



CODE COMPLIANCE CERTIFICATE

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on October 5, 2015, granted approval of a Request for Design Review, Transportation Demand Management Plan, and protected Tree Removal Permit to Matt Nejasnich, 1032 Cortez Burlingame LLC, (hereafter "Applicant") to allow for the construction of a new four-story mixed use structure above underground parking at 1525 San Carlos Avenue (APN: 050-123-170). The application was approved subject to the following conditions:

1. All structures, parking areas, and landscaping shall be situated on the property in accordance with the plans prepared by Levy Design Partners, dated September 25, 2015 and date-stamped September 28, 2015, consisting of 29 total pages, as reviewed and approved by the Planning Commission on October 5, 2015.
2. The colors and materials of the structure and improvements shall be in substantial compliance with those presented and described within the application materials. Any changes determined to be significant as determined by the Principal Planner shall be reviewed and approved by the Planning Commission.
3. Prior to Building Permit issuance, the Applicant shall provide documentation that Recology has reviewed and deemed adequate the proposed on-site trash and recycling accommodations.
4. Prior to the issuance of an occupancy permit, a Landscape Architect shall certify in writing that the landscaping and irrigation systems are installed in accordance with the approved landscape and irrigation plan.
5. The construction of the structure permitted by this approval shall be in conformance with the regulations of the MU-SC, Mixed Use San Carlos Avenue Zoning District, pursuant to Chapter 18.05 of the San Carlos Municipal Code.
6. The project shall comply with all requirements of the San Carlos Fire Department including, but not limited to, the following:
 - a) An automatic fire sprinkler system shall be required, in accordance with NFPA Standard #13 for the garage and commercial portion of the structure, and 13R for the dwelling units. Location for fire department connections shall be on the San Carlos Avenue side of the building. This includes the detector check valves and back-flow prevention devices. In conjunction with the fire sprinkler system, a Class 1 Fire Department Standpipe System (manual wet) shall be provided within each stairwell. The discharge locations shall be on the second and fourth floors.

- b) Electronic security gates shall be provided with key switches to provide fire department access.
 - c) The required fire flow at the minimum residual pressure of 20 psi shall be required. This needed fire flow from a water supply includes both the required fire flow and the demand for the automatic fire sprinkler system. Insufficient information has been provided regarding the construction of the buildings, actual use, occupancy separations, area separations within the buildings, and distances to exposures to determine the required fire flow and required duration for the building. This shall be provided on plans submitted for building permit purposes.
 - d) The minimum number of fire hydrants and spacing requirements available to the building shall not be less than that listed in Appendix C in the International Fire Code.
 - e) All valves controlling the water supply for automatic fire sprinkler systems, pumps, and water flow switches on all fire sprinkler systems shall be electronically supervised.
 - f) A manual fire alarm system shall be installed in Group R-2 occupancies. Manual fire alarm boxes are not required throughout the building when the building is equipped throughout with an automatic fire sprinkler system and notification appliances activate upon sprinkler flow. At least one manual station shall be installed at an approved location. All initiating and indicating devices shall be electronically supervised.
 - g) For the purpose of fire alarm annunciation, each floor of the building shall be considered as a separate zone.
 - h) Fire alarm signals shall be transmitted to the central station and retransmitted by zone to the public safety communications center.
 - i) Single or multiple station smoke alarms shall be installed and maintained in Group R-2 occupancies regardless of occupant load at all the following locations:
 - i. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - ii. In each room used for sleeping purposes.
 - iii. In enclosed common stairwells of apartment complexes and other multiple-dwelling complexes.
 - j) Key boxes of sufficient size shall be installed at all entrances to the building. These key boxes shall contain sufficient numbers of keys to allow access to all parts of the building as well as the fire protection equipment and systems. Literature from the manufacturer of these products and ordering information can be obtained from the Fire Department by calling (650) 780-7400 or at www.knoxbox.com.
 - k) All buildings and structures with one or more passenger service elevators shall be provided with not less than one medical emergency service to all landings. The medical emergency service elevator shall accommodate the loading and transport of an ambulance gurney or stretcher (maximum size 24 inches by 84 inches) in the horizontal position.
7. The project shall comply with all requirements of the Public Works Department including, but not limited to, the following:
- a) The applicant shall submit Civil Plan Sheets per the City of San Carlos standards guidelines, standard details and municipal code. Plan sheets shall include a Cover Sheet, a separate Utility Plan, a separate Grading and Drainage Plan, a Separate Erosion Control Plan and a separate Detail Plan.

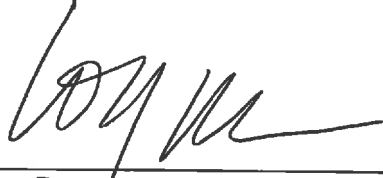
- b) The applicant shall show on plans all applicable notes and details provided by the Public Works Department and those provided by the design engineer for storm water facilities.
- c) The applicant shall provide plan sheets that are wet-signed by the Architect and Engineer on record, include a full description of temporary and permanent benchmarks, include a Complete Standard Legend, shall be clearly and legibly drawn on sheets 24 by 36 inches in size and shall have a minimum horizontal scale of 1 inch equal to 40 feet; vertical scale shall be 1 inch equal to 4 feet.
- d) To comply with the City's policy, the applicant's civil engineer must submit a drainage report, hydrologic study, hydraulic calculations, and drainage improvement plans. Drainage systems that are designed to rely on pumps are not allowed. Storm water shall, under no circumstances, be introduced into the sanitary sewage system, but shall be confined to surface and subsurface drainage facilities provided.
- e) The applicant shall submit a soils investigation report that is prepared by a firm of consulting engineers, licensed in the State of California, specializing in soil mechanics and foundation engineering, and shall clearly state that the proposed grading conforms to conservative safe engineering practices. The soils report shall verify that the expected water table elevation will not adversely affect the lower garage both during and after construction.
- f) Based on the extent of the grading plan, a Grading Bond, in an amount to be determined by the City Engineer, shall be posted and remain in place until all grading is complete and approved. Subject to the opinion of the City Engineer, a portion of the bond may be released following the initial mass grading and construction of all retaining structures.
- g) Prior to issuance of a Grading Permit, the applicant shall submit a proposed haul route plan and obtain approval from Public Works.
- h) No grading will be permitted between October 1 and April 30 unless an exception is requested in writing with the applicable fee and granted by the Public Works Director. An exception to the rainy season grading moratorium must be requested on a weekly basis and is not guaranteed to be granted.
- i) Prior to issuing permits the applicant shall submit a sewer lateral video report and CCTV DVD video that shall be submitted to the Public Works Department. Depending on the results of the report, the property owner may be required to replace or repair the sewer lateral at his/her own cost. Public Works must approve this report prior to receiving a Building Permit Final. Sewer laterals shall be designed to flow by gravity to the main line.
- j) Prior to issuing permits the applicant shall provide all relevant material submittals for review by the Public Works Department.
- k) 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>.

- l) The Applicant shall show on plans how the run-off from the site will be directed into the flow through planters for treatment and shall provide general information such as downspout locations, and drainage flows into the boxes.
- m) Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plans for each site design, source control and treatment measure requiring maintenance.
- n) Treatment controls shall be designed and sized to treat run-off from the entire redevelopment project (including all existing, new, and/or replaced impervious areas) using flow or volume based sizing criteria specified in Provision C.3.d of the Municipal Regional Stormwater Permit.
- o) Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.
- p) On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.
- q) Project shall incorporate landscaping that minimizes irrigation and runoff, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping.
- r) Roof drains shall drain away from the building and be directed to landscaping or a stormwater treatment measure.
- s) Property Owner shall enter into a Maintenance Agreement with the municipality to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control [and/or HM] measures according the approved Maintenance Plan(s). The Maintenance Agreement shall be recorded for the property and/or made part of the CC&Rs.
- t) Property Owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.
- u) A Maintenance Plan for every stormwater treatment control measure or applicable site design measure, inclusive of maintenance and inspection checklists and Maintenance Inspection Report Forms, shall be submitted to the City for review and approval prior to issuance of a grading permit. A copy of the final, approved Maintenance Plan(s) shall be made a part of the Maintenance Agreement recorded for the property. A copy of the final, approved Maintenance Plan(s) shall also be on file at the municipality's Public Services Department.

- v) Approved Maintenance Plans shall be kept on-site and made readily available to maintenance crews. Maintenance plans shall be strictly adhered to.
 - w) By April 1 each year, Maintenance Inspection and Servicing Reports for the stormwater treatment systems shall be submitted to the municipality for the previous calendar year (January 1 through December 31).
 - x) Site access shall be granted to representatives of the City, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.
 - y) Property Owner shall be required to pay for all municipal inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the municipality.
8. The project shall comply with all requirements of the Building Division upon submittal for building permits, including, but not limited to, the following:
- a) A soils report will be required upon submittal for building permits.
 - b) Complete plumbing, electrical, mechanical, structural, and architectural plans are required.
 - c) Plans submitted to the Building Division shall demonstrate compliance with all CALGreen requirements.
 - d) Plans submitted to the Building Division shall demonstrate compliance with Chapter 11A for housing accessibility and Chapter 11B for commercial accessibility requirements.
 - e) Plans shall comply with 2013 California Building Code series.
 - f) The plans shall provide an area dedicated to trash and recycling collection.
9. A final exterior lighting plan with specifications is subject to review and approval by the Planning Division prior to Building Permit issuance.
10. Any new Fire Department Connections proposed shall be unobtrusive. All fire water plumbing shall be enclosed within the structure's walls or aesthetically placed behind a design element with only the necessary connection and required drains or test valves visible. Final design and placement shall be subject to Planning Division review and approval prior to Building Permit issuance.
11. The Applicant shall follow all San Mateo County Water Pollution Prevention Best Management Practices (BMPs) during the construction process and prohibit the discharge of any waste into the storm drain system.
12. All conditions of approval shall be posted at the job site in full public view. Conditions shall be placed in a weatherproof cover and shall include the telephone number of the responsible construction manager.
13. The City may stop work on this project or any construction-related activities if they violate conditions of approval or any part of the San Carlos Municipal Code.

14. Upon approval of the application, the Applicant shall sign and return the Land Use Indemnification statement.
15. This Design Review approval shall automatically expire if it is not exercised or extended within one year from the date of approval per SCMC Sec. 18.27.120.
16. Prior to the issuance of a Building Permit, the applicant shall prepare a Construction Staging Plan for review by the Planning and Building Divisions.
17. Prior to issuance of a Building Permit, a preconstruction meeting shall be held with Community Development Department staff, the architect, owner, and contractor to review the plans and conditions of approval.
18. New signs are subject to compliance with San Carlos Municipal Code Chapter 18.22. A separate sign application shall be submitted to the Planning Division for Design Review approval.
19. A report, documenting the TDM activities undertaken and their results, shall be submitted to the Director annually at the responsibility of the applicant. A five-year review shall evaluate the overall effectiveness of all of the TDM activities and may suggest new or modified activities or substitute activities to meet the program's objectives, per the Director's review and approval. The Director may impose reasonable changes to assure the program's objectives will be met.
20. Prior to the issuance of an occupancy permit, the applicant shall submit a parking management plan that addresses the assignment of parking spaces to tenants to the satisfaction of the Community Development Director. The plan shall ensure that tandem parking spaces are assigned to the same residential unit. Tandem spaces shall be assigned to three-bedroom units first, then two-bedroom units. The parking management plan shall include policies that seek to assign tenants with larger vehicles to parking spaces with more maneuvering space when feasible.
21. Prior to issuance of a Building Permit, the applicant shall receive approval for a lot line adjustment to merge the two existing lots into one lot.
22. Construction hours shall be limited to 8:00 am to 5:00 pm Monday through Friday.
23. The Project shall demonstrate compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD "Basic Construction Mitigation Measures."
 - a. Dust control measures shall be required for all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) to the satisfaction of the City.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. Streets shall be kept clean and free of mud and construction debris to the satisfaction of the City.

- d. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
24. The applicant shall consider an alternate tree selection for the right side that would reduce the likelihood that the trees will grow over the property line onto the neighboring driveway to the satisfaction of the Community Development Director.



Lisa Porras, AICP
Principal Planner
City of San Carlos

Effective Date: October 16, 2015