

Recording Requested By:

Keith Kolker, Landmark Development Corp.

And When Recorded Mail To:

City of San Carlos
Planning Division
600 Elm Street
San Carlos, CA 94070

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County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDER'S USE ONLY

Conditional Use Permit/Code Compliance Certificate for 777 Walnut Street (also 761 and 769 Walnut Street)

(APNs: 050-153-150, -160, and -170), San Carlos, CA 94070

CONDITIONAL USE PERMIT/CODE COMPLIANCE CERTIFICATE

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on October 6, 2014, granted Conditional Use Permit, Design Review, Below Market Rate Housing Plan, and Transportation Demand Management Plan approval to Keith Kolker of Landmark Development Corporation (hereafter "Applicant") to allow for the construction of a new four-story 20-unit mixed use structure at 777 Walnut Street (also 761 and 769 Walnut Street) (APNs: 050-153-150, -160, and -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 RYS Architects, date-stamped September 17, 2014, consisting of 18 total pages, which include two (2) landscape sheets prepared by KLA Landscape Architecture, four (4) civil sheets prepared by Langan Treadwell Rollo, and two (2) sheets prepared by JRA Electrical Engineers, Inc., as reviewed and approved by the Planning Commission on October 6, 2014.
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.

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.

The construction of the structure permitted by this approval shall be in conformance with the regulations of MU-DC, Mixed Use Downtown Core 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.
- b) Class I standpipe systems shall be provided in new buildings and structures where the floor level of the highest story is located more than 30 feet above the lowest level of Fire department vehicle access.
- 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) In buildings of four (4) or more stories in height, a cabinet or other enclosed facility shall be provided in every stairwell, smoke tower, or such similar structure on alternative floors, commencing with the third floor, for the storage of fire hose, and related equipment. Said cabinets, devices, hoses and related equipment shall be furnished by the building owner or property developer who constructs such building. All such equipment and the specific location thereof shall be subject to the approval of the Fire Code Official.
- h) 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.
- i) 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.
- j) 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)
- k) Multiple fire alarm systems within single protected premises are not permitted.
- l) Whenever the size, orientation, construction and/or components of a building or structure attenuate public safety radio frequency signals, an in-building communication system shall be installed by the owner to enable point-to-point Fire Department radio communications within, to, and from said building or structure. (IFC Appendix J)
- m) 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)
- n) 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.

The project shall comply with all requirements of the Public Works Department including, but not limited to the following:

- a) Complete stamped civil plans are required with grading, drainage, grading quantities, storm water protection plan, etc.
 - b) A Utility Plan shall be submitted which indicates existing and proposed sewer lateral and connection, as well as other utility locations.
 - 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.
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.
 - e) Plans shall comply with 2013 California Building Code series.
9. A final exterior lighting plan 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. 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.
13. The Applicant shall make financial arrangements to reimburse the City of San Carlos for the cost of the City's future Operation and Maintenance (O&M) verification program as required by Section C.3.h of the San Carlos Municipal Regional Stormwater NPDES permit.
14. The Applicant shall provide a post-construction stormwater system O&M plan.
15. 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.
16. 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.
17. Upon approval of the application, the Applicant shall agree, sign, and return the Land Use Indemnification statement.
18. 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.
19. 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."

20. Because there are existing lot lines that will need to be removed as part of the site preparation, a Final Map shall be filed and recorded prior to Building Permit issuance.
21. Per the direction of the Public Works Department, the Applicant shall work with said Department to allow for the elimination of one parking space for accessibility at the outlet of the pedestrian walkway into the City lot as long as another parking stall is created within Clark Plaza.
22. The Applicant shall improve the landscape planting in Clark Plaza along the project site in consultation with the Public Works Department.
23. 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.
24. 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.
25. Prior to the issuance of a Building Permit, the applicant shall prepare a Construction Staging Plan for review by the Planning Division.
26. The plans submitted to the Building Division shall demonstrate full compliance with SCMC Sec. 18.05.030(C)(3), specifically pertaining to the right side wall.
27. The plans submitted to the Building Division shall demonstrate the elimination of the paseo, centering of the structure on the project site, and additional landscape buffering on either side.
28. The applicant shall work with Planning Staff, in consultation with adjacent property owners, to mitigate any construction-related impacts to the day care and to the single-family residence.



Lisa Porras, AICP
Principal Planner
City of San Carlos

Effective Date: 11-3-14