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PLANNING DIVISION
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CODE COMPLIANCE CERTIFICATE

THIS IS TO CERTIFY that the San Carlos Planning Commission granted approval of an application for Design Review and a Below Market Rate Housing Plan to Manoochehr Javaherian of 10 Barneson LLC (hereafter "applicant") on May 16, 2016 at 520 El Camino Real (APN: 050-074-020). The application was approved subject to the following conditions:

General Conditions

1. All structures, parking areas, and landscaping shall be situated on the property in accordance with the plans prepared by Dinar & Associates, date-stamped May 6, 2016, consisting of 22 total pages, which include five (5) landscape sheets prepared by Christopher Tigh and two (2) civil sheets prepared by SMP Engineers, Inc., as reviewed and approved by the Planning Commission on May 16, 2016, and in compliance with the following conditions.
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.

Planning Conditions

1. 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.
2. The construction of the structure permitted by this approval shall be in conformance with the regulations of the MU-D, Mixed Use Downtown Zoning District, pursuant to Chapter 18.05 of the San Carlos Municipal Code. There shall be no less than a five-foot side yard setback to walls with windows.
3. A final exterior lighting plan with fixture specifications is subject to review and approval by the Planning Division prior to Building Permit issuance.
4. 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.

5. 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.
6. Upon approval of the application, the Applicant shall sign and return the Land Use Indemnification statement.
7. This 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.
8. 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.
9. A Below Market Rate Housing Agreement and any resale and rental restrictions, deeds of trust, options to purchase, and other documents required, and any change in the form of any such document which materially alters any policy in the document, shall be approved by the Housing Administrator and the City Attorney or his or her designee prior to being executed with respect to any residential development prior to the recordation of any Final Map.
10. The property owners of 520 El Camino Real and 530 El Camino Real shall abide by the terms of the Temporary Construction Easement and Development Agreement.
11. Sheets A1.2 (as applicable) and A1.3 shall reflect the removal of windows and openings from the side elevations upon submittal for Building Permits, for review and approval by the Principal Planner.
12. The applicant shall submit specifications for the long-term bicycle parking lockers prior to Building Permit issuance.
13. The applicant shall submit parking lift specifications prior to Building Permit issuance.
14. Any merger of the ground floor commercial spaces shall be reviewed and approved by the Planning Commission.
15. The applicant shall modify Sheet A2.1 (south elevation) to comply with San Carlos Municipal Code Section 18.15.030, C. The exterior appearance of the third story along the south elevation (elevation facing the automobile service station) shall be revised to express more architectural articulation to break up the horizontal siding, beyond what is shown in Sheet A2.1 date stamped May 16, 2016. Sheet G0.2 (rendering of the south elevation) shall also be revised to provide a visual depiction of exterior of the third story articulation. Revisions to both Sheets A2.1 and G0.2 shall be submitted for review and approval by the Principal Planner prior to the issuance of a building permit.
16. The applicant shall provide ten transit passes, subsidized at 50 percent for five years as follows: one pass for each market rate unit, and one pass for each commercial space.
17. The applicant shall provide the Below Market Rate unit with a transit pass fully subsidized for ten years.
18. The applicant shall work with Planning Staff on an unbundled parking plan to operate during normal business hours, using the five extra spaces not dedicated to a residential unit.

19. The applicant may choose to return at a future Planning Commission meeting with a north elevation that provides faux windows and balconies consistent with the Flexible Setback Standards granted as part of the Below Market Rate Housing Plan incentive as outlined within SCMC Sec. 18.17.030 in lieu of the Financial Assistance incentive.

Fire Department Conditions

1. 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 Walnut Street side of the building. This includes the detector check valves and back-flow prevention devices.
 - 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.
 - 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.

Public Works Department Conditions

1. The project shall comply with all requirements of the Public Works Department including, but not limited to, the following:
 - a) Provide Civil Plans that include Title Sheet with Vicinity Map and Notes, Separate Utility Plan, Separate Grading & Drainage Plan and Separate Erosion Control Plan.
 - b) Title Sheet shall contain the following:
 - i. Index of sheets.
 - ii. Vicinity map.
 - iii. Complete legend.
 - iv. Typical street sections(s).
 - v. Title block located in the lower right-hand corner or the right edge of the sheet.
 - vi. Full description of temporary and permanent benchmarks.
 - vii. General and special notes relating to the construction.
 - viii. Signature blocks for the Design Engineer and the City Engineer.
 - ix. Scale: At a minimum, horizontal scale shall be 1 inch equal to 40 feet; vertical scale shall be 1 inch equal to 4 feet; or as approved by the City Engineer prior to submittal.
 - x. Show the right-of-way lines, property lines and easements for the proposed development.
 - c) All Plan Sheets shall be wet-signed by the Architect and Engineer on record.
 - d) All Plan Sheets shall be clearly and legibly drawn on sheets 24 by 36 inches in size and shall be consecutively numbered.
 - e) All proposed improvements are to be bold and identified. Existing improvements to be removed are to be screened and identified.
 - f) Scale: At a minimum, horizontal scale shall be 1 inch equal to 40 feet; vertical scale shall be 1 inch equal to 4 feet; or as approved by the City Engineer prior to submittal.
 - g) Add the following general notes to the plans:
 - i. A sewer permit must be obtained from the Public Works Department prior to the start of any sewer construction work.
 - ii. No grading is permitted between October 1st and April 30th.
 - iii. 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.
 - h) Include the following City Standard Details within the Civil Plan Sheets:
 - i. No.16 Standard Sewer Lateral
 - ii. No.17 Standard Sewer Cleanout
 - iii. No.18 Standard Trench
 - iv. No.6 Standard Curb & Gutter & Sidewalk
 - v. No.7 Concrete General Notes
 - vi. No.9.2 Business, Industrial & Residential Driveway Approaches
 - vii. No.41 Standard Tree Planting Detail
 - viii. No.42 Root Barrier & Root removal
 - ix. Also include details for tree grates.
 - i) A detailed grading plan must be submitted. The plan shall be prepared by a licensed Civil Engineer and must show the following: existing and proposed contours, building

- finished floor elevations, retaining structures with wall heights and pad grades. Driveway profiles shall be provided, as needed.
- j) Provide a Complete Standard Legend, with all line types, abbreviations and hatching used.
 - k) 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.
 - l) Prior to issuance of a Grading Permit, the applicant shall submit a proposed haul route plan and obtain approval from Public Works.
 - m) 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.
 - n) Storm Sewer pipes shall not discharge directly into the public right-of-way unless first treated.
 - o) Include details for the planter boxes for stormwater treatment. This shall include profiles listing all materials used to construct the planter boxes.
 - p) Show on plans storm drainage for garage and show details for connection to existing facilities.
 - q) Show on Utility and Site Plan the existing and proposed utilities, such as sanitary sewer and storm drain systems, including pipe sizes. Indicate the location of the sewer main.
 - r) Show on plans the location of a new required building cleanout (two feet from foundation maximum) if existing cleanouts are not already indicated.
 - s) A sewer lateral video report and CCTV DVD video 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.
 - t) Submit an Erosion Control Plan with a complete standard legend, with all distinct/unique line types, abbreviations, symbols and hatching used for the silt fencing, construction entrance, concrete washout area, fiber rolls and/or inlet protection.
 - u) Include the current San Mateo Countywide Water Pollution Prevention Program's Construction BMP plan sheet.
 - v) Complete the Stormwater Requirements Checklist for Small Projects. Provision C.3.i of the San Mateo County Water Pollution Prevention Program (SMCWPPP) NPDES Permit includes the following requirements for projects that create and/or replace 2,500 square feet - 10,000 square feet of impervious surface area ARE REQUIRED to install one of the following:
 - i. Direct roof runoff into cisterns or rain barrels for reuse,
 - ii. Direct roof runoff onto vegetated areas,
 - iii. Direct runoff sidewalk, walkways, and/or patios onto vegetated areas,
 - iv. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas,
 - v. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - vi. Please indicate one of the above control measures and indicate on plans.
 - w) New trees planted with the City right-of-way shall be per the Approved Tree List from the City of San Carlos and consistent with the El Camino Real Lighting and Landscaping Plan.
 - x) Show on the site and landscape plan the tree canopies for proposed trees.
 - y) Provide detail for landscape areas located within the City right-of-way.
 - z) All damaged sidewalk, curb, and gutter adjacent to the property shall be removed and replaced per the City Standard Plans. Proposed sidewalk shall match the score lines and color of the downtown area.

- aa) Driveways shall be installed per City Standards.
 - bb) The alley at the rear of the property shall be improved as determined by the Public Works Department.
2. 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.
 3. The project engineer shall design a drainage system to dissipate as much runoff on site as practicable and to eliminate or to minimize the additional runoff from entering the street gutters or drainage system consistent with the San Carlos Municipal Regional Storm Water NPDES Permit Sections C.3.c and C.3.d as appropriate. Dry wells, dissipation fields or detention facilities must be designed in accordance with the Soils Engineer's recommendations and have final installation approved, in writing, by the Soils Engineer.

Building Division Conditions

1. 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.
2. 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.
3. Prior to the issuance of a Building Permit, the applicant shall prepare a Construction Staging Plan for review by the Planning and Building Divisions.
4. Prior to issuance of a Building Permit, a preconstruction meeting shall be held with Community Development Department Staff, the architect, applicant, and contractor to review the plans and conditions of approval.
5. The project shall demonstrate compliance with all applicable regulations and operating procedures prior to issuance of demolition, building, or grading permits, including implementation of BAAQMD "Basic Construction Mitigation Measures."
6. To reduce noise levels generated by construction, the following standard construction noise control measures shall be included in the construction plans for the project:
 - a. Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - b. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of

Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- c. Locate stationary noise generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise generating equipment when located near adjoining sensitive receptors. Temporary noise barriers could reduce construction noise levels by 5 dBA.
- d. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- e. Route all construction traffic to and from the project area via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible.
- f. Control noise from construction workers' radios to a point that they are not audible at existing residences bordering the project area to the extent feasible.
- g. The contractor shall prepare and submit to the City for approval a detailed construction plan identifying the schedule for major noise-generating construction activities. The applicant shall provide notice to neighbors of adjacent buildings, including notice prior to demolition at least one week in advance.
- h. Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.



Lisa Porras, AICP
Principal Planner
City of San Carlos

Effective Date: 5/27/2016