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**CODE COMPLIANCE CERTIFICATE  
DESIGN REVIEW AND  
TRANSPORTATION DEMAND MANAGEMENT PLAN**

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on May 15, 2017, granted approval of a Request for Design Review and a Transportation Demand Management Plan to San Carlos HHG Hotel Development, (hereafter "Applicant") to allow for the construction of a new 162 room Hilton Garden Inn Hotel at 1091 Industrial Road (APN: 046-151-060). The application was approved subject to the following conditions:

1. All structures, parking areas, and landscaping shall be in substantial compliance with the plans prepared by ACRM Architects + Interiors dated March 27, 2017 and consisting of twenty-three (23) sheets, as presented to and approved by the Planning Commission on May 15, 2017.
2. The project shall be consistent with the City Council approval of the associated Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Planned Development Plan and Zoning Map Amendment.
3. Construction of this project shall be in strict conformance with the plans approved by the Planning Commission on May 1, 2017. If the Building Division's set of drawings, or other subsequent plans, differ substantially as determined by Planning Staff from the approved drawings, the set of drawings shall require re-review by the Planning Commission.
4. New signs are subject to review and approval by the Community Development Director in accordance with the maximum sign area provided in the Planned Development zoning and in compliance with San Carlos Municipal Code Chapter 18.22.
5. Prior to the issuance of a Final Certificate of Occupancy, a Landscape Architect shall certify in writing that the landscaping and irrigation systems are installed in accordance with the approved landscape and irrigation plan.
6. A final exterior lighting plan with specifications in conformance with the approved plans is subject to review and approval by the Planning Division prior to Building Permit issuance.
7. The developer shall be responsible for the maintenance of all the on-site landscaping within the project and shall maintain the landscape in proper growing condition for the life of the project to the satisfaction of the Community Development Director.
8. All new Fire Department Connections proposed shall be as unobtrusive as possible. All fire water plumbing shall be aesthetically placed behind a design element to be screened to the extent feasible. Final design and placement shall be subject to Planning Division review and approval prior to Building Permit issuance.
9. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.
10. Whenever feasible, 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.

11. 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.
12. The project shall comply with all conditions and requirements of the Airport Land Use Commission (ALUC) and Federal Aviation Administration (FAA). The structure heights shall not exceed the heights approved by the ALUC or FAA at any time for the life of the project. At the time of Building Permit submittal, the applicant shall demonstrate compliance with Airspace Protection Policy 6 of the Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (SQL ALUCP).
13. The applicant shall comply with all requirements of the Building Division, including, but not limited to the following:
  - a. Complete architectural, mechanical, electrical, plumbing, and T-24 (energy) plans required.
  - b. Show compliance with all CALGreen requirements.
  - c. At time of construction, job sign shall be provided that includes contact information of contractor and posted construction work hours per City Ordinance.
14. A Construction Operations and Staging Plan shall be submitted, reviewed, and approved by the Building Division and Planning Division prior to building permit issuance.
15. The applicant shall comply with all requirements of the Fire Department, including but not limited to the following:
  - a. Fire Department Access Plan - A fire department access plan that indicates all routes of fire department road access required to within 150 feet of all portions of the exterior of the building CFC section 503 shall be provided at the time of building plans submittal. Automatic Fire Sprinklers Required - This building is required to be equipped with a standpipe/fire sprinkler system. The building plans must list the design and installation as a deferred submittal on the cover sheet of the plans.
  - b. Required Fire Flow from Municipal Water Supply - On the project information sheet or other sheets of the building plans the required fire flow for the project based on the square footage of the building and type of construction in accordance with Appendix B of the California Fire Code (CFC) must be provided.
  - c. Available Water Supply to Project Site – At the time of building plans submittal the current fire flow information from the water purveyor to indicate the maximum available water flow in gallons per minute (GPM) at a minimum of 20 pounds per square inch (psi). This information must be indicate the required fire flow can be met for the project site.
  - d. Public Fire Hydrants – The fire access plans (noted above) must show the location of any existing and any new hydrants required to provide water supplies (fire hydrants) to within 400 feet of the exterior of all portions of the building. CFC section 507.
  - e. Gurney Accommodating Elevator Required – A elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher. The building plans must confirm

the building will be equipped with at least one gurney accommodating elevator CBC 3002.4.

- f. Fire Alarm System Required for R-2 Occupancies – A public mode fire alarm system must be provided for all R-2 occupancies in accordance with CFC 907.2.9. This system must be listed as a deferred submittal of the cover sheet of the building plans.
  - g. Ladder Access to Building – The building plans must indicate points of access where fire service ladders can safely access all building rescue windows at the correct climbing angle of 75 degrees.
16. The applicant shall pay the sewer connection fee prior to the issuance of a building permit as calculated by the Public Works Department.
17. A sewer permit shall be obtained from the Public Works Department prior to starting of any sewer construction work.
18. A grading/hauling permit shall be obtained from the Public Works Department prior to start of construction. Grading shall only be permitted between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday. No grading work permitted on Saturdays, Sundays and holidays. Dirt hauling shall only be permitted between the hours of 9:00 a.m. and 4:00 p.m. No hauling shall occur on Saturdays, Sundays and holidays. The City Engineer has the discretion to grant exceptions to the grading and hauling times.
19. An encroachment permit shall be obtained from the Public Works Department prior to start of any work within the public street right-of-way or public utility easements.
20. The project site is located within the special flood hazard Zone AE (Base Flood Elevation of 10) and shall comply with the National Flood Insurance (NFIP) and the City's flood damage prevention regulations, Municipal Code Title 15, Chapter 15.56. The structure pad shall be properly designed by a California Registered Civil Engineer and compacted to meet Federal Emergency Management Agency's (FEMA) requirements. In addition, all electrical, mechanical and utility type equipment servicing the structure shall be located above the base flood elevation or shall be flood proofed.
21. Prior to demolition and/or permit issuance, Developer shall obtain approval from the City the solid waste handling plan and City debris recycling regulation in accordance with the City Municipal Code Regulations, Title 8. Chapters 8.04 and 8.05.
22. Developer shall submit with the building permit application a title report (less than 6 months old) and an existing condition plan showing the following information:
- a. Topographic information, existing contours, elevations, trees, structures and above-ground features
  - b. Resolved boundary
  - c. Existing public and private easements
  - d. Existing curb lines, sidewalk, signal pole, street light utility boxes, driveways, underground utilities or frontage streets
  - e. Existing lot line and lot areas.

The topographic map shall clearly show existing wall along Pulgas Creek.

23. Developer shall submit with the building permit application a grading and drainage plan showing grading and drainage design for the proposed building and parking lot. The plan shall include an earthwork table summarizing the cut/fill quantities. The grading and drainage plan

shall show existing and proposed elevations, existing top of curb elevations on Industrial Road and Brittan Avenue along the project frontage and the existing top and "bottom" (AC pavement grades) of wall and finished grades along the Creek.

24. Developer shall submit with the building permit application a utility plan showing all existing utilities in Industrial Road and Brittan Avenue. The plan shall show all existing sanitary sewer laterals, domestic, fire and irrigation services and meters and specify the disposition of these existing services. The utility plan shall show locations, sizes and inverts of the proposed utilities and services for the proposed building and parking area.
25. Developer shall submit with the building permit application a fire access plan showing the required fire turning path and radii. The plan shall show the required fire access route, setbacks, ladder pads, fire access road width, fire department connection, backflow device, post indicator valve, proposed and existing fire hydrants.
26. Provide an ADA accessibility plan showing ADA path of travel from a public access way and the proposed ADA parking to the proposed building front entry. This plan shall show the proposed grades and slopes along the ADA path.
27. Prior to issuance of a Grading Permit, Developer shall submit a design-level geotechnical investigation prepared by a qualified geologist and approved by a third party reviewer selected by the City Engineer. All recommendations in the approved geotechnical investigation shall be incorporated into the project design. The geotechnical investigation shall address, at a minimum, the following issues:
  - a. compressible soils,
  - b. liquefaction,
  - c. expansive soils,
  - d. loose surficial soils,
  - e. shallow groundwater, and
  - f. sulfates in soil.
28. Developer shall submit with the building permit application a geotechnical report including evaluation and recommendations for any potential impacts, if any, and mitigation required during and post construction to the existing walls along Pulgas Creek.
29. Developer shall submit with the building permit application projected sewer flow calculations and a sanitary sewer study analyzing potential impact to the existing sanitary sewers as directed by the City Engineer. Any costs associated with the analysis shall be paid by the Developer.
30. Developer shall submit with the building permit application a water demand and pressure calculations demonstrating available supply and pressure to provide adequate domestic and fire services to the proposed 7-story hotel building.
31. Prior to issuance of any first permit by any department, Developer shall submit a grading and drainage plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities and provide a complete on-site storm drain study for the 10-year and 100-year storm events. The grading and drainage plans shall include overland release for the 100-year storm event and any localized flooding areas. Existing off-site storm drain improvements, if needed, will be at Developer's expense. The study shall be reviewed and approved by the City Engineer and Developer shall satisfy the conclusions and recommendations of the approved drainage study.
32. Developer shall submit with the building permit application a landscape plan showing proposed landscape treatment within the C.3 storm water treatment areas for review.

32. Developer shall submit with the building permit application joint trench plans showing proposed transformers, primary underground boxes and joint trench services to the proposed building.
33. Prior to issuance of any grading and/or building permit, Developer shall obtain approval from the City Engineer of the water, sewer, and storm drain studies for this development. These studies shall provide detailed calculations to confirm adequate design of these utilities.
34. Prior to any first Engineering and/or Building permit issuance, Developer shall obtain approval from the City Engineer the Stormwater Management Plan demonstrating how the project site would comply with the latest Municipal Regional N.P.D.E.S. Permit.
35. Developer shall submit a Storm Water Management Plan in accordance with the following timeline:
  - a) At the time of building permit plan check submittal, Developer shall submit a "final" Stormwater Management Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Stormwater Management Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certify that measures specified in the report meet the C.3 requirements of the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.
  - b) Prior to building permit issuance, Developer shall submit an Operation and Maintenance (O&M) Plan for the long-term operation and maintenance of C.3 treatment facilities.
  - c) Prior to Final occupancy, Developer shall execute and record an O&M Agreement with the City for the operation, maintenance and annual inspection of the C.3 treatment facilities.
36. Developer shall comply with the requirements of the National Pollution Elimination Discharge System (NPDES) permit as administered by the California State Water Resources Control Board (State Board) and the San Francisco Bay Regional Water Quality Control Board (Regional Board). Prior to the issuance of any building, demolition, or grading permit, Developer shall submit an Erosion and Sediment Control Plan as a part of the improvement plan submittal. The erosion and sediment control plan shall show all construction best management practices (BMPs) and shall comply with the requirements of the NPDES, the Municipal Regional Permit Order R2-2009-0074 (MRP), and the City's stormwater and urban runoff pollution control standards and guidelines (City's Clean Water Program). Developer shall ensure that all contractors and subcontractors install and regularly maintain all construction BMPs as required by the approved erosion and sediment control plan.
37. Developer shall comply with the requirements of the Construction General Permit as administered by the State and Regional Boards. Developer shall obtain a Construction Activities Storm Water General Permit (State Permit) from the State Board. Prior to any construction activities and prior to the issuance of any building, demolition, or grading permit, Developer shall submit:
  - a) a complete Storm Water Pollution Prevention Plan (SWPPP) with the project Waste Discharge Identification Number (WDID) displayed on the cover,
  - b) a copy of the approved Notice of Intent (NOI) from the State Board, and
  - c) an erosion and sediment control plan and a site monitoring plan meeting the satisfaction of the City Engineer.

Developer shall ensure that all contractors and sub-contractors install and regularly maintain all storm water quality control measures as required by the approved SWPPP, the approved erosion and sediment control plan.

38. All existing utilities shall be properly disconnected before the existing building can be demolished. Developer shall demonstrate to City Engineer how the existing water service(s), sewer service(s) and storm service(s) will be disconnected prior to doing so. All existing utilities shall be disconnected and/or abandoned as directed and to the satisfaction of the City Engineer.
39. Developer shall own, operate and maintain all on-site (private) utilities. The separation between public and private shall be indicated by water meters & backflows (potable water), cleanouts (sewer), and manholes as directed by the City Engineer.
40. Developer shall submit plans showing proposed water, sanitary sewer, and fire services for the proposed building connected to a public main in the public right-of-way to the satisfaction of the City Engineer. Different types of water use (domestic, irrigation, or fire) should be served by separate water services each separately tapped at the water main.
41. All storm water inlets shall be marked with appropriate stormwater pollution prevention message such as "no dumping – flows to bay." Developer is responsible to add these markings upon construction.
42. Provide root barriers along back of sidewalk on Industrial Road and Brittan Avenue where new trees are planted. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater and centered on trees.
43. Storm drain, sanitary sewer laterals, and water services shall be outside the drip line of mature trees or 10' clear of the matured tree trunk.
44. Damaged curb, gutter, and sidewalk within the public right-of-way shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement shall be at the discretion of the City Engineer or his designee.
45. New driveways on Industrial Road and Brittan Avenue shall be constructed per City standards and shall be ADA compliant driveways.
46. Dedicate easements for new public utilities and/or sidewalk as required by means of parcel map or approved instrument at time of development, as approved by the City Engineer.
47. All traffic striping, symbols, and messages shall be placed in accordance with the City standards.
48. Submit off-site improvement plans to the Public Works Department for review and approval as required by the City Engineer. The off-site improvement plans shall show all off-site improvements including, but not limited to, street widening, frontage curb, gutter, sidewalk, curb ramps, traffic signal modification, street lights, and drainage improvements. Developer shall provide photometric analysis for street lights and provide LED fixture as required by the City Engineer.
49. Submit traffic control and construction staging plan for review and approval by the City Engineer prior to starting any work in the public street right-of-way.

50. The applicant shall complete the mitigation measures as stated in the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program.
51. Prior to issuance of a building permit, the applicant shall pay a Traffic Impact Mitigation Fee calculated by the Public Works Department and provided to the applicant.
52. The City may stop work on this project if any construction-related activities violate project conditions of approval or any part of the San Carlos Municipal Code.
53. 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. The applicant shall be required to pay for the costs associated with the City review of the annual and five-year review reports.
54. The developer and/or operators shall be responsible for supplying Planning Staff with the contact information for the Designated TDM Contact person.
55. The Design Review and Transportation Demand Management approval shall not be effective until the Ordinance rezoning the property to Planned Development (PD) is in effect.
56. Landscaping shall be maintained for the life of the project including the green screens along the parking structure.
57. The hotel operator shall provide at least two bicycles for complementary use by hotel guests.
58. The applicant shall install solar to the extent feasible within the physical space available and to the extent maximum to meet the energy needs of the building to the satisfaction of the Community Development Director.
59. The applicant shall install bird friendly glazing as approved by the Community Development Director.
60. The hotel operator shall provide transit pass incentive program to employees to the satisfaction of the Community Development Director.
61. The applicant shall install a grey water system to utilize the development water for irrigation to the extent feasible as approved by the Community Development Director.

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Lisa Porras, Principal Planner

Effective Date: \_\_\_\_\_