

**DRAFT FINDINGS OF APPROVAL**  
**P21-0038: UP21-0004**  
**1 SOUTH LINDEN AVENUE**  
*(As recommended by City Staff on August 5, 2021)*

As required by the Use Permit Procedures (SSFMC Chapter 20.490), the following findings are made in support of a Conditional Use Permit to allow the operation of an Indoor Sports and Recreation Facility at 1 South Linden Avenue in the Mixed Industrial (MI) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), based on public testimony and materials submitted to the South San Francisco Planning Commission which include, but are not limited to: Application materials submitted May 27, 2021; project plans dated stamp received May 27, 2021; Planning Commission staff report dated August 5, 2021; and Planning Commission hearing of August 5, 2021.

**1. Use Permit**

- A. The proposed use is an allowed use within the Mixed Industrial (MI) zoning district and complies with applicable standards and requirements of South San Francisco Municipal Code Title 20 Zoning. Conditions of approval will ensure continued compliance with the City's Zoning Ordinance requirements and development standards;
- B. The proposed use is consistent with the City's General Plan in that the project site is designated Mixed Industrial, and indoor sports and recreation uses are permitted in this District with the approval of a Use Permit;
- C. The proposed use will not be adverse to the public health, safety or general welfare of the community, or detrimental to surrounding properties or improvements. The project does not propose operations that create impacts to surrounding areas, and conditions of approval will ensure that the use complies with the approved plans and the regulations and standards set forth in the South San Francisco Municipal Code.
- D. The proposed use complies with design or development standards applicable to the Mixed Industrial Zoning District. Conditions of approval will ensure continued compliance with the City's Zoning Ordinance.
- 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 is in character with the surrounding mix of businesses and land uses in the project vicinity;
- F. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints because the site is already developed, and the proposed use will be utilizing the existing building, which is already connected to all utilities; 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:

Existing Facilities (CEQA Guidelines). The proposed use will occupy an existing building, and no exterior modifications are proposed.

**DRAFT CONDITIONS OF APPROVAL**  
**P21-0038: UP21-0004**  
**1 SOUTH LINDEN AVENUE**  
*(As recommended by City Staff on August 5, 2021)*

**A) Planning Division requirements shall be as follows:**

1. The applicant shall comply with the Planning Division's Standard Conditions of Approval for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects as amended, and with all the requirements of all affected City Divisions and Departments as contained in the attached conditions, except as otherwise amended by the following Conditions of Approval.
2. The construction drawings for minor interior improvements shall substantially comply with the approved plans submitted on May 27, 2021, and approved by the Planning Commission in association with UP21-0004, as amended by the Conditions of Approval. The final plans shall be subject to the review and approval of the City's Chief Planner.
3. The use shall be operated substantially as outlined in the applicant-submitted description, as part of the Planning Application dated May 27, 2021.
4. The applicant shall obtain all required permits for the initiation and operation of the proposed use.
5. The business owner / operator shall be responsible for ensuring compliance with all conditions of approval.
6. Any modification to the approved use, plans or conditions of approval shall be subject to SSFMC Section 20.450.012 ("Modification"), whereby the Chief Planner may approve minor changes.
7. Any proposed interior tenant modifications for the new commercial tenant spaces shall require issuance of a building permit.
8. No signs are included in this permit application. Prior to installation of any signage, the applicant shall secure an appropriate sign permit from the City.

***Contact: Stephanie Skangos, Planning Division, at (650) 877-8535 or [stephanie.skangos@ssf.net](mailto:stephanie.skangos@ssf.net)***

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

1. Provide all accessibility requirements for entrance, restrooms, signage and equipment.

***Contact: Erik Reitdorf, Building Division, at (650) 829-6670***

**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 Police Department reserves the right to review and comment upon the submission of revised and updated plans.

**Contact: Sgt. Michael Rudis, Police Department, at (650) 877-8927 or [mike.rudis@ssf.net](mailto:mike.rudis@ssf.net)**

**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.