

CITY OF SAN CARLOS



CONDITIONAL USE PERMIT AND DESIGN REVIEW CODE COMPLIANCE CERTIFICATE

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on July 6, 2015 did grant a **Conditional Use Permit and Design Review Approval** to R.D. Olson per the plans dated June 9, 2015 prepared by DLR Group for the development of the site located at 595 Industrial Road, 850 East San Carlos Avenue and 810 East San Carlos Avenue (Assessor Parcel Numbers: 046-090-290, 046-090-210 and 046-090-220) for the purpose of constructing a hotel with 204 guest rooms, on-site amenities, landscape improvements and associated surface parking. The application was approved subject to the following conditions:

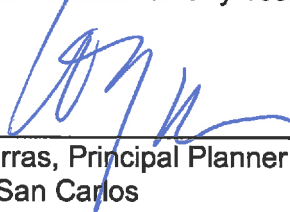
1. All structures, parking areas, landscaping, colors and materials shall be situated on the parcel in accordance with the plans prepared by DLR Group dated June 9, 2015, as reviewed by the Planning Commission on July 6, 2015. Any changes determined by the Community Development Director to be substantive from the approved plans shall be reviewed and approved by the Planning Commission.
2. The use permitted by this Use Permit shall be in conformance with the standards contained within San Carlos Municipal Code section 18.23.050.
3. Unless this Conditional Use Permit is used within two years of the effective date, it shall become null and void, according to the Use Permit limitations set forth in San Carlos Municipal Code Section 18.27.120.
4. The landscape and irrigation plan shall comply with applicable General Plan and Climate Action Plan policies, and also the State Model Water Efficient Landscape Ordinance. The proposed landscaping shall provide shade, absorb carbon, reduce the heat island effect and reduce cooling loads.
5. The approved landscaping and irrigation shall be installed prior to final inspection by the Building Division. All landscaping shall be maintained in good condition for the life of the project.
6. Prior to the issuance of a Certificate of Occupancy, the project landscape designer shall certify in writing that the landscaping and irrigation systems are installed in accordance with the approved landscape and irrigation plan to the satisfaction of the Principal Planner.
7. The developer shall follow San Mateo County Water Pollution Prevention Program Best Management Practices as applicable.

8. The developer shall submit a Storm Water Pollution Prevention Plan to the City of San Carlos for review and approval prior to construction which is consistent with the requirements of the Municipal Regional Permit currently in effect.
9. Construction hours shall be limited to 8:00 A.M. to 6:00 P.M. Monday through Friday and 9:00 A.M. to 5:00 P.M. on Saturday. No work shall occur on Sundays and on holidays. Any pile driving work shall be limited to Monday through Friday during the above listed hours. No pile driving work shall occur on Saturdays, Sundays or holidays. The name and telephone number of the responsible construction manager, including construction noise hours, shall be posted on site clearly visible from all areas of Industrial Road.
10. The City of San Carlos shall be entitled to stop work on any construction or construction-related activities in violation of the entitlements for this development project or San Carlos Municipal Code requirements and/or fine the property owner per day per violation of such entitlements or San Carlos Municipal Code violations. Additionally, the City may pursue any other remedies available under the law for violations of entitlements or the San Carlos Municipal Code.
11. Fire Department. The project shall comply with the requirements of the Fire Department.
12. Sanitary Sewer Requirements. The following are conditions regarding sanitary sewers which shall be shown on improvement plans and building permits to the satisfaction of the Public Works Director and constructed on site.
 - a. A Sewer Permit must be obtained from the Public Works Department prior to the start of any sewer construction work.
 - b. For existing laterals that are proposed to remain, sewer lateral video report and CCTV DVD video shall be submitted to the Public Works Department. Depending on the results of the report, the applicant may be required to replace or repair the sewer lateral.
 - c. All sanitary sewer mains and laterals shall be designed according to City Standard Specifications, Guidelines and Details.
 - d. If insufficient sewer capacity is available at the site, a new sanitary sewer must be constructed by the developer as a condition of the site development.
 - e. Easements for public sewer shall be a minimum 10 feet wide. No permanent structures, walls, landscape, etc. shall be located within a public utility easement (PUE). Sewer lines shall be within the center of the easement (approximately 5 feet on each side of easement) to allow for access to line if necessary.
 - f. Sewer shall be designed for peak flow rate not to exceed 2/3 full pipe.
 - g. Minimum roughness coefficient for all pipe materials shall be 0.013 unless approved otherwise.
 - h. Ductile iron pipe shall be used where cover for top of pipe surface is less than 3.5 feet for mains and 3.0 feet for laterals.
13. Storm Drain Requirements. The following are conditions regarding storm drainage which shall be shown on improvement plans and building permits to the satisfaction of the Public Works Director and constructed on site.
 - a. All storm drain mains and laterals shall be designed according to City Standard Specifications, Guidelines and Details.
 - b. If insufficient capacity is available at the site, new storm drainage must be constructed by the developer as a condition of the site development. An alternative is to install low impact development (LID) and other green design strategies to allow rainwater to soak

- into the ground, evaporate into the air, or collect in storage receptacles for irrigation and other beneficial uses.
- c. Easement for public storm shall be a minimum 10 feet wide. No permanent structures, walls, landscape, etc. shall be located within the public utility easement.
 - d. Complete storm drainage calculation is required for all public storm drains and overland releases. Calculations shall delineate existing capacity of existing storm system with the addition of storm water from the development. Calculations shall be signed by a registered Civil Engineer.
 - e. The property owner shall enter into a Stormwater Maintenance Agreement in regards to the permanent treatment measures to be installed.
14. Off-site Improvements. The follow are conditions regarding off-site improvements which shall be shown on improvement plans and building permits to the satisfaction of the Public Works Director and constructed on site.
- a. All new sidewalks and driveways shall be in compliance with American with Disabilities Act (ADA) requirements and per City Standards.
 - b. Minimum ADA clearance shall be provided for locations of new streetlights, trees, fire hydrants and any power poles.
 - c. Two way driveways shall not be less than 24 feet in width.
 - d. All driveway approaches shall be constructed per ADA requirements
15. Landscaping. Construction plans shall include landscaping plans and the plans and site installation of landscaping shall be subject to the following conditions:
- a. The detailed landscape plans and the installed landscape shall be in substantial compliance with the approved preliminary landscape plans included in the Project Plans except as modified by other requirements in this condition.
 - b. The detailed plans shall comply with SCMC Chapter 18.18, *Landscaping*, and in particular with Section 18.18.080, *Water Efficient Landscaping and Irrigation*.
 - c. The irrigation system shall be designed to be readily converted to the use of reclaimed water.
 - d. The irrigation system shall incorporate state-of-the-art water management features such as control systems which use real time evaporation/transpiration (ET), rain and wind data to make daily adjustments to the watering time of each station and to pause irrigation during high wind conditions.
 - e. The landscaping shall be installed as shown on the approved detailed landscaping plan prior to the approval of the final building inspection.
16. Relocation of Utilities. The developer shall be responsible for the relocation of any existing utilities that are located within the footprint of the buildings. The alternative location and the design of the relocated utilities shall be to the satisfaction of the affected utility provider and a new utility easement that is sufficient to accommodate future maintenance of the utilities shall be granted to the utility provider.
17. Plan Check and Construction Inspection Fees. The developer shall pay all City plan check and construction inspection fees for all work within the public right-of-way in accordance with City's fee schedule.
18. Sanitary Sewer Capacity/Connection Fees. The developer shall pay sanitary sewer capacity/connection fees in accordance with SCMC and as determined by the City Engineer prior to issuance of a building permit.

19. Public Works/City Engineer Requirements. The developer shall comply with all the following requirements:
- a. Applicant shall analyze and improve as necessary to ensure the condition and capacity of the drainage channel on the north side of the parcel is sufficient to handle current and post-development flows.
 - b. Applicant shall analyze and improve as necessary to ensure the condition and capacity of the existing and proposed sewer facility is sufficient to handle post-development peak wet weather flows.
 - c. The proposed site grading and drainage system shall not adversely affect the existing drainage pattern of neighboring sites.
 - d. A section of the perimeter wall along East San Carlos Avenue shall be removed at the developer's expense if needed for a bike path connection, to the satisfaction of the City Engineer.
 - e. Applicant shall grant the City Public Access Easement over the entire private road (E. San Carlos).
 - f. Applicant shall underground overhead utilities on the private road (E. San Carlos).
 - g. The project site is in a Special Flood Hazard Area. Structures must be constructed above base flood elevation
 - h. All prior pre-review comments provided by West Coast Code Consultants (WC3) shall be incorporated into the civil plan review submittal.
 - i. An Encroachment Permit must be obtained from the Public Works Department prior to start of any work within the public right-of-way or a public utilities easement including, but not limited to, the installation of sewers and other utilities, sidewalk, curb and gutter, driveway apron, wall fence, or other construction. An Encroachment Permit is also required for the placement of debris boxes, storage containers, or construction materials within the public right-of-way.
 - j. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site. <http://flowstobay.org/newdevelopment>.
20. Building Requirements. The plans submitted for building permit shall comply with the following requirements.
- a. The project shall comply with the 2013 California Building Code series and applicable San Carlos Municipal Codes.
 - b. Plans submitted for building permit shall show the location and dimension of garbage and recycling areas which shall be to the satisfaction of Recology, the City's solid waste and recycling handler.
 - c. An elevator shall be provided within 200 feet of each stair per CBC 11B-206.2.3.2.
 - d. A soils report shall be submitted with the building permit application. The soils engineer of record shall provide a plan review letter stating the foundation design is within general conformance of the findings in the soils analysis.
 - e. If the soils report recommends shoring for the construction of the buildings, then shoring plans shall be provided to, and approved by the Building Official, prior to issuance of the building permit.
 - f. All mandatory measures of CALGreen shall be clearly indicated on plans submitted for building permit, including indoor and outdoor water usage.

- g. All buildings shall be provided with sprinklers and necessary alarm systems to the satisfaction of the Fire Marshal and Building Official.
 - h. All prior pre-review comments provided by West Coast Code Consultants (WC3) shall be incorporated into Building Division plan review submittal.
21. Survey Required for Building Demolition. Prior to the issuance of a demolition permit for the demolition of the buildings, a survey of the buildings shall be conducted by a qualified professional for the presence of hazardous materials, such as lead-based paint, asbestos, or mercury. A copy of the survey shall be provided to the Building Official. If hazardous materials are present in the building, they shall be abated in accordance with best practices prior to or as a part of the buildings demolition. Bay Area Air Quality Management District (BAAQMD) regulations require that a "J Number" be applied for and obtained prior to applying for a Building Permit for demolition of an existing structure. The "J Number" from BAAQMD shall be provided to the Building Official prior to issuance of the demolition permit. The demolition shall comply with the City of San Carlos Construction and Demolition Debris Recycling Ordinance.
22. Transportation Demand Management (TDM). The applicant shall implement the approved TDM plan as prepared by Linscott Law & Greenspan dated January 22, 2015.
23. The contractor shall post contact information in a manner visible from the public right-of-way for project during the course of construction.
24. The applicant shall file FAA form 7460 prior to issuance of a Building Permit.
25. No parking of construction vehicles shall occur on residential streets.
26. On-site parking shall be screened from view of Industrial Road.
27. The Transportation Demand Management plan shall incorporate subsidies for hotel employees to utilize alternate modes of transportation.
28. All hotel shuttles to/from downtown and or the train station shall utilize Brittan Avenue or Holly Street. Hotel shuttles shall not utilize East San Carlos Avenue or any residential streets.



Lisa Porras, Principal Planner
City of San Carlos

Effective Date: July 27, 2015