

## **FINDINGS OF APPROVAL**

**P25-0084: UP25-0005**

**1429 SAN MATEO AVE**

(As recommended by City Staff on March 19, 2026)

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 a Hookah Bar/Smoking Lounge and Private Events Permit with a Parking Reduction at 1429 San Mateo Avenue in the Mixed Industrial High (MIH) 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 August 21, 2025; Project Plans, as approved for Building Permit B25-0908 dated February 9, 2026; all reports, minutes, and public testimony submitted as part of the Planning Commission's duly noticed March 19, 2026 public hearing; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2).

### **A. Conditional Use Permit – Hookah Bar / Smoking Lounge and Private Events**

1. The Project site is located within the Mixed Industrial High (MIH) Zoning District. Pursuant to the land use regulations in Section 20.100.002, in effect as of August 2025, when the applicant submitted the Conditional Use Permit application, the Hookah Bar/Smoking Lounge use is permitted in the Mixed Industrial High Zoning District with a Conditional Use Permit.
2. The Project is consistent with the General Plan land use designation of Mixed Industrial High, which allows for a wide range of uses, including manufacturing, processing, general service, warehousing, and service commercial uses.
3. The Project will not adversely impact the public health, safety, or general welfare of the community, or be detrimental to surrounding properties or improvements because the proposed hookah bar with private events as proposed and conditioned with respect to hours of operation, security, parking and other requirements will ensure that the business avoids any adverse impacts on the surrounding area and land uses.
4. The Project complies with design and development standards applicable to the MIH Zoning District, as all tenant improvements are located within the interior of the building and the parking requirements are being modified via Use Permit approval.
5. The design, location, size, and operating characteristics of the project would be compatible with the existing and reasonably foreseeable future land uses in the vicinity as proposed and conditioned, and has been reviewed and conditioned by the Economic and Community Development Department, Fire Department, Police Department and Public Works Department.

6. The site is physically suitable for the type, density and intensity of the project use, including access, utilities, and the absence of physical constraints because the site is already developed, and the proposed use is consistent with the existing building.
7. 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. The project site is an existing developed property surrounded by existing commercial and industrial buildings, and the proposal include only minor interior improvements.

**B. Conditional Use Permit – Alternative Parking Plan and Parking Reduction**

1. An Alternative Parking Plan is appropriate for the site to allow for additional parking private events. The existing property has ten off-street parking spaces, and the applicant will enter into an off-site parking agreement that provides an additional 14 parking spaces adjacent to the project site.
2. A Parking Reduction is appropriate for private event use because:
  - a. Special conditions exist that will reduce parking demand at the site. Private events will only occur on weekday evenings after 6:00 p.m. and on weekends, when most surrounding businesses are closed. The applicant will enter into an off-site parking agreement that provides an additional 14 parking spaces adjacent to the site, and parking surveys have verified that on-street parking is also readily available during the evenings and weekends. Private events will occur less frequently and only during evenings and weekends.
  - b. The use will adequately be served by the proposed on-site parking because the restaurant and hookah bar do not require additional parking, the applicant is requesting an Alternative Parking Plan allowing for off-site parking agreements, and adequate on-street parking exists during the evenings and weekends to accommodate private events.
  - c. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area because there are approximately 100 on-street parking spaces within a one-quarter mile walk of the project site. The hours of operation for private events will occur in the evenings and weekends, which is the opposite of the normal daytime business hours of the surrounding light industrial and service uses, and parking surveys have verified that on-street parking is generally available during proposed private event hours. Staff has included Planning Condition of Approval 17, which limits the hours for any private event to Sunday through Thursday, 6:00 P.M. to 12:00 A.M. and Friday to Saturday, 11:00 A.M. to 1:30 A.M.

## **CONDITIONS OF APPROVAL**

**P25-0084: UP25-0005**

**1429 San Mateo Ave**

(As recommended by City Staff on March 19, 2026)

### **PLANNING DIVISION**

#### *Introduction*

The term “applicant”, “developer”, “project owner” or “project sponsor” used hereinafter shall have the same meaning- the applicant for the 1429 San Mateo Ave project or the property/project owner if different from applicant.

#### *GENERAL*

1. The project shall be constructed and operated substantially as indicated on the plan set prepared by Beaumont + Associates dated May 2025, and approved by the Planning Commission in association with P25-0084 as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City’s Chief Planner.
2. 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.
3. Prior to construction, all required building permits shall be obtained from the City’s Building Division.
4. Any modification to the approved plans shall be subject to SSFMC Section 20.450.012 (“Modification”), whereby the Chief Planner may approve minor changes. All exterior design modifications, including any and all utilities, shall be presented to the Chief Planner for a determination.
5. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files a signed acceptance form, prior to the start of operations of the hookah bar and private/special events, stating that the property owner is aware of, and accepts, all of the conditions of the permit.
6. The applicant shall be responsible for maintaining the premises and surrounding area within 500 feet of the establishment, including the adjacent neighborhood, parking lots and alleyway, in a clean and orderly manner during and after regular business hours and any private events. The adjacent neighborhood shall be checked the morning after regular business operations and private events. In providing such maintenance, the business owner/operator shall send notification to property owners and tenants within 500 feet of the establishment advising that staff maintenance and cleanup of the adjacent neighborhood will be performed in the mornings after regular business operations and

private events. The notice shall contain contact information for the establishment, as well as information about any upcoming events, and shall be sent every 60 days. The first set of such notice shall be sent within 30 days of the date of the Use Permit approval.

7. All activities related to the use shall occur indoors, except as may be permitted by an authorized Special Event Permit.
8. Alcohol service shall cease one hour prior to business closing or event end time, whichever is earlier.
9. The applicant shall not permit patrons or the general public to loiter or congregate in areas adjacent to the licensed premises.

#### HOOKAH USE

10. Hookah Service Hours of Operation shall be as follows.:
  - a. Sunday through Thursday: 6:00pm to 12:00am
  - b. Friday and Saturday: 6:00pm to 1:30am
11. Hookah service is limited to the banquet area at the rear of the building, as indicated on the project plans.
12. Per San Mateo County Ordinance Code Chapter 4.98, flavored tobacco product or tobacco product flavor enhancers are expressly prohibited. The Hookah Use shall only be allowed to provide non-nicotine, non-tobacco flavored product.
13. Any advertising of hookah services at this location shall specify that only non-nicotine, non-tobacco flavored products are offered.
14. No one under the age of 21 years is allowed within the banquet area during hookah service hours. Signage indicating the required age restriction shall be installed at all entrances to the banquet area.
15. While it is inevitable that some level of odor may be detectable to nearby businesses and passerby, appropriate odor control equipment shall be installed and maintained to prevent any significant noxious or offensive odors from escaping the premises.
16. Failure to adhere to the following hookah service hours of operation will be ground for revocation of the Use Permit

#### PRIVATE / SPECIAL EVENTS

17. Private Events can only be held in the Banquet Room during the following timeframes:
  - a. Sunday through Thursday: 6:00 P.M. to 12:00 A.M.
  - b. Friday and Saturday: 11:00 A.M. to 1:30 A.M.

### MONITORING / ENFORCEMENT

18. The project shall be subject to a six- and twelve-month review by the Planning Commission for compliance with Conditions of Approval from the date of Use Permit approval by the Planning Commission.
19. The business owner / operator shall provide to the Chief Planner for review an operational record and statement one month prior to the required six- and twelve-month reviews. The operational record and statement shall include information regarding how compliance with each of the required Conditions of Approval have been met and copies of the business complaint log and private event record and timeline. The Planning Commission will review the operational record and statement at the required six- and twelve-month reviews.
20. The business owner/operator shall establish and maintain a record and timeline of all private events with the following information: date, time and brief description of event; number of people in attendance (actual or anticipated); and any incidents or issues that occurred. The private event record and timeline shall be kept up-to-date, contain copies of approved event permits, and be made readily available to City staff upon request.
21. The business owner/operator shall establish and maintain a dedicated complaint line for the business. A complaint log shall be maintained and any complaints received shall be logged and include the following information: date, time and description of complaint; name and contact information for complainant; and date, time and description of response, along with staff information. The complaint log shall be kept up-to-date and be made readily available to City staff upon request.
22. At such time that the management or owner changes from those individuals specified in the original application, a revised application shall be submitted to the City for review and approval.
23. Revocation due to Violation of Conditions. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.

### DESIGN REVIEW / SITE PLANNING

24. 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.
25. 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.

### TRANSPORTATION / PARKING

26. Prior to the issuance of any private/special event permits by the Police Department, the applicant shall submit a final parking lease agreement with 1423 San Mateo Ave. for 14 parking spaces. The lease agreement shall state the hours that parking spaces are available. The agreement shall be subject to approval of the City Attorney and shall be recorded in the County Recorder's Office for the County of San Mateo.
27. The applicant shall provide written notice to the City of termination of the parking lease.

For questions regarding Planning Division COAs, please contact Billy Gross at [billy.gross@ssfca.gov](mailto:billy.gross@ssfca.gov) or (650) 877-8535.

### FIRE DEPARTMENT

1. Projects shall be designed in compliance with established regulations adopted by the City of South San Francisco affecting or related to structures, processes, premises, and safeguards in effect at the time of building permit application.
2. Fire service features for buildings, structures and premises shall comply with all City adopted building standards in effect at the time of building permit application.
3. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105 and California Fire Code (CFC) Sections 105.5 and 105.6. Submittal documents consisting of construction documents, statement of special inspection, geotechnical report, referenced documents, and other data shall be submitted electronically with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.
4. Construction documents shall be to scale (graphic scale required on all plan sheets), dimensioned and drawn on suitable electronic media. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules, and regulations, as determined by the fire code official.
5. Shop/construction drawings for the fire protection system(s) and other hazardous operations regulated by the fire department shall be submitted directly to the Fire Department to indicate conformance with adopted codes and standards. The construction documents shall be approved prior

to the start of system installation.

6. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structure and construction that are to remain on the site or plot.
7. Prior to issuance of building permits, in accordance with CFC Section 105.6 the fire code official shall have the authority to require fire construction permit documents and calculations for all fire protection and life safety systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection and life safety systems. Construction documents for fire protection and life safety systems shall be submitted for review and approval prior to system installation.
8. The project proposes a change of use of a portion of the building from Group S storage to Group A-2. The project will be required to provide a full building analysis inclusive of all existing and proposed occupancies and uses, the mixed-use ratio evaluation, building type of construction, identify and provide details on required occupancy separations, proposed occupant loads, egress widths, travel distances, and fire protection systems, etc.
9. The number of persons shall not exceed the maximum occupancy load as determined by the Fire Department. Signs indicating the occupant load shall be posted in a conspicuous place near the main entrances/exits.

For questions concerning Fire Department COAs, please contact Ian Hardage at [ian.hardage@ssf.net](mailto:ian.hardage@ssf.net) or (650) 829-6645.

## **POLICE DEPARMENT**

1. All construction shall comply with the South San Francisco Municipal Code, including Chapter 15.48.070, *Minimum-Security Standards for Nonresidential Buildings*.
2. **Intrusion Alarm System.** The applicant shall install and maintain a central station silent intrusion (*burglary*) alarm system in accordance with Chapter 15.48.070(i)(2)(Q) of the South San Francisco Municipal Code.
3. **Robbery Alarm System.** The applicant shall install and maintain a central station silent robbery alarm system in accordance with Chapters 15.48.070(h)(1)(G), 15.48.070(h)(1)(H), and 15.48.070(h)(1)(M) of the South San Francisco Municipal Code. At a minimum, robbery alarm

activation buttons shall be installed at all points of sale within the bar, restaurant, and banquet room areas.

4. **Security Personnel.** Security guard(s) shall be responsible for preventing violations of law, ensuring patron compliance with these conditions, maintaining order, and promptly reporting criminal activity to the Police Department.

All security personnel shall:

- Be readily identifiable to the public by uniform;
- Maintain all licenses required by applicable State and City regulations; and
- Perform exclusively security-related duties while on assignment.

Security guards required under this condition shall not serve concurrently as door personnel, ticket sellers, ticket takers, admittance staff, sole occupants of the manager's station, or perform other ancillary duties while acting in a security capacity.

It is the general expectation that for events with an attendance of approximately seventy-five (75) persons, a minimum of one (1) licensed security guard shall be provided. Additional security personnel may be required based on event size, nature, or risk factors, as determined by the Chief of Police or designee.

Security personnel shall remain on duty for a minimum of thirty (30) minutes following the conclusion of any event to ensure orderly dispersal of patrons and maintain public safety.

The Chief of Police, or designee, reserves the authority to determine and adjust:

- The required number of security guards; and
- The required hours of security coverage

5. **Video Surveillance System.** The applicant shall install and maintain a camera surveillance system meeting the technical requirements of Chapter 8.66.050 of the South San Francisco Municipal Code.

Camera placement, views, and angles must be approved by the South San Francisco Police Department Planning Sergeant. A sufficient number of cameras shall be installed to ensure comprehensive coverage of the premises, including at a minimum:

- All entrances and exits
- Bar area
- Restaurant area
- Banquet room
- Parking lot
- Outdoor dining and gathering areas, including any outdoor structures

6. **Access During Business Hours.** No interior doors shall be locked during business hours. The on-site manager shall ensure that all areas of the premises are readily accessible and fully visible for inspection by any law enforcement officer upon request.
7. **Banquet Room Emergency Exits.** Exit doors serving the banquet room shall:
  - Be constructed of solid material;
  - Be clearly marked “Emergency Exit Only – Alarmed,” or similar wording;
  - Be equipped with an audible alarm activated upon opening, audible to employees at point-of-sale stations during normal operations;
  - Be equipped with panic hardware on the interior side only; and
  - Have no hardware installed on the exterior side.
8. **Private or Semi-Private Event Rooms – Door Requirements.** No private or semi-private event room shall have lockable doors. Each such room shall have doors containing a minimum of 144 square inches of transparent glass or comparable material to allow clear visibility into and out of the room. The view shall remain unobstructed at all times.
9. **Private or Semi-Private Event Rooms – Surveillance.** All private or semi-private event rooms shall be equipped with surveillance cameras capable of live and recorded monitoring through the business’s camera system. The system shall allow a peace officer to monitor live activity in such rooms upon request.
10. **Special Events Notification Requirements.** The business owner/operator shall secure an event permit for each private/special event with the Police Department at least fifteen (15) days in advance. Notification shall include:
  - Event location, date(s), and time(s);
  - Names and addresses of event managers;
  - Type of event;
  - Anticipated attendance; and
  - Proposed security measures.

Failure to secure an event permit for any private event will be grounds for revocation of the Use Permit.

11. **Private Event Permits and Security Determination.** The applicant/business owner/operator shall contact the South San Francisco Police Department Community Relations Sergeant to obtain a private event permit for all special events.

The Community Relations Sergeant, or designee, shall evaluate each event and determine whether security is required and, if so, whether private security personnel or sworn police officers are necessary. The applicant shall comply with all conditions imposed for approved events.

12. **Event Operating Hours and Service Limitations.** No private or semi-private event shall continue past 1:30 a.m.

Alcohol service shall cease no later than one (1) hour prior to the scheduled conclusion of any private or semi-private event.

All music, live entertainment, amplified sound, or similar activities shall end no later than thirty (30) minutes prior to the scheduled conclusion of the event.

13. **Age Restrictions During Hookah Use.** The applicant shall ensure that no individuals under twenty-one (21) years of age are permitted inside the building while hookah smoking is occurring.
14. **Cash Security Requirements.** Any commercial establishment maintaining \$100 or more in cash on the premises after closing hours shall secure such funds in an approved money safe with a minimum rating of TL-15.
15. **No Loitering Signage.** “No Loitering” signs shall be conspicuously posted throughout the parking area in locations designated by the Police Department.
16. **Exterior Lighting Requirements.** The applicant shall install and maintain exterior lighting sufficient to provide uniform illumination of the building perimeter, parking lot, and all public access areas in order to promote safety and deter criminal activity.

Lighting shall:

- Be maintained in good working order at all times;
- Provide adequate illumination from dusk until closing and until all patrons have dispersed;
- Be positioned to illuminate entrances, exits, and parking areas without creating glare onto adjacent properties or public roadways; and
- Comply with all applicable Building and Electrical Code requirements.

The Police Department reserves the right to review and require reasonable modifications to exterior lighting to address documented safety concerns.

17. **Prohibition of Outdoor Speakers.** No outdoor speakers or amplified sound systems shall be installed or operated outside the building at any time.

This prohibition includes, but is not limited to, speakers mounted on the exterior of the building, within outdoor dining or gathering areas, or directed toward doors or windows in a manner that projects amplified sound outside the premises.

18. **Plan Review Authority and Contact Information.** The Police Department reserves the right to review and comment upon any revised or updated plans submitted.
19. All staff shall attend Alcohol Beverage Control classes to prepare them for the sale of beer/wine products. After initial evidence of attendance is submitted, additional ABC training shall be required every two (2) years. Confirmation of program participation shall be kept on file and made available upon request.

For questions concerning Police Department COAs, please contact Sgt. Sean Curmi at [sean.curmi@ssfca.gov](mailto:sean.curmi@ssfca.gov) or (650) 877-8927.

### **WATER QUALITY CONTROL DIVISION**

1. Ensure all sink(s) in food service kitchen/prep/wash area are connected to a minimum 40-lb capacity grease interceptor/trap. Sizing of the grease removal device must be in accordance with the uniform plumbing code.
2. Grease interceptor/trap connection(s) shall be shown on building plans.
3. A cut sheet of the Grease Interceptor/Trap must be shown on plans.

For questions concerning Water Quality Control Division COAs, please contact Andrew Wemmer with any questions at [Andrew.Wemmer@ssfca.gov](mailto:Andrew.Wemmer@ssfca.gov) or (650) 829-3840.

### **BUILDING DIVISION**

1. Provide min. plumbing facilities per 2022 California Plumbing Code Table 422.1.
2. Provide projects to comply with 2022 California Building Code 11B Accessibility.
3. Provide hookah area separate / zoned HVAC system which it shall not circulate air to non-smoke area per California Codes and South San Francisco Municipal Code.
4. Building Division may have more building comments during actual plan check.

For questions concerning Building Division COAs, please contact Gary Lam at [gary.lam@ssfca.gov](mailto:gary.lam@ssfca.gov) or (650) 829-6683.