

CITY HALL
600 ELM STREET
SAN CARLOS CA 94070-3085



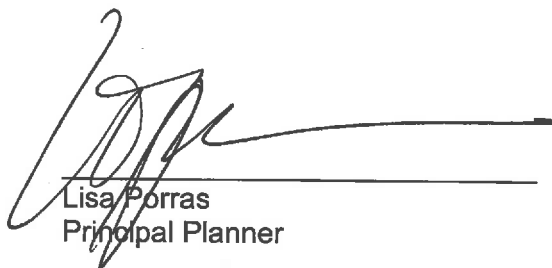
PLANNING DIVISION
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CONDITIONAL USE PERMIT

THIS IS TO CERTIFY that the San Carlos Planning Commission at a regular meeting thereof, held on July 18, 2016 did grant a Conditional Use Permit to David Meese, Redwood City Automotive, LLC, to operate an automobile sales lot at 777 and 787 Industrial Road (Assessor's Parcel Numbers 046-100-070 and 046-100-180). The application was approved subject to the following conditions:

1. The parking lot improvements shall be developed in accordance with the plans prepared by Lionakis, dated March 2, 2016 and July 11, 2016. Any substantive changes shall be subject to review by the Planning Commission.
2. The use permitted by this Use Permit shall be in conformance with the standards contained within San Carlos Municipal Code section 18.23.050
3. Unless this Conditional Use Permit is used within two years of the effective date, it shall become null and void, according to the Use Permit limitations set forth in San Carlos Municipal Code Section 18.27.120.
4. The proposed signage shall be in conformance with the sign plan prepared by Lionakis dated March 2, 2016 and July 11, 2016. Any substantive changes shall be subject to review by the Planning Commission.
5. The developer shall comply with all requirements of the Building Division, the Public Works Department and the San Carlos Fire Department or any successor entity.
6. The developer shall submit a detailed landscape and irrigation plan for review and approval by Planning Staff. The landscaping plan shall include a legend detailing the quantity and Latin and common names of each species to be planted. This plan shall demonstrate consistency with the submitted landscaping plans, as well as with applicable General Plan and Climate Action Plan policies, and also the State Model Water Efficient Landscape Ordinance. The proposed landscaping shall provide shade, absorb carbon, reduce the heat island effect and reduce cooling loads.
7. The approved landscaping and irrigation shall be installed prior to final inspection by the Building Division. All landscaping shall be maintained in good condition for the life of the project.
8. Prior to the issuance of a Certificate of Occupancy, the project landscape designer shall certify in writing that the landscaping and irrigation systems are installed in accordance with the approved landscape and irrigation plan to the satisfaction of the Planning Manager.

9. The developer shall follow San Mateo County Water Pollution Prevention Program Best Management Practices as applicable.
10. The developer shall submit a Storm Water Pollution Prevention Plan to the City of San Carlos for review and approval prior to construction which is consistent with the requirements of the Municipal Regional Permit currently in effect.
11. Construction hours shall be limited to 7:00 A.M. to 6:00 P.M. on weekdays and from 9:00 A.M. to 5:00 P.M. on Saturdays, Sundays, and holidays in accordance with the City's Noise Control Ordinance, Chapter 9.30 of the Municipal Code. The name and telephone number of the responsible construction manager shall be posted on site within a weatherproof covering at all times.
12. The City of San Carlos shall be entitled to stop work on any construction or construction-related activities in violation of the entitlements for this development project or San Carlos Municipal Code requirements and/or fine the property owner per day per violation of such entitlements or San Carlos Municipal Code violations. Additionally, the City may pursue any other remedies available under the law for violations of entitlements or the San Carlos Municipal Code.
13. No speakers shall be installed on the site.
14. Site lighting shall be shut-off within one hour of the facility closing time. Minimum site security lighting may remain on overnight to the satisfaction of the Police Department.
15. Landscaping shall be maintained for the life of the project. The applicant shall maintain planting along the property frontage that grows to a height of at least 36" as defined by "Sunset Western Garden Book" by Sunset Publishing Corporation.



Lisa Porras
Principal Planner

Effective Date: July 28, 2016