

<p>Recording Requested By:</p> <p>Jill Lewis, Associate Planner</p> <p>And When Recorded Mail To:</p> <p>City of San Carlos Planning Division 600 Elm Street San Carlos, CA 94070</p>	<p>THIS SPACE FOR RECORDER'S USE ONLY</p>
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Code Compliance Certificate/Conditional Use Permit for 530 Walnut Street (APN: 050-064-070)
San Carlos, CA 94070

CODE COMPLIANCE CERTIFICATE/CONDITIONAL USE PERMIT

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on July 20, 2015, granted Design Review approval and a Conditional Use Permit for a parking reduction to Robert Humble of HyBrid Architecture (hereafter "Applicant") and Linda Su (hereafter "Property Owner") to allow for the construction of a new four-story nine-unit mixed use structure at 530 Walnut Street (APN: 050-064-070). 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 HyBrid Architecture, date-stamped July 10, 2015, consisting of 24 total pages, which include one (1) landscape sheet prepared by Groundworks, three (3) civil sheets prepared by Precision Engineering, and one (1) sheet prepared by Triad/Holmes Assoc. as reviewed and approved by the Planning Commission on July 20, 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, the Landscape Architect shall certify in writing that the landscaping and irrigation systems are installed in accordance with the approved landscape and irrigation plan (to be reviewed at building permit submittal).
5. The construction of the structure permitted by this approval shall be in conformance with the regulations of the RM-59, Multifamily Residential, Medium Density District, pursuant to Chapter 18.04 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 approved automatic fire sprinkler system shall be installed meeting the requirements of NFPA Standard 13R for the residential sections of the building and Standard 13 for the parking section of the building. 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) Fire department hose connections are required on the 2nd and 4th Floor residential common space.
 - c) Electronic security gates shall be provided with key switches to provide fire department access. (IFC 503.6)
 - d) The required fire flow at the minimum residual pressure of 20 psi shall be required. (IFC Appendix B) 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 each building. This shall be provided on plans submitted for building permit purposes.
 - e) The minimum number of fire hydrants and spacing requirements available to the building shall not be less than that listed in International Fire Code Appendix C.
 - f) 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.
 - g) 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.
 - h) For the purpose of fire alarm annunciation, each floor of the building shall be considered as a separate zone. 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:
 - a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - b. In each room used for sleeping purposes.
 - c. In enclosed common stairwells of apartment complexes and other multiple-dwelling complexes. (Title 24, Part 9, CCR, Section 907.2.11.2)
 - 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. (IFC 506.1)
 - 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) A full civil site plan including right-of-way boundaries, easements, edge of pavement, sidewalk, etc. The following general notes shall be made on the site plans:
 - i. An encroachment permit shall be obtained for all work performed in the public right-of-way or public easement, and for placement of debris boxes, storage containers, or construction materials within the public right-of-way.
 - ii. All damaged sidewalk, curb, and gutter adjacent to the property shall be removed and replaced per the City standard plans.
 - iii. No grading is permitted between October 1 and April 30.
 - iv. All vegetation adjacent to the property shall be maintained per Municipal Code Section 12.20.040, in that trees shall be trimmed to a minimum height of 13 feet above the street at

the curb line and a minimum height of 8 feet over a public sidewalk. Vegetation shall not obstruct the sidewalk area.

- b) A Utility Plan shall be submitted which indicates existing (to be abandoned in place) and proposed sewer lateral and connection (shall be constructed per City Standard Plans), as well as other utility locations. The existing sewer lateral shall be cut and capped at the City main.
 - c) Off-Site Improvement Plans shall be submitted which indicate any improvements in the public right-of-way (i.e. curb, gutter, driveway approach, etc.). The applicant shall provide a key/legend for property line and easement, line types and acronyms. The proposed driveway approach shall be ADA-compliant and constructed per City Standard Plans.
 - d) A grading plan shall be submitted including grading quantities with verifiable calculations. The grading plan shall also include proposed drainage improvements, stormwater protection, etc. Depending on the extent of the proposed grading, a grading bond may be required in an amount to be determined by the City Engineer.
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. It is recommended that the design team review the project with a CASp certified accessibility consultant prior to submitting to the Building Division for plan review.
 - e) The plans submitted to the Building Division shall demonstrate compliance with Table 705.8 regarding openings and distance to property lines.
 - f) Plans shall comply with 2013 California Building Code series.
9. A final exterior lighting plan with fixture 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 agree, sign, and return the Land Use Indemnification statement.
15. This Conditional Use Permit and 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. A report, documenting the TDM measures 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.

17. Prior to the issuance of a Building Permit, the applicant shall prepare a Construction Staging Plan for review by the Planning Division.
18. 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.
19. Construction activities shall be from 8 am to 6 pm Monday through Friday only. No staging or truck arrival of any kind shall occur before 8 am.
20. The applicant/contractor shall submit a dust mitigation plan subject to approval by the Building Official.
21. HVAC/exhaust system shall be positioned on the roof or by other means to limit impacts on neighbors.
22. The applicant/contractor shall send a courtesy notice to neighbors within a 300-ft. radius prior to the start of grading activities one week prior to commencement.
23. The developer shall propose a plan to reduce trips by 20% that includes 50% subsidized transit passes.

Lisa Porras, AICP
Principal Planner
City of San Carlos

Effective Date: _____