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NOTICE OF ACTION

SOUTH SAN FRANCISCO CITY COUNCIL

DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
PLANNING DIVISION
(650) 877-8535
FAX (650) 829-6639

TO: SF Bay Area Water Transit

APPLICATION: **P07-0108; Ferry Terminal- Design Review and Precise Plan** to allow construction of a Ferry Terminal at Oyster Point Marina in accordance with SSFMC Chapters 20.59 & 20.85

Subproject: PP07-0002 & DR07-0066

APPLICANT: SF Bay Area Water Transit

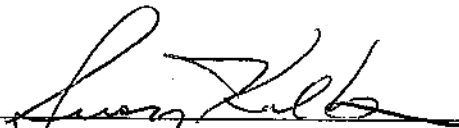
ADDRESS: Oyster Point Marina

The South San Francisco City Council at a meeting held on **January 9, 2008** voted (5-0-0) to take the following action on the above applications:

- APPROVED** *Based on the Findings and subject to the attached Conditions of Approval
- DENIED** * Based on the Findings of Denial
- CONTINUED** * _____
(Specific Date or Off Calendar)
(Specific Date or Off Calendar)

Please refer to the Conditions of Project Approval set forth herein. If you believe that these Conditions impose any fees, dedications, reservation or other exactions under the California Government Code Section 66000, you are hereby notified that these Conditions constitute written notice of a statement of the amount of such fees, and/or a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest such fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

I certify that the foregoing is an accurate representation of the action of the City Council in consideration of this application.

BY:  DATE: January 14, 2008
Susy Kalkin
Chief Planner of the City of South San Francisco

cc: CRW File

**FINDINGS OF APPROVAL
P07-0108: DR07-0066 & PP07-0002**

**Ferry Terminal
Oyster Point Marina**

(As approved by the City Council on January 9, 2008)

As required by the "South San Francisco Municipal Code" (SSFMC Section 20.59 & 20.85), the following findings are made in support of a Precise Plan for the construction of a Ferry Terminal, in accordance with SSFMC Section 20.59.080, based on: materials submitted to the City of South San Francisco Planning Division which include, but are not limited to plans prepared by ROMA Design Group and dated November 20, 2007, conditions of approval included in the staff report dated January 9, 2007, and public comment:

1. The proposed project is consistent with the Oyster Point Specific Plan. The ferry terminal is proposed within Parcel 11 of the Oyster Point Specific Plan. Parcel 11 accommodates "marina, fuel docks, launching ramps and related facilities". The ferry terminal is a related facility, which is consistent with marine related activities.
2. The proposed development and/or construction standards of the precise plan are consistent with the development and/or construction standards of the specific plan. Generally speaking, the ferry terminal improvements proposed at this time are all "water side improvements" which will be constructed in a manner that is consistent with development and construction standards identified in the specific plan.
3. The project proposed in the precise plan is consistent with the Joint Powers Agreement (JPA). The Joint Powers Agreement is an agreement between the City and the San Mateo County Harbor District. The JPA authorizes the City and Harbor District to develop and construct facilities that improve the Oyster Point Marina Park. The Ferry Terminal project is led by the Water Transit Authority (WTA) and supported by the City and the San Mateo County Harbor District.
4. The project proposed is consistent with the General Plan. Most of Oyster Point has Coastal Commercial land use designation, which lists marinas and other coastal oriented uses as appropriate for this area of the City.
5. The proposed project has received prior approval of the Harbor District Board. In a letter attached to the staff report (dated December 5, 2007), the Board of Harbor Commissioners state their "strong" support for bringing water transit to South San Francisco, and specifically to Oyster Point.

CONDITIONS OF APPROVAL
P07-0108: DR07-0066 & PP07-0002
Ferry Terminal
Oyster Point Marina

(As approved by the City Council on January 9, 2008)

A. Planning Division requirements shall be as follows:

1. The project shall be constructed substantially as indicated on the attached plans prepared by ROMA Design Group and dated November 20, 2007.
2. The applicant shall follow the City of South San Francisco, Department of Economic and Community Development, Planning Division, Standard Conditions and Limitations for Commercial, Industrial and Multi-Family Residential Projects.
3. The applicant shall comply with all mitigation measures outlined in Final Environmental Impact Report (Final EIR) for the South San Francisco Ferry Terminal Project (SCH No. 2004122091).
4. Future signage associated with the project shall be subject to separate City review.

(Planning Division contact person: Gerry Beaudin, Associate Planner (650) 877-8535)

B. Engineering Division requirements shall be as follows:

I. STANDARD CONDITIONS

The developer shall comply with the applicable requirements of the Engineering Division's "Standard Conditions for Commercial and Industrial Developments", as contained in the Engineering Division's "Standard Development Conditions" booklet, dated January 1998. A copy of this booklet is available from the Engineering Division at no cost.

II. SPECIAL CONDITIONS

1. The developer/owner shall obtain all necessary permits from any and all regulatory agencies affected by this project.
2. Any work performed in the City's right-of-way shall require an encroachment from the Engineering Division. The owner shall apply and pay all fees and deposits for the encroachment permit.

(Engineering Contact Person: Sam Bautista, Senior Engineer (650) 829-6652)

D. Police Department requirements shall be as follows:

A. Municipal Code Compliance

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.

B. Building Security

1. Doors

- a. The jamb on all aluminum frame-swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike.
- b. Glass doors shall be secured with a deadbolt lock¹ with minimum throw of one (1) inch. The outside ring should be free moving and case hardened.
- c. Employee/pedestrian doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock¹ with minimum throw of one (1) inch. Locking hardware shall be installed so that both deadbolt and deadlocking latch can be retracted by a single action of the inside knob, handle, or turn piece.
- d. Outside hinges on all exterior doors shall be provided with non-removable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- e. Doors with glass panels adjacent to the doorframe shall be secured with burglary-resistant glazing² or the equivalent, if double-cylinder deadbolt locks are not installed.
- f. Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long steel astragal shall be installed on the door exterior to protect the latch. No surface-mounted exterior hardware need be used on panic-equipped doors.
- g. On pairs of doors, the active leaf shall be secured with the type of lock required for single doors in this section. The inactive leaf shall be equipped with automatic flush extension bolts protected by hardened material with a minimum throw of

¹ The locks shall be so constructed that both the deadbolt and deadlocking latch can be retracted by a single action of the inside door knob/lever/turnpiece.

A double-cylinder deadbolt lock or a single-cylinder deadbolt lock without a turnpiece may be used in "Group B" occupancies as defined by the Uniform Building Code. When used, there must be a readily visible durable sign on or adjacent to the door stating "This door to remain unlocked during business hours", employing letters not less than one inch high on a contrasting background. The locking device must be of the type that will be readily distinguishable as locked, and its use may be revoked by the Building Official for due cause.

² 5/16" security laminate, 1/4" polycarbonate, or approved security film treatment, minimum.

three-fourths inch at head and foot and shall have no doorknob or surface-mounted hardware. Multiple point locks, cylinder activated from the active leaf and satisfying the requirements, may be used instead of flush bolts.

- h. Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum of one throw bolt at both the top and bottom rails.

2. Windows

- a. Louvered windows shall not be used as they pose a significant security problem.
- b. Accessible rear and side windows not viewable from the street shall consist of rated burglary resistant glazing or its equivalent. Such windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of two hundred- (200) lbs. applied in any direction.
- c. Secondary locking devices are recommended on all accessible windows that open.

3. Roof Openings

- a. All glass skylights on the roof of any building shall be provided with:
 - 1) Rated burglary-resistant glass or glass-like acrylic material.²or:
 - 2) Iron bars of at least 1/2" round or one by one-fourth inch flat steel material spaced no more than five inches apart under the skylight and securely fastened.or:
 - 3) A steel grill of at least 1/8" material or two inch mesh under skylight and securely fastened.
- b. All hatchway openings on the roof of any building shall be secured as follows:
 - 1) If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
 - 2) The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Marshal.
 - 3) Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
- c. All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:

1) Iron bars of at least 1/2" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.

or:

2) A steel grill of at least 1/8" material or two inch mesh and securely fastened and

3) If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

4. Lighting

a. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

b. The premises, while closed for business after dark, must be sufficiently lighted by use of interior night-lights.

c. Exterior door, perimeter, parking area, and canopy lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.

5. Numbering of Buildings

a. The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than four to six inches in height and of a color contrasting with the background.

b. In addition, any business, which affords vehicular access to the rear through any driveway, alleyway, or parking lot, shall also display the same numbers on the rear of the building.

6. Alarms

a. The business shall be equipped with at least a central station silent intrusion alarm system.

NOTE: To avoid delays in occupancy, alarm installation steps should be taken well in advance of the final inspection.

7. Traffic, Parking, and Site Plan

a. Handicapped parking spaces shall be clearly marked and properly sign posted.

NOTE: For additional details, contact the Traffic Bureau Sergeant at (650) 829-934.

8. Security Camera System

Building entrance, lobby and garage areas must be monitored by a closed circuit television camera system. Recordings must be maintained for a period of no less than 30 days.

These cameras will be part of a digital surveillance system, which will be monitored on-site and accessible on the World Wide Web.

This system must be of adequate resolution and color rendition to readily identify any person or vehicle in the event a crime is committed, anywhere on the premises.

9. Misc. Security Measures

Commercial establishments having one hundred dollars or more in cash on the premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15.

(Police Department contact, Sgt. Jon J. Kallas, (650) 877-8927)

**STANDARD CONDITIONS AND LIMITATIONS FOR COMMERCIAL INDUSTRIAL
AND MULTI-FAMILY RESIDENTIAL PROJECTS**

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 plan extension may be granted in accordance with provisions of the SSFMC.
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 suspended and the privileges granted by the permit shall lapse, if any of the conditions are violated, or if any law, statute or ordinance is violated, provided that the applicant has been given written notice to cease the violation and has failed to do so for a period of 30 days.
4. Minor changes or deviations from the Conditions of Approval of the permit may be approved by the Chief Planner. Major changes require approval of the Planning Commission, or final approval body of the City.
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 Divisions 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.
8. All exterior lights shall be installed in such a manner that 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.
10. Adequate trash areas shall be provided and enclosed by a six (6) foot high decorative masonry wall. Adequate solid gates and vehicular access to such areas shall be provided.
11. 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.

12. 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.
13. There shall be no open storage materials of materials or equipment on the subject property, except as approved by each permit.
14. 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.
15. All sewerage and waste disposal shall be only by means of an approved sanitary system.
16. Prior to any on-site grading, a grading permit shall be obtained from the City Engineer.
17. 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.
18. Landscape Maintenance
 1. All landscape areas shall be watered via an automatic irrigation system which shall be maintained in fully operable condition at all times.
 2. 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.
 3. 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.
 4. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Chief Planner.

ACCEPTANCE FORM

Please sign and return only this form to the Planning Division. Failure to return the signed form within 10 days may result in a rehearing by the Planning Commission.

Case No.: P07-0108: PP07-0002 & DR07-0066

Date: January 14, 2008

As the owner of the real property which is the subject of the above-mentioned case, I am aware of, and accept, ALL of the conditions of approval.

I certify under penalty of perjury that the foregoing is true and correct.

Signature Date

As the applicant of the above-mentioned case, I am aware of, and accept, ALL of the conditions of approval.

I certify under penalty of perjury that the foregoing is true and correct.

 1/22/08

Signature Date

Return to: Planning Division
City of South San Francisco
P. O. Box 711
South San Francisco, CA 94083

Revised 03/2004

SF Bay Area Water Transit/ Owner
SF Bay Area Water Transit/ Applicant
Ferry Terminal