

CITY HALL
600 ELM STREET
SAN CARLOS, CA 94070-3085



PLANNING DIVISION
TELEPHONE (650) 802-4263
FAX (650) 595-6763
WEB: <http://www.cityofsancarlos.org>

CONDITIONAL USE PERMIT/CODE COMPLIANCE CERTIFICATE

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on October 19, 2015, granted approval of a Request for Design Review, Conditional Use Permit, Significant Tree Removal Permit, and Tentative Map to Keith Kolker of 777 Walnut LP (hereafter "Applicant") to allow for the construction of a new four-story mixed use structure at 1501 San Carlos Avenue (APN: 050-123-010). 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 October 12, 2015, consisting of 13 total pages, which include two (2) landscape sheets prepared by KLA Landscape Architecture, three (3) civil sheets prepared by AP Consulting Engineers, one survey sheet prepared by B & H Professional Land Surveying, and one sheet prepared by Esfahani Consulting Engineers as reviewed and approved by the Planning Commission on October 19, 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 Building Permit issuance, the Applicant shall pay the Traffic Impact Mitigation Fee that is in effect at the time that the Building Permit application is received, currently \$1,587 per condominium unit.
5. Prior to Building Permit issuance, the Applicant shall pay the Sewer Connection Fee currently in effect, which at this time is \$4,500 per unit.
6. Prior to Building Permit issuance, the Applicant shall pay an affordable housing impact fee.
7. Prior to Building Permit issuance and in conjunction with the plans submitted to the Building Division, the applicant shall specify the exact number and species of each proposed planting.
8. 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.

9. 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.
10. 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 determined by the Fire Marshal. This includes the detector check valves and back-flow prevention devices. In conjunction with the fire sprinkler system, a Fire Department Standpipe System (manual wet) shall be provided within the 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 International Fire Code Appendix C.
 - 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) 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.
 - g) 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.
 - 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) 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.
 - 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.

11. 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, 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) Add the following general notes to the plans:
 - i. No grading is permitted between October 1st and April 30th.
 - ii. A Grading/Hauling Permit must be obtained from the Public Works Department prior to the start of construction.
 - 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.
 - g) 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
 - h) For any grading which exceeds 250 cubic yards (cut + fill +12.5%), 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 (including basement walls) with wall heights and pad grades. Driveway profiles shall be provided, as needed.
 - i) Provide Table on Plan that shows the Following:
 - i. Total Area inside the property of the project
 - ii. Total Displaced Quantities, including cut and fill amounts

- iii. Total Hauling Quantities, including import and off-haul
- iv. Total Area of impervious surfaces before and after the project
- v. Total Surface Area of each retaining wall.
- j) For grading plans, include additional signature blocks for Geotechnical Engineer.
- k) Provide a Complete Standard Legend, with all line types, abbreviations and hatching used.
- l) 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.
- m) Prior to issuance of a Grading Permit, the applicant shall submit a proposed haul route plan and obtain approval from Public Works.
- n) 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.
- o) Storm Sewer pipes shall not discharge directly into ROW unless first treated.
- p) 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.
- q) Show on plans the location of a new required building cleanout (2' from foundation max) and required property line cleanout at property line or as close to the back of sidewalk as possible, if existing cleanouts are not already indicated.
- r) 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.
- s) 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.
- t) Include the current San Mateo Countywide Water Pollution Prevention Program's Construction BMP plan sheet.
- u) 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.
- v) New trees planted with the City right-of-way shall be per the Approved Tree List from the City of San Carlos.
- w) Provide materials related to sight visibility for vehicles that are exiting the driveway to ensure safety for pedestrians, bicyclist and motorist.
- x) Provide the following:
 - i. The location and length of any proposed sidewalk to be repaired or constructed, if any.
 - ii. The location and linear length of any proposed curb & gutter to be repaired or constructed, if any.

- iii. All damaged sidewalk, curb, and gutter adjacent to the property shall be removed and replaced per the City Standard Plans.
 - iv. Location and dimensions of a proposed driveway approach to be repaired or constructed, if any. Driveways shall be installed/replaced per City standards and shall not exceed 18% slope.
 - y) Provide 4-foot clearance around all street signs located in sidewalk. 4-foot clearance shall meet all ADA requirements.
 - z) Show on plans all areas of red and green curb and gutter to be removed and/or replaced.
 - aa) Provide details for the bike racks.
12. 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) A letter from the soils engineer that states that they have reviewed the plans and that they conform to the requirements of the soils report.
 - c) Complete plumbing, electrical, mechanical, structural, and architectural plans are required.
 - d) Plans submitted to the Building Division shall demonstrate compliance with all CALGreen requirements.
 - e) Plans submitted to the Building Division shall demonstrate compliance with Chapter 11A for housing accessibility and Chapter 11B for commercial accessibility requirements.
 - f) Plans shall comply with 2013 California Building Code series.
13. A final exterior lighting plan with specifications provided is subject to review and approval by the Planning Division prior to Building Permit issuance.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

19. Upon approval of the application, the Applicant shall sign and return the Land Use Indemnification statement.
20. 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.
21. Prior to the issuance of a Building Permit, the applicant shall prepare a Construction Staging Plan for review by the Planning and Building Divisions.
22. Prior to issuance of a Building Permit, a preconstruction meeting shall be held with Community Development Department Staff, the architect, tenant, and contractor to review the plans and conditions of approval.
23. 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.
24. Construction hours are limited to Monday through Friday, from 8:00 a.m. to 5:00 p.m., with Saturdays limited to internal finishes only from 9:00 a.m. to 2:00 p.m.
25. 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."
26. The Applicant shall work with Staff to incorporate additional landscaping, as much as feasible, including trees.
27. At the rear of the property, the Applicant shall investigate planting additional trees or vines if the neighbor to the rear agrees to maintain.
28. The Applicant shall provide transit passes for each of the residential units for 10 years, subsidized at 50 percent. This detail shall be worked out in the CC&Rs.
29. The plans submitted for Building Permits shall include additional planters at or near the columns around the retail area.

Lisa Porras, AICP
Principal Planner
City of San Carlos

Effective Date: _____