

DRAFT FINDINGS OF APPROVAL
P20-0021 : DR20-0015
EL CAMINO REAL AND HICKEY BOULEVARD LIVE-WORK UNITS
(As approved by the Planning Commission on October 21, 2021)

As required by the Design Review Permit Procedures (SSFMC Chapters 20.480), the following findings are made in support of a Design Review Permit for the construction of four new live-work units on a vacant parcel located at El Camino Real and Hickey Boulevard (APN #010-171-210) in the Community Commercial (CC) Zoning District in accordance with SSFMC 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 prepared by applicant, date submitted March 5, 2020; Planning Commission staff report dated October 13, 2021; and Planning Commission hearing of October 21, 2021.

1. Design Review

- A. The Project is consistent with the applicable standards and requirements of the Zoning Ordinance because as submitted and modified through the Design Review Process, this Project meets or complies with the applicable standards included in the Commercial, Office, and Mixed-Use Zoning District (Chapter 20.090);
- B. The Project is consistent with the General Plan because it is consistent with the policies and design direction provided in the South San Francisco General Plan for the area (Commercial, Office, and Mixed-Use Zoning District);
- C. The Project is consistent with the applicable design review criteria in Section 20.480.006 (“Design Review Criteria”) because the Project has been evaluated against, and found to be consistent with, each of the eight design review criteria included in the “Design Review Criteria” section of the Zoning Ordinance.
- D. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements because project would serve to activate and diversify the typical uses in the area (commercial and retail) to include live-work units (commercial and residential);
- E. The project complies with the design or development standards applicable to the Community Commercial (CC) Zoning District;
- F. The design, location, size, and operating characteristics of the proposed activities would be compatible with the existing and reasonably foreseeable future land uses in the vicinity as proposed and conditioned and has been adequately reviewed and conditioned by the Economic and Community Development Department, Fire Department, Police Department, and Public Works Department.
- G. 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 proposed building would be designed to be architecturally compatible with the existing buildings on the site and has been reviewed by City staff to ensure that physical constraints and operational issues of the project are minimized; and

- H. In accordance with the California Environmental Quality Act, the proposed project is Categorical Exempt pursuant to the provisions of Section 15332 – Class 32: In-Fill Development Projects (CEQA Guidelines). The project includes the construction of a new live-work units and is located on a vacant lot surrounded by existing commercial buildings and is located in a developed area along El Camino Real, a major commercial corridor for the City. The project would be adequately serviced by utilities and public services. Also, there is no indication that approval of the Project would result in any significant effects relating to traffic, noise, air quality or water quality.

DRAFT CONDITIONS OF APPROVAL
P20-0021 : DR20-0015
EL CAMINO REAL AND HICKEY BOULEVARD LIVE-WORK UNITS
(As recommended by City Staff on October 13, 2021)

A) Planning Division requirements shall be as follows:

GENERAL

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 (attached to this document), 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 project shall be constructed and operated substantially as indicated on the plan set prepared by Kava Massih Architects dated September 18, 2021, and approved by the Planning Commission in association with P21-0021, 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 construction drawings shall comply with the Planning Commission approved plans, as amended by the conditions of approval, including the plans prepared by Kava Massih Architects dated September 18, 2021.
4. 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.
5. 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.

CONSTRUCTION

6. The applicant is responsible for maintaining site security prior to, and throughout the construction process. This includes installation of appropriate fencing, lighting, remote monitors, or on-site security personnel as needed.
7. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
8. During construction, the applicant shall provide parking for construction workers the project parking structure when the Chief Building Official and Fire Marshal provide written approval.

DESIGN REVIEW / SITE PLANNING

9. All 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 match 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.

10. 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.
11. Prior to issuance of certificate of occupancy, 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 501 – 2,499 sq. ft. may comply with the prescriptive measures contained in Appendix D of the MWELo.
 - b) Projects with a new aggregate landscape of 2,500 sq. ft. or greater must comply with the performance measures required by the MWELo.
 - c) For all projects subject to the provisions of the MWELo, the applicant shall submit a Certificate of Completion to the City, upon completion of the installation of the landscaping and irrigation system.
12. The applicant shall contact the South San Francisco Scavenger Company to properly size any required trash enclosures and work with staff to locate and design the trash enclosure in accordance with the SSFMC Section 20.300.014, Trash and Refuse Collection Areas. Applicant shall submit an approval letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits.
13. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of July 29, 2021 (attached to this document).
14. 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.
15. 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. 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.
16. All landscaping installed within the public right-of-way shall be maintained by the property owner.

17. 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.
18. Demolition of any existing structures on site will require demolition permits.
19. Prior to proceeding with exterior construction, the applicant shall provide a full-scale mockup of a section of exterior wall that shows the 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.
20. 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.

TRANSPORTATION / PARKING

21. 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.
22. Residential parking spaces shall be assigned to units, to minimize conflict within the parking area.
23. Residential parking areas shall be secure, with access provided via key card or fob.
24. Provide clear signage on site for residential, commercial, and visitor parking areas to help direct vehicle traffic.

LIVE-WORK UNITS CODE REQUIREMENTS

25. The work activity in a building where live-work units are allowed shall be any use permitted by right or use permit in the zoning district, except that, in order to protect the health and safety of persons who reside in a live-work unit or in a building which contains one or more live-work units, no work activity shall be permitted nor shall any live-work unit be established on any site that contains those uses which the review authority finds would, by virtue of size, intensity, hours of operation, number of employees or the nature of the operation, have the potential to adversely affect others living or working in or nearby the live-work development by reason of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous by way of materials, process, product or wastes including, but not limited to: automobile/vehicle sales and services, bars/lounges/night clubs, adult businesses, animal sales and services, liquor stores, funeral parlors and mortuaries, outdoor storage as a primary use, and salvage and wrecking.
26. Uses that may, depending on how they are operated, also have the potential to generate

impacts or would constitute a change in occupancy under the Building Code shall not be approved unless the review authority finds that as proposed to be conducted, or as modified by conditions of Use Permit, they would not conflict with or adversely affect existing uses in the building and in the area where the live-work unit is located. No use shall be approved where, given the design or proposed design of the live-work unit, there would be the potential for adverse health impacts from the proposed use on the people residing in the unit. An example of a potential health impact is the potential for food contamination from uses that generate airborne particulates in a unit with an unenclosed kitchen.

27. At least one occupant of each live-work unit shall maintain a current City of South San Francisco business license for a business located in that unit.
28. Up to two persons who do not reside in the live-work unit may work in the unit unless such employment is expressly prohibited or limited by the Use Permit because of potential detrimental effects on persons living or working in the building or on commercial or industrial uses or residentially zoned areas in the vicinity of the subject property. The employment of three or more persons who do not reside in the live-work unit may be permitted subject to a Use Permit based on additional findings that such employment will not adversely affect traffic and parking conditions in the area where the live-work unit is located. The employment of any persons who do not reside in the live-work unit shall be subject to all applicable Building Code requirements.
29. Client and customer visits to live-work units are permitted subject to any conditions that may be imposed by the Use Permit in order to ensure compatibility with adjacent commercial or industrial uses or adjacent residential districts.
30. No portion of a live-work unit may be separately rented or sold as a commercial space for a person or persons not living in the premises or as a residential space for a person or persons not working in the same unit.

CLIMATE ACTION PLAN

31. Prior to issuance of any building or construction permits, the developer shall revise the development plans to include the following Climate Action Plan requirements, subject to review and approval by the Chief Planner or designee:
 - a) Install conduit to accommodate wiring for solar.
 - b) Use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
 - c) Implement the Water Efficient Landscape Ordinance, by undertaking the following:
 - a. Establish a variable-speed pump exchange for water features
 - b. Restrict hours of irrigation to occur between 3:00 AM and two hours after sunrise
 - c. Install irrigation controllers with rain sensors
 - d. Landscape with native, water-efficient plants

- e. Install drip irrigation systems
 - f. Reduce impervious surfaces to the maximum extent practical
32. 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:
- a. 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.
 - b. 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.
 - c. 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.

IMPACT / DEVELOPMENT FEES

****Fees are subject to annual adjustment, and will be calculated based on the fee in effect at the time that the payment of the fee is due. The fees included in these Conditions of Approval are estimates, based on the fees in place at the time of project approval.****

33. CHILDCARE FEE: Prior final inspection or issuance of a building permit, 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 approved by the Planning Commission on October 21, 2021 the childcare impact fee estimate for the project is:

Residential Childcare Fee: \$2,072.01/unit x 4 units = \$8,288.04
 Commercial: \$0.71/SF x 2,423 SF = \$1,720.33

34. PARK FEES: Prior to final inspection or issuance of a building permit the applicant shall pay the Parkland Acquisition Fee and Parkland Construction Fee in accordance with South San Francisco Municipal Code Chapter 8.67. The fee is subject to annual adjustment. Based on the plans reviewed and approved by the Planning Commission on October 21, 2021, the park fee estimate for the project is:

Residential Uses: 2-4 units = \$26,218.54 x 4 units = \$104,874.16
 Non-Residential Uses (Commercial/Retail): \$1.32/SF x 2,423 SF = \$3,198.36

35. BICYCLE AND PEDESTRIAN FEE: Prior to 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 approved by the Planning Commission on October 21, 2021, the bicycle and pedestrian impact fee estimate for the project is:

Residential Uses (Multi-Family): $\$170/\text{unit} \times 4 \text{ units} = \680.00

Non-Residential Uses (Commercial/Retail): $\$0.36/\text{SF} \times 2,423 \text{ SF} = \872.28

36. COMMERCIAL LINKAGE FEE: Prior to issuance of the first building permit, the applicant shall pay the applicable commercial linkage fee in accordance with South San Francisco Municipal Code Chapter 8.69, based on the current fee for each applicable land use category. The fee shall be calculated based on the fee schedule in effect at the time the building permit is issued.

Based on the plans approved by the Planning Commission dated October 21, 2021, the commercial linkage fee estimate for the project is:

Commercial Uses (Retail/Restaurant/Services): $\$2.76/\text{SF} \times 2,423 \text{ SF} = \$6,687.48$

37. PUBLIC SAFETY IMPACT FEE: Prior to final inspection [residential] or issuance of the certificate of occupancy [commercial] for the development, whichever is earlier, the applicant shall pay applicable Public Safety Impact Fee in accordance with South San Francisco Municipal Code Chapter 8.75. Based on the plans approved by the Planning Commission on October 21, 2021, the Public Safety Impact Fee for the project is:

Residential Uses: Up to 8 du/ac = \$1,234.54

Non-Residential Uses (Commercial/Retail): $\$0.46/\text{SF} \times 2,423 \text{ SF} = \$1,114.58$

38. Prior to final inspection or issuance of the certificate of occupancy for the development, whichever is earlier, the applicant shall pay applicable Library Impact Fee in accordance with South San Francisco Municipal Code Chapter 8.74. Based on the plans approved by the Planning Commission on October 21, 2021, the Library Impact Fee for the project is:

Residential Uses: Up to 8 du/ac = \$725.86

Non-Residential Uses (Commercial/Retail): $\$0.07/\text{SF} \times 2,423 \text{ SF} = \169.61

39. All non-residential development is subject to the Public Art Requirement, per South San Francisco Municipal Code Chapter 8.76.

Contact: Christopher Espiritu, Planning Division, at (650) 877-8535 or Christopher.Espiritu@ssf.net

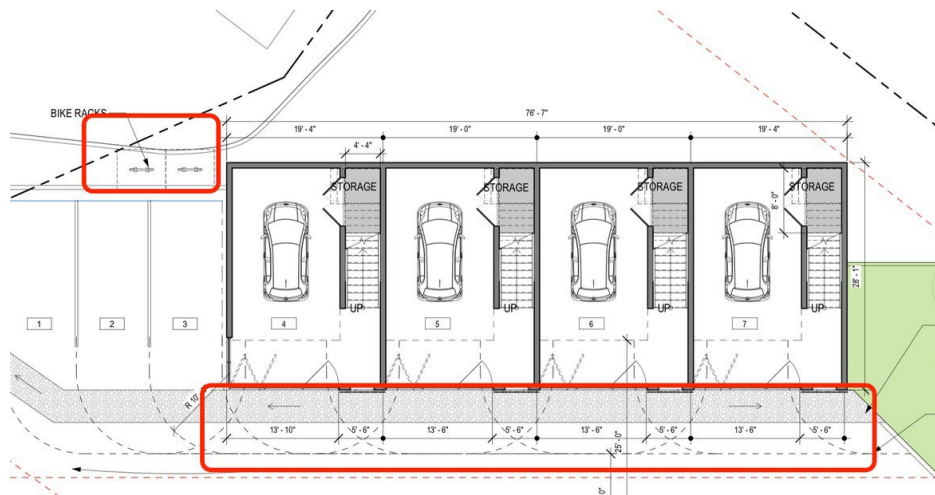
B) Building Division requirements shall be as follows:

1. Full plan check upon building permit submittal required.
2. Building will require elevator for 2nd floor commercial space.
3. Provide accessible parking.
4. Building will be required to follow all Green Code requirements for new construction and possible SSF reach code updates for photovoltaic and electric vehicle charging.

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 15.48.050 Minimum security standards for multiple-family dwellings, (Ord. 1477 § 1A, 2013; Ord. 1166 § 1, 1995)
2. 15.48.085 Additional Security Measures May Be Required
3. Per South San Francisco Municipal Code 15.48.085 - Additional Security Measures, the following conditions will also be required:



4. The areas within the red outlined area shall be illuminated during darkness hours and controlled by a mechanism that individual tenants cannot turn off.
5. 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

D) Fire Department requirements shall be as follows:

1. All buildings shall provide premise identification in accordance with CFC Section 505.1 and South San Francisco Municipal Code Section 15.48.060 (e)
2. Install fire sprinkler system per NFPA 13R requirements under separate fire plan check and permit for overhead and underground.
3. Install Fire alarm system per NFPA 72/SSFFD requirements under separate fire plan check.
4. Install underground piping for water based fire protection systems per NFPA 24 and SSFFD requirements under separate fire plan check and permit.
5. Provide Knox key box for buildings with access keys to electrical/mechanical rooms, and others to be determined.
6. All Non parking space curbs to be painted red to local Fire Code Specifications
7. Provide fire flow in accordance with California Fire Code Appendix B.
8. Provide location of any new and existing fire hydrants.
9. A hydrant is required to be located within 100 feet of the Fire Department Connection (FDC) and on the same side of the street.
10. Install exterior listed horn/strobe alarm device, not a bell.
11. Install smoke and carbon monoxide detectors per manufactures directions.
12. Provide an independent study or proof that the Emergency Radio Responder coverage in the building is adequate or install a system that will give emergency responders the adequate level of radio coverage inside the building.
13. All utility shutoffs shall be on the exterior of the building.
14. This new residential construction will be assessed an adopted Public Safety Impact Fee. The amounts for low density are \$385.50 per unit for the Police Department and \$899.50 per unit for the Fire Department.
15. The Fire Department reserves the right to review and comment upon the submission of revised and updated plans.

Contact: Ian Hardage, South San Francisco Fire Department (650) 829-6645.

E) Engineering Division 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 an engineer's estimate or opinion of probable 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 an engineer's estimate or opinion of probable 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. 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.
5. 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.
6. 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. Applicant shall submit separate ROW improvement plans. An engineer's cost estimate for only the scope of work within the ROW is required to determine the bond.

Plan Submittal

7. Along with the building permit submittals, the Applicant shall submit detailed plans 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).

8. 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.

9. 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.

10. 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.
11. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
12. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or public improvement permit.

Mapping

13. Prior to Building Permit issuance, all applicable mapping shall be recorded with the San Mateo County Clerk Recorder's Office.
14. If Applicant intends to create for-sale residential units, a Parcel Map for condominium purposes shall be submitted for review and approval and shall be recorded at the San Mateo County Clerk Recorder's Office prior to the issuance of the Building Permit. In addition, the applicant shall submit copies of the CC&R's and Condominium plan for review and approval prior to the issuance of Final Occupancy approval.
15. Applicant shall submit all documents required for review of any mapping application.
16. Prior to the approval of the Building Permit or any Encroachment Permits, the Applicant shall enter into an Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution. The 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.
17. Applicant shall pay for all Engineering Division deposits and fees for any mapping application prior to review.
18. The applicant shall clearly show all existing easements on the improvement plans.

Right-of-Way

19. All new public improvements required to accommodate the development 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.
20. Prior to Building Permit issuance, 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 install all proposed public improvements as reviewed and approved by the Engineering Division at no cost to the City. 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.
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. Applicant shall install new curb, gutter, sidewalk, and a driveway, along the El Camino Real Road frontage of the subject property within the Public right-of-way. All sidewalks shall be a minimum of 5-ft wide and shall be constructed to current Caltrans standards and specifications to the satisfaction of the City Engineer at no cost to the City.
23. The Applicant shall provide an ADA accessible path of travel from the existing public sidewalk on El Camino Real Road to the new public sidewalk along the project site frontage. The accessible path of travel shall include four new curb ramps, a new sidewalk within the existing porkchop island and two new crosswalks at the existing entry/exit for the adjacent commercial property.
24. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards.
25. 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 proposed project 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 affected property owner and the City Engineer, at no cost to the City or to the property owner.
26. 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.
27. Prior to public improvement permit issuance, the Applicant shall provide an engineer's estimate for all work performed within the public right-of-way and submit a bond equal to 110% of the estimate.
28. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on the Public right-of-way and/or any area of work that will obstruct the existing pedestrian walkways.
29. For any work within the sidewalk and/or obstructing pedestrian routes shall provide pedestrian routing plans along with traffic control plans. Temporary lane or sidewalk closures shall be approved by the City Engineer and by the Construction Coordination Committee (if within the CCC influence area). For any work affecting the sidewalks or pedestrian routes greater than 2 days in duration, the adjacent parking lane or adjacent travel lane shall be closed and temporary vehicle barriers placed to provide a protected pedestrian corridor. Temporary ramps shall be constructed to connect the pedestrian route from the sidewalk to the street if no ramp or driveway is available to serve that purpose.

30. No foundation or retaining wall support shall extend into the City Right-of-Way without express approval from the Engineering Department. Applicant shall design any bioretention area or flow-through planters adjacent to the property line such that the facility and all foundations do not encroach within the City Right-of-Way or into an adjacent parcel.

Stormwater

31. The Applicant shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved development analyzing existing conditions and post-development conditions. The study shall evaluate the capacity of the existing public storm drain located within the public utility easement on the property southwest of the project site and recommend any improvements necessary to accommodate runoff from the project and upstream tributary areas. The study shall evaluate the 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.
32. The Applicant shall design and construct, any on-site and off-site storm drainage improvements along said storm drain system as recommended by the approved storm drainage and hydraulic study at no cost to the city.
33. The development 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. The proposed storm drain system and runoff reduction information shall be included in the hydraulic study.
34. 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 drain pipes shall be designed for open channel flow conditions and not be surcharged.
35. 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.
36. 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.
37. The on-site private storm drainage system shall not be dedicated to the City for ownership or maintenance. The private 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

38. Applicant shall abandon any existing Sanitary Sewer Laterals serving the property to City Standards.
39. The Applicant shall install the new sewer laterals to City Standards including a cleanout in the sidewalk and a new wye connection or taptite connection at the main. Lateral sizes of 8-inch or larger require a manhole connection at the City sewer main.
40. 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

41. All electrical and communication lines serving the property, shall be placed underground within the property being developed and to the nearest overhead facility or underground utility vault. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.
42. The Applicant shall remove the existing overhead utilities on the project site that provide service to the adjacent commercial property and relocate them underground to the nearest overhead facility or

underground utility vault. The relocated utility lines shall either be located on the adjacent property or within an easement on the project site.

43. The Applicant shall coordinate with the California Water Service for all water-related issues. All water mains and services shall be installed to the standards of the California Water Service.
44. 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

45. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
46. Prior to receiving a Certificate of Occupancy from the Building Division, the Applicant shall require its Civil Engineer to inspect the finished grading surrounding the building and to certify that it conforms to the approved site plan and that there is positive drainage away from the exterior of the building. The Applicant shall make any modifications to the grading, drainage, or other improvements required by the project engineer to conform to intent of his plans.
47. 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.
48. The Applicant shall submit a proposed workplan and intended methodologies to ensure any existing structures on or along the development's property line are protected during proposed activities.

Grading

49. 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.
50. 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 Applicant shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.
51. 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.
52. 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.
53. 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.
54. 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.

55. 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.
56. 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.

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.