CBC 1006.3.2.
- d) **Building C2** – Check these areas:
  - i) 4<sup>th</sup> Floor: Show 2 means of egress from the roof deck. CBC 1006.3.2.
- A4. **Occupant Load:** Provide a design occupant load analysis to determine means of egress requirements. (e.g. egress sizing, number of exits, etc.)
- A5. **Accessible Means of Egress:** CBC 1009.2.1 requires elevators to be part of the accessible means of egress in buildings where a required accessible floor is four or more stories above the level of exit discharge. Provide compliance with these code sections or the exceptions to these code sections.
  - a) Elevator shall be accessed from an area of refuge in compliance with CBC Section 1009.6.
  - b) Further, CBC 1009.4 requires standby power for the elevators.
- A6. **Type of Fire Sprinklers:** Sheet G1, Project Summary, indicates NFPA 13R system for stacker parking. Revise to specify NFPA 13 sprinklers to be consistent with sprinkler system provided for the buildings.

#### **ACCESSIBILITY COMMENTS:**

- D1. **Public Funding:** Provide a note on the coversheet indicating whether the project is privately or publicly funded. Federal guidelines shall apply for publicly funded projects.
- D2. **Building B Residential Accessible Parking:** Residential accessible parking spaces are located at the center of the parking garage. Ensure parking spaces shall be located on the shortest accessible route to the multi family dwelling entrance, without crossing vehicular traffic. CBC 1109A.7.
- D3. **Accessibility at Live Work Units:** Live/Work units shall be designed in accordance with CBC Chapter 11A and/or 11B as applicable. CBC 419.7. Ensure an accessible route to Live/Work units is provided.



**MECHANICAL COMMENTS:**

- M1. **Garage Exhaust:** Provide a narrative describing how the underground garage will be ventilated and exhausted per CMC 403.7. Please note any garage exhaust air terminating at grade will need to comply with CMC 502.2.2.

### ELECTRICAL COMMENTS:

- E1. No comments at this point of the design review. Additional comments may be generated when more detailed plans are provided for review.

**PLUMBING COMMENTS:**

- P1. No comments at this point of the design review. Additional comments may be generated when more detailed plans are provided for review.

### GREEN BUILDING COMMENTS:

- G1. No comments at this point of the design review. Additional comments may be generated when more detailed plans are provided for review.

**ENERGY COMPLIANCE COMMENTS:**

- T1. No comments at this point of the design review. Additional comments may be generated when more detailed plans are provided for review.

**STRUCTURAL COMMENTS:**

- S1. **Colma Creek:** Provide a feasibility study demonstrating the site is able to support the proposed structures that are adjacent to Colma Creek.

**Conditions of approval:**

- CA1. **Vertical Clearance for Accessible Parking:** A vertical clearance of 98” minimum shall be provided from the garage entrance to and from the accessible parking stalls located in the garage. CBC 11B-502.5.
- CA2. **Sand Oil Separate:** Sand oil separator shall be provided for the parking garage. CPC 1016.

- CA3. **Glass Guards at Balconies:** Glass panel and support system shall be designed to a safety factor of 4. CBC 2407.1.1.
- CA4. **Balcony and Roof Deck Live Load:** Balconies shall be designed with a live load of 1.5 times the live load for the area served and not required to exceed 100 psf. CBC Table 1607.1.
- CA5. **Balcony Assembly:** Per CBC 107.2.7, where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction document shall include details for all elements of the impervious moisture barrier system. The plans shall show these details. Manufacturer's installation instructions shall be incorporated into the plan submittal package. *Advisory: During the construction phase, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved. CBC 110.3.8.1.*

**Contact:** Areli Sanchez ([arelis@wc-3.com](mailto:arelis@wc-3.com)) for plan review comments via email or telephone [\(650\) 754-6353](tel:754-6353).

**G) Engineering requirements shall be as follows:**

**Permits**

1. At the time of each permit submittal, the Applicant shall submit a deposit for each of the following permit reviews and processing:
  - a. Building Permit plan check and civil review. Provide cost of on-site improvements for deposit amount calculation.
  - b. Hauling/Grading plan check and permit processing. Provide Cubic Yards for deposit amount calculation.
  - c. Public Improvement plan check and permit processing. Provide cost of ROW improvements for deposit amount calculation.
2. A Grading Permit is required for grading over 50 cubic yards and if 50 cubic yards or more of soil is exported and/or imported. The Applicant shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits. The Grading Permit requires several documents to be submitted for the City's review and approval. The Grading Permit Application, Checklist and Requirements may be found on the City website at <http://www.ssf.net/departments/public-works/engineering-division>.
3. A Hauling Permit shall be required for excavations and off-haul or on-haul, per Engineering requirements; should hauling of earth occur prior to grading. Otherwise, hauling conditions would be included with the grading permit. Hauling Permit may be found on the City website at: <http://www.ssf.net/departments/public-works/engineering-division>.
4. A Stormwater Management Permit is required for all C.3 Regulated Projects. The Applicant shall pay all permit, review, and inspection fees to obtain said permit. The Stormwater Management Permit requires several documents to be submitted to the Water Quality Control Plant for review and

approval. The Applicant is required to enter into a Stormwater Maintenance Agreement with the City. Special Projects and reduction credits are not allowed in the City.

5. The Applicant shall obtain a Demolition Permit to demolish the existing buildings. The demolition permit shall be obtained from the Building Division and the Applicant shall pay all fees and deposits for the permit. The Applicant shall provide letters from all public utilities stating all said utilities have been properly disconnected from the existing buildings.
6. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
7. The City of South San Francisco is mandated by the State of California to divert sixty-five percent (65%) of all solid waste from landfills either by reusing or recycling. To help meet this goal, a city ordinance requires completion of a Waste Management Plan ("WMP") for covered building projects identifying how at least sixty-five percent (65%) of non-inert project waste materials and one hundred percent (100%) of inert materials ("65/100") will be diverted from the landfill through recycling and salvage. The Contractor shall submit a WMP application and fee prior to the issuance of a building or grading permit.
8. A Public Improvement Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits.
9. Separate County reviews and approvals are required for all work crossing the Colma Creek.

#### **Plan Submittal**

10. Along with the building permit and grading permit submittals, Applicant shall submit separate Right-of-Way (ROW) improvement plans for the Public Improvement Permit Application. An engineer's cost estimate for the scope of work shown on the approved ROW improvement plans is required to determine the performance and payment bond amount. The submittal of the bonds is required prior to the execution of the Subdivision Improvement Agreement.
11. Improvement plans shall be printed to PDF and combined into a single electronic file, with each being stamped and digitally signed by a Professional Engineer registered in the State of California. Incorporated within the construction plans shall be applicable franchise utility installation plans, stamped and signed and prepared by the proper authority. Plans shall include the following sheets:  
**Cover, Separate Note Sheet, Existing Conditions, Demolition Plan, Grading Plan, Horizontal Plan, Striping and Signage Plan, Utility Plan(s), Details, Erosion Control Plan, and Landscape Plans,** (grading, storm drain, erosion control, and landscape plans are for reference only and shall not be reviewed during this submittal).
12. Prior to building permit issuance, the Applicant shall obtain a grading permit with the Engineering Division and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the grading permit. The Applicant shall submit a grading plan that clearly states the amount of cut and fill required to grade the project. The Grading Plans shall include the following plans:

**Cover, Notes, Existing Conditions, Grading Plans, Storm Drain Plans, Stormwater Control Plan, and Erosion Control Plan.**

13. Prior to building permit issuance, the Applicant shall obtain a Public Improvement Permit for all proposed work within the City ROW and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the Public Improvement Permit. The Public Improvement Plans shall include only the scope of work within the City ROW (with reference to the on-site plans) consisting of the following plans:

**Civil Plans, Landscape Plans, and Joint Trench Plans.**

14. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
15. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
16. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or public improvement permit.

**Mapping**

17. Applicant shall submit all documents required for review of the Final mapping application.
18. Prior to the issuance of a Building Permit, the Applicant shall record a Final Tract Map for the project site with the San Mateo County Recorder. The Final Tract Map shall conform to the requirements of the Approved Tentative Map.
19. Prior to the approval of the Final Tract Map, the Applicant shall enter into a Subdivision Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution. The Subdivision Improvement Agreement shall require the Applicant to ensure the faithful performance of the design, construction, installation and inspection of all public improvements as reviewed and approved by the Engineering Division at no cost to the City and shall be secured by good and sufficient payment, performance, and one (1) year warranty bonds or cash deposit adequate to cover all of the costs, inspections and administrative expenses of completing such improvements in the event of a default. The value of the bonds or cash deposit shall include 110% of the cost of construction based on prevailing wage rates. The value of the warranty bond or cash deposit shall be equivalent to 10% of the value of the performance security. The Encroachment and Maintenance Agreement shall require the Applicant to maintain any street furniture that serves the property and all landscape within the project frontage at no cost to the City. The Encroachment and Maintenance Agreement shall be recorded with the San Mateo County Recorder and may be transferred to the property owner or Homeowner's Association.

**Right-of-Way**

20. All new public improvements shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City Standards. All new public improvements shall be completed prior to Final Occupancy of the project or prior any Temporary Occupancy as approved by the City Engineer.

21. Prior to Building Permit issuance, the Applicant shall submit a video survey of the adjacent streets (perimeter of proposed property location) to determine the pre-construction condition of the streets at no cost to the City. The Applicant will be responsible to ensure that the condition of the streets and striping is in at least existing condition or better after construction is completed.
22. The Applicant shall construct new curb, gutter, sidewalks, curb ramps, driveways, streetlights, and landscaping along the Mission Road and Antoinette Lane frontages of the subject property. Unless separated by a planting strip, all sidewalks shall be monolithic to the curb and gutter.
23. The Applicant shall construct the Public Open Spaces including the Market Hall Plaza north of Building B, the park South of Buildings C1 and C2, and the Centennial Trail Improvements along Colma Creek and connecting to Mission Rd. and shall include pedestrian lighting within said spaces.
24. The Applicant shall construct the Oak Avenue street extension from Mission Road to Antoinette Lane including the crossing of Colma Creek (Phase 1). Said improvements shall be completed prior to the Final Occupancy of Building B.
25. The Applicant shall construct the shared plaza on the Oak Avenue right-of-way (Parcel 4) and the grand stair and switchback ramp from El Camino Real to the Oak Avenue right-of-way with the Phase 1 Oak Avenue street extension. The Applicant shall be responsible for the maintenance of all the shared plaza improvements including the C.3 stormwater treatment measures. The Applicant shall enter into and record in the Official Records of San Mateo County, a Stormwater Treatment Measures Operations and Maintenance Agreement encumbering Parcel 3 for the C3 stormwater treatment measures on Parcel 4.
26. Street extension improvements shall include Green Infrastructure and the pavement design shall conform to the Caltrans method of flexible pavement design with a Traffic Index (TI) of 8.
27. Prior to Building Permit issuance, the Applicant shall provide 35% designs for Phase 2 extension of Oak Avenue from Antoinette Lane to El Camino Real. The Phase 2 35% designs shall demonstrate constructability of the extension with the Development and the Civic Campus in place.
28. The Applicant shall accommodate all necessary future improvements and access rights on Parcel 3 and Parcel 4 for the Phase 2 extension of Oak Avenue from Antoinette Lane to El Camino Real at the time when the Phase 2 extension is implemented.
29. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards.
30. Existing driveway approaches or portions of approaches along the property frontage that will not serve the new development or do not serve any other access shall be removed and replaced with new curb, gutter, and sidewalk. Where new work is required, monolithic curbs, gutter, curb ramps, commercial driveway approaches and 4' wide (minimum) sidewalks are to be constructed to current City standards and to the satisfaction of the City Engineer.
31. Upon completion of construction and landscape work at the site, the Applicant shall clean, repair or reconstruct, at their expense, as required to conform to City Standards, all public improvements including driveways, curbs, gutters, sidewalks and street pavements along the street frontages of the subdivision to the satisfaction of the City Engineer. Damage to adjacent property caused by the Applicant, or their contractors or subcontractors, shall be repaired to the satisfaction of the City Engineer and to the reasonable satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.

32. The Applicant shall repave the property's fronting roadway on Mission Road with a 2-inch grind and overlay, from the lip of gutter to lip of gutter of the opposite side.
33. The Applicant shall ensure the proposed trees and planting locations do not interfere with underground utilities or the joint trench. The Applicant will be required to install root barrier measures to prevent the sidewalk from uplift at no cost to the City. The applicant shall also install tree guards around all trees in the right of way.
34. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work in Mission Road, Oak Avenue and Centennial Way/or any area of work that will obstruct the existing pedestrian walkways.

### **Stormwater**

35. The Applicant shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved subdivision analyzing existing conditions and post-development conditions of the project site to the outfall at Colma Creek. The study shall evaluate the necessary capacity of the proposed drainage systems serving the development and any upstream tributary areas. The study shall evaluate the necessary capacity of each storm drain main during a 25-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. The study shall be submitted to the City Engineer for review and approval.
36. The Applicant shall design and construct, all on-site and off-site storm drainage improvements as recommended by the approved storm drainage and hydraulic study, including but not limited to the box culvert on Mission Road and the storm drain on the Oak Avenue Extension, at no cost to the city.
37. The Applicant shall reduce peak runoff by 15% based on a 25-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site.
38. On-site storm drainage facilities shall be designed to accommodate runoff from a 10-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. On-site storm drainpipes shall be designed for open channel flow conditions and not be surcharged.
39. Drainage runoff shall not be allowed to flow across lot lines or across subdivision boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose.
40. All building downspouts shall be connected to rigid pipe roof leaders which shall discharge into an approved drainage device or facility that meets the C3 stormwater treatment requirements of Municipal Regional Permit.
41. The on-site storm drainage system shall not be dedicated to the City for ownership or maintenance. The storm drainage system and any storm water pollutions control devices within the subdivision shall be owned, repaired, and maintained by the property owner or Homeowner's Association.

### **Sanitary Sewer**

42. The Applicant shall submit a sewer capacity study to determine how the project impacts the public sanitary system and determine if there is adequate capacity of the existing or proposed sewer lines. The study shall include an analysis of the sanitary sewer main within Mission Road and the sanitary sewer to be relocated from Parcel 3 to the Oak Avenue right of way on Parcel 4. Sanitary sewer mains shall not flow more than 2/3 full at peak wet weather flow. Please be sure to include all supporting calculations.

43. The Applicant shall relocate the existing public sanitary sewer main within Parcel 3 to the Oak Avenue Extension right-of-way on Parcel 4. How the sewer main crosses Colma Creek to be determined in a manner that is feasible and acceptable by the City Engineer. The size of the relocated sewer main shall be justified by the sewer capacity study.
44. The Applicant shall video inspect the sanitary sewer main to the nearest manholes upstream and downstream of the project point of connection both prior to construction and post construction. Video must be submitted to City Engineering for review.
45. Applicant shall abandon all existing Sanitary Sewer Laterals serving the properties to City Standards.
46. Applicant shall install the new sewer laterals to City Standards including a clean out in the sidewalk and a new y connection or taptite connection at the main. Lateral sizes of 8-inch or larger require a manhole connection at the City sewer main.
47. The on-site sanitary sewer system shall not be dedicated to the City for maintenance. The sanitary sewer facilities within the subdivision shall be repaired and maintained by the property owner or Homeowner's Association.
48. Each on-site sanitary sewer manhole and cleanout shall be accessible to maintenance personnel and equipment via pathway or driveways as appropriate. Each maintenance structure shall be surrounded by a level pad of sufficient size to provide a safe work area.

## **Utilities**

49. The Applicant shall underground all existing overhead utilities along the project street frontage on Mission Road and within the Phase 1 Oak Street Extension. For any span crossing Colma Creek, Applicant shall find a feasible means of crossing Colma Creek that minimizes visibility of any utility lines and is acceptable to City Engineer.
50. The applicant shall underground the existing overhead utilities on Parcel 1 within the project site and dedicate a Public Utility Easement for said relocated facilities.
51. All transformers installed as part of said undergrounding shall be placed in vault boxes below ground to the extent acceptable to PG&E and City Engineer.
52. All electrical and communication lines serving the property, shall be placed underground within the property being developed to the nearest overhead facility or underground utility vault or through microwave roof installations at the approval of the City Engineer and Chief Planner.
53. The Applicant shall include a 3" diameter City spare conduit with pull boxes and ropes for future fiber optics installation with the underground utilities. The conduits shall be dedicated to the City.
54. Each dwelling unit shall be pre-wired for Cable T.V. and Broadband Communication Services.
55. New City Standard CREE XPS Type 3 91-Watt streetlights or other approved by the City Engineer shall be utilized. Streetlights shall be connected to the P.G. & E. system with two (2) inch rigid conduit, pull boxes and stranded #8 THW or TW wire and activated per P.G.& E's LS-2A rate schedule.



56. The Applicant shall relocate the existing Water Line within Parcel 1 and Parcel 2 and grant Water Line Easements to Calwater for the relocated water lines.
57. The Applicant shall coordinate with the California Water Service/Westborough Water for all water-related issues. All water mains and services shall be installed to the standards of the California Water Service or the Westborough Water District, as appropriate.
58. The Applicant shall install fire hydrants at the locations specified by the Fire Marshal. Installation shall be in accordance with City Standards as administered by the Fire Marshall.

### **On-site Improvements**

59. The Developer shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
60. All common areas are to be landscaped and irrigated and shall meet the requirements of the City's Water Efficiency Landscape Ordinance (WELO). Submit landscape, drainage and grading plans for review and approval by the Engineering Division.
61. Any monument signs to be installed for the project shall be located completely on private property and shall not encroach into the City's right-of-way. Applicant shall ensure that placement of the monument signs do not obstruct clear lines of sight for vehicles entering or exiting the site.

### **Grading**

62. The recommendations contained within the geotechnical report shall be included in the Site Grading and Drainage Plan. The Site Grading and Drainage Plan shall be prepared by the developer's civil engineer and approved by the project geotechnical engineer.
63. The entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effect dust palliative to prevent dust from being blown into the air and carried onto adjacent private and public property. Dust control shall be for seven days a week and 24 hours a day. Should any problems arise from dust, the developer shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.
64. Haul roads within the City of South San Francisco 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.
65. The Applicant shall submit a winterization plan for all undeveloped areas within the site to control silt and stormwater runoff from entering adjacent public or private property. This plan shall be submitted to the City Engineer for review and approval prior to September 1 of each year. The approved plan shall be implemented prior to November 1 of each year.
66. Prior to placing any foundation concrete, the Applicant 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 as shown on the Plans. A letter certifying the foundation forms shall be submitted to the Engineering Division for approval.
67. The applicant is required by ordinance to provide for public safety and the protection of public and private property in the vicinity of the land to be graded from the impacts of the proposed grading work.

68. All hauling and grading operations are restricted to between the hours of 8:00 a.m. to 6:00 p.m. for residential areas and 7:00 a.m. to 6:00 p.m. for industrial/commercial areas, Monday through Friday, excluding holidays.
69. Unless approved in writing by the City Engineer, no grading in excess of 200 cubic yards shall be accomplished between November 1 and May 1 of each year.

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