

**PERMIT ISSUANCE
CONDITIONS CHECKLIST**

PA#: 06-049

ZONING: R3 (Multi-Family Dwelling, Medium Density)

PROJECT NAME: Grand Blvd. Townhomes

ADDRESS/APN: 318-322 Grand Blvd. / APN #032-162-020, -030

PROJECT DESCRIPTION:

The project consists of demolition of (2) single family dwellings and triplex on site and construct (8) detached single family homes on 2 separate lots. The combined square footage of the lots is approximately 17,100 sq ft and is located on the South side of Grand Blvd near the corner of North San Mateo Drive and Grand Blvd.

TYPE(S) OF CITY PERMIT APPROVAL(S) REQUESTED:

SITE PLAN AND ARCHITECTURAL REVIEW

SITE DEVELOPMENT PERMIT for removal of major vegetation

TENTATIVE PARCEL MAP for condominium purposes

OTHER: Categorical Exemption (CEQA Section 15332 – In-Fill Development)

APPROVED BY:

DATE OF APPROVAL:

Planning Commission

September 25, 2007

CONDITIONS OF APPROVAL
PA 06-049, GRAND BLVD TOWNHOMES
318-322 Grand Blvd. / 032-162-020 & 032-162-030
AS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 25, 2007

The following conditions of approval apply to the project referenced above. The conditions of approval are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance.

The following conditions shall be addressed on the construction plans submitted for any BUILDING PERMIT and/or SITE DEVELOPMENT PERMIT and/or shall be met prior to the issuance of said permit(s).

1. ROOFING MATERIALS – Composition shingle must be of high quality such as but not limited to Elk Premier Series and will be subject to discretionary approval by the Zoning Administrator. (PLANNING).
2. CONFORMANCE WITH APPROVED PLANNING APPLICATION - All building permit drawings and subsequent construction shall substantially conform with the approved planning application, including: drawings, materials samples, building colors, and other items submitted as part of the approved planning application. Any proposed modifications to the approved planning application must be reviewed by the Chief of Planning and/or Zoning Administrator. Modifications to Building Permit plans must be approved prior to construction of the modified improvements. The Chief of Planning and/or Zoning Administrator shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a new planning application must be submitted to permit the proposed project modifications. A new planning application shall be subject to review by the Zoning Administrator, Planning Commission, or City Council. (PLANNING)
3. CONDITIONS OF APPROVAL – Final plans shall include all the Conditions of Approval on sheet 2 of the plans. (PLANNING)
4. STORMWATER MANAGEMENT INSERT SHEET – Final plans shall include the City's Stormwater Management Insert Sheet on sheet 3 of the plans. (PLANNING/PUBLIC WORKS/BUILDING)
5. NOTICE OF PROJECT RESTRICTIONS – The property owner shall record a Notice of Project Restrictions in the official records of the County of San Mateo and provide proof of such recordation to the City prior to issuance of any City permit, allowed special use of the property, or Final Map, as applicable. The Notice of Project Restrictions shall provide a description of the subject property, shall identify the Planning Application name and number and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record and shall state the following:

“This Notice of Project Restrictions is for the purpose of informing interested persons of the fact that development approvals have been given by the City of San Mateo regarding the herein described property and that such approvals are conditioned upon compliance with certain restrictions that run with the land and are binding upon subsequent owners of the property. For more information about the restrictions applicable to this property, contact the Planning Division of the City of San Mateo regarding PA 06-049, Grand Blvd Townhomes SPAR.”

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Project Restrictions. (PLANNING)

6. TENANT RELOCATION ASSISTANCE - Relocation assistance in the form of a list of comparable housing available within San Mateo County shall be provided to the head of household occupying each unit to be demolished or converted at the time a planning application is filed, together with a relocation allowance in cash or check equal to three (3) months' rent at the tenant's rate in effect at the time final approval is granted. The rental list shall be updated weekly by the applicant until the residences are vacated and a copy of all assistance plans will be forwarded to the Planning Division. Payment shall be made when relocation expenses are incurred or no later than the time the tenant vacates the premises; and applicant shall submit written documentation as proof of payment. (PLANNING)
7. TREE REPLACEMENT/IN LIEU FEES - The applicant shall plant trees equivalent to the Landscape Unit (LU) value of trees to be removed or pay a fee in lieu of planting trees at the rate of ninety dollars (\$90.00) per required LU. (PLANNING)
8. PERMIT FOR REMOVAL OF MAJOR VEGETATION - The applicant shall obtain a Site Development Permit from the Planning Division for removal of major vegetation (trees 6" diameter or larger) prior to the issuance of a grading or building permit. Fees for tree removal shall be based on the number of trees to be removed in accordance with City regulations. (PLANNING)
9. LANDSCAPE IMPROVEMENTS - All landscape plans shall comply with Chapter 27.71 of the Municipal Code. In addition, the following items shall be shown on project plans:
 - a) All planting areas shall be protected from common vehicular traffic with an approved barrier designed to withstand reasonable impact from vehicles.
 - b) An automatic irrigation system shall be provided to adequately water all proposed plantings. Backflow prevention devices shall be located in areas approved as part of the planning application, screened by landscaping and/or incorporated into the design of the project.

- c) A two-inch (2") depth layer of mulch shall be required in all new planting areas except in areas of turfgrass or annuals.
- d) That the proposed ivy be replaced with a non invasive plant as approved by the City.

The applicant shall provide proof of an agreement with a licensed landscape contractor or General Contractor for a ninety (90) day Plant Establishment Maintenance Period for all proposed landscape areas. All landscaped areas shall be maintained free of litter, debris and weeds. All plantings shall be permanently maintained in a healthy growing condition and whenever necessary, replaced with equivalent plant materials to ensure continued conformance with approved plans. All plantings near the Lagoon shall be locally native, salt-tolerant species and non invasive, to be reviewed and approved by the Zoning Administrator. (PLANNING)

- 10. FIRE-SAFETY DURING DEMOLITION – Building under construction or demolition shall comply with the requirements with Article 87 of the California Fire Code, 1998 edition. In addition to the requirements of Article 87, the following items shall be followed during the demolition of any structure:
 - a. The Fire Chief shall be notified regarding any fire sprinkler system that is affected by the demolition.
 - b. Suitable fire hose, as required by the Fire Chief, shall be maintained at the demolition site. Such hoses shall be connected to an approved water source and shall not impede fire department use of hydrants. (FIRE)
- 11. REQUIRED WATER SUPPLY FOR FIRE PROTECTION – All fire hydrants adjacent to the project site shall be up upgraded to a Rich Corona, Jones, or one of comparable quality with two 2 1/2 inch and one 4 1/2 inch outlets with national standard threads. Each hydrant shall be capable of providing a minimum fire flow of 1500 gpm at 20 psi residual pressure. Please provide this note on the plans. Water supply for fire protection is required to be installed in accordance with the San Mateo Fire Department and the California Water Service specifications. The water supply shall be installed and inspected by the California Water Service and the San Mateo Fire Department. The water supply shall be operable PRIOR any combustible construction materials being placed on the site. Staged construction should insure that the necessary water supply is maintained from stage to stage in the construction planning. (FIRE)
- 12. SCHOOL DISTRICT FEES – All required fees due to School District shall be paid to San Mateo School District and verification of payment shall be submitted to City of San Mateo Building Department prior to issuance of building permit. (BUILDING)

13. EMERGENCY VEHICLE ACCESS ROADWAY- All weather access roads shall be provided and maintained on site during construction. These access roads shall be provided prior to the start of any combustible framing. Design: Emergency vehicle access roadways shall be an all-weather driving surface capable of supporting a vehicle-laden weight of sixty-five thousand (65,000) pounds, be not less than twenty (20) feet in unobstructed width, have an outside turning radius of not less than forty-eight (48) feet, an inside turning radius of not more than twenty (20) feet, and a minimum of thirteen (13) feet, six (6) inches of vertical clearance. (FIRE)
14. APPROVAL FOR USE OF BARRICADES, FENCES, OR GATES ACROSS FIRE ACCESS ROADWAYS – The use of barricades, fences, or gates across emergency vehicle access roads shall have prior approval of the Bureau of Fire Protection and Life Safety. (FIRE)
15. KEY SWITCH FOR SECURITY GATES – If security gates are desired at any entrance to the project the gates shall be provided with a Fire Department approved Key Switch or Lock to allow Fire Department access. The minimum width of the gates shall be twenty (20') feet clear opening width. Contact the Bureau of Fire Protection and Life Safety for specific requirements. (FIRE)
16. FIRE LANE DESIGNATION – Fire lanes are required to be installed in interior access roadways in locations where vehicle parking would encroach on the twenty (20') foot clear width required for Fire Department Vehicle access. The use of approved signs or curb delineation shall be reviewed and approved by the Bureau of Fire Protection and Life Safety. (FIRE)
17. 30' BRUSH CLEARANCE – Brush must be cleared from around the building for thirty feet (30') in all directions. Any green belt area(s) will meet city standards. (FIRE)
18. ENCROACHMENT PERMITS, BONDS, AND INSURANCE - The applicant must obtain an encroachment permit, posting the required bonds and insurance, for all work to be done in the City's right-of-way. This encroachment permit shall be obtained prior to the issuance of a foundation building permit and prior to any work being done in the City's right-of-way. The applicant shall have street improvement plans prepared for all work in the public right-of-way by a licensed civil engineer, whose signed engineer's stamp shall appear on the plans. Prior to issuance of the encroachment permit, the applicant shall submit any applicable pedestrian or traffic detour plans for any lane or sidewalk closures. The detour plan shall comply with Part 6, Temporary Traffic Control, of the State of California Manual of Uniform Traffic Control Devices (MUTCD), 2003, and standard construction practices. Final construction plans and specifications shall be approved by the City Engineer, and released for construction, prior to the issuance of the encroachment permit. Right of way improvements shall include, at a minimum, the following items:

- A. STREET BEAUTIFICATION - The applicant shall improve the street frontage to match the City of San Mateo street beautification program in effect at the time of construction. The applicant shall have beautification plans prepared and obtain Public Works Department approval prior to issuance of an encroachment permit. (PUBLIC WORKS)
- B. STREET TREES - The applicant shall plant street trees to match the City of San Mateo street tree plan in effect at the time of construction. The street tree plans shall be constructed per City Standard Drawings 3-1-847, Tree Planting Details. (PUBLIC WORKS)
- C. SIDEWALK - The applicant shall replace all sidewalk fronting the project site to its existing width. Sidewalk repair shall match existing color, texture and design, and shall be constructed per City Standard Drawing 3-1-141A. An inspection made at the time the planning application was filed showed a minimum of six hundred (600) square feet of sidewalk to be repaired. This figure is provided only to determine minimum bonding requirements for the encroachment permit. Limits of sidewalk repair will be determined by the Public Works Construction Inspector during the construction phase. (PUBLIC WORKS)
- D. CURB AND GUTTER - The applicant shall replace to existing City standards all curb and gutter surrounding the project site. New curb and gutter shall be constructed per City Standard Drawing 3-1-141A. At the time of the planning application was filed, a minimum of one hundred (100) linear feet of curb and gutter will need to be replaced. This figure is provided only to determine minimum bonding requirements for the encroachment permit. (PUBLIC WORKS)
- E. PLANTER AREA - The applicant shall remove all existing concrete in the planter area and replace with greenscape. Maintenance of the planter area shall be the HOA's responsibility and the applicant may place irrigation lines to feed the area.
- F. DRIVEWAY APPROACH - The applicant shall install one (1) City Standard Residential driveway approach as shown on the approved plans. The new residential driveway approach shall be constructed per City Standard Drawing 3-1-149. (PUBLIC WORKS)
- G. DRIVEWAY REMOVAL - The applicant is to remove the existing driveway approaches as shown on the approved planning application plans, and replace them with sidewalk, curb and gutter per City Standard Drawing 3-1-141A. (PUBLIC WORKS)

- H. SEWER LATERAL - The applicant shall install as a minimum a six (6) inch City Standard sewer lateral connection from the property line to the sewer main located in the street right-of-way. The installation shall be done in accordance with City Standard Drawing 3-1-101 including a 6" property line clean-out. Furthermore, applicant is responsible to cap and abandon two (2) existing sanitary sewer laterals on the property. (PUBLIC WORKS)
 - I. SEWER CLEAN-OUT - The applicant shall install a sewer lateral clean-out in accordance with City Standard Drawing No. 3-1-101. (PUBLIC WORKS)
 - J. SIDEWALK UNDERDRAINS - The applicant shall install two (2) standard sidewalk underdrains in accordance with City Standard Drawing No. 3-1-120. (PUBLIC WORKS)
 - K. STREET LIGHT - There is an existing street light that may need to be relocated. It will be the applicant's responsibility to coordinate with the City for this relocation in front the project.
 - L. STREET SURVEY - A survey of existing paving conditions to see if there is any need for improvements after construction is complete.
19. STORMWATER POLLUTION PREVENTION PERMIT - The applicant must obtain a Stormwater Pollution Prevention (STOPPP) Construction permit, paying the required fees and posting the required cash deposit, for all work associated with the stormwater pollution prevention program (SMMC 7.39). In addition, the project applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board to obtain coverage under the State General Construction Activity NPDES Permit. Proof of permit must be provided to the Public works Department prior to issuance of the STOPPP Construction permit. The fee amount will be based upon the City Council resolution in effect at the time the building permit application is made. The permit shall be issued prior to issuance of the first building permit. (PUBLIC WORKS)
20. CLEAN, INSPECT AND REPAIR SANITARY SEWER - The applicant shall clean and inspect (via remote TV camera) the mainline sewer from the manhole upstream to the manhole downstream of the project lateral connection (MH 10E:16 to MH 10E:11). The video inspection shall be done by a professional sanitary sewer video inspection company, to City standards, and be completed prior to building permit issuance. The video of the inspection shall be reviewed with the Department of Public Works and any cracked or broken areas of the line along the project frontage shall be repaired by the applicant at his expense. The required repairs, as determined by the Public Works Department, shall appear on the improvement plans submitted by the applicant for permit plan check. All necessary repairs to the sewer shall be completed and approved prior to connection of the project lateral to the sewer. (PUBLIC WORKS)

21. SANITARY SEWER UPGRADE PROJECT CHARGE – The applicant's project will be connecting to an existing 6" sewer main which is undersize for servicing. This project will be required to pay a prorated share of the cost to upgrade to a new 8" sewer main. The current construction cost to upgrade the sewer main is about \$130,000.00. The project share of the construction cost will be \$8,476.26. This amount shall be paid prior to issuance of the building permit and will increase by the consumer price index for each fiscal year after approval of this application by the Planning Commission.
22. UNDERGROUND UTILITIES - The applicant must agree to install all new, and upgraded, utility service, including telephone, electric power, and other communications lines underground to the building in accordance with City of San Mateo Municipal Code 26.32.020. (PUBLIC WORKS)
23. DRAINAGE - All storm runoff drainage shall be directed to the public street, fronting the project site unless otherwise approved by the City Engineer, with a minimum grade of two (2) per cent over landscaped areas and one-half (1/2) per cent over paved areas. Drainage structures designed into landscaping with the purpose of reducing volume or improving quality of runoff from the site is encouraged, subject to the approval of the City Engineer. Where necessary, sidewalk drains per City Standard Drawing 3-1-120 shall be provided to direct the water under the sidewalk and through the curb. No increase to the peak discharge shall be permitted downstream. In addition, discharge must conform to any non-point source permit issued by the Regional Water Quality Control Board. Drainage improvements made on-site shall conform to standard engineering practices and shall not allow any site drainage to impact adjacent properties. All drainage capacity calculations shall be performed by a licensed Civil Engineer, whose signed engineer's stamp shall appear on the calculations sheets, and shall be submitted to the City for review and approval with the project civil plans. Based on the applicant's design, this project proposes to collect the roof runoff and direct the flow to the front of the property and be treated by means of two bio-retention areas. Permeable pavers are proposed for the private drive aisle which will allow storm run-off treatment for the area. Once treated, the excess runoff will be gravity feed to two (2) sidewalk underdrains. An O&M (operation and maintenance) procedure for these permanent structural controls (bio-retention area and permeable pavers) shall specify the owner's responsibility to ensure their ongoing effective operation and maintenance. Such O&M responsibility requirements shall be recorded on the property deed. (PUBLIC WORKS)
24. TRIANGULAR AREA OF VISIBILITY – Landscaping and permanent structures located within the 10' triangular area of visibility at the driveway, and 45' triangular area of visibility at any project corner, shall have a minimum vertical clearance of 7', and/or be less than 3' in height. This includes all PG&E above ground structures and other utility facilities. (PUBLIC WORKS)

25. CHARGES FOR PUBLIC WORKS SERVICES - Prior to plan checking, the applicant shall be required to deposit with the City, funds to pay for, at the adopted rate, all engineering, inspection and survey services that may be required during plan check and construction of the project. The amount of the deposit shall be \$7,500.00. Public Works plan checking of the plans submitted with the building permit plans cannot proceed until the deposit is submitted. The applicant shall be required to increase the deposit, or be billed monthly at the discretion of the City, for any costs in excess of the deposit. If billed monthly, invoices shall not become delinquent (must be paid within 30 days of receipt). Prior to final occupancy the bill shall be paid in full. The City will refund any portion of the deposit not utilized. (PUBLIC WORKS)
26. ADDRESS PLAN - The applicant shall submit to the Public Works Department a final address plan. The plan shall be substantially in conformance with the address plan approved with the planning application. Said submittal shall be approved by the City Engineer prior to the submittal of plans for the Foundation (or first) Building Permit. (PUBLIC WORKS)
27. SUBDIVISION MAP - The applicant shall have a subdivision map, prepared by a person authorized to practice land surveying in California, delineating all parcels created or deleted and all changes in lot lines in conformance with San Mateo Municipal Code Section 26.52. The Final Subdivision Map shall be approved by the Department of Public Works and recorded by the County Recorder's Office prior to (occupancy) or (the issuance of the Site Development Permit or the first building permit). A map guarantee shall be submitted to the City, by the applicant's title company, prior to release of the map to the title company for recordation. Prior to the City's release of the parcel map to the title company, the applicant may, at the discretion of the City Engineer, be required to submit to the City an electronic copy of the map in either AutoCad version 2006 (.dwg or .dxf format). It is the applicant's responsibility to check with their title company and the County Recorder's Office to determine the time necessary to have the map recorded after City approval. (PUBLIC WORKS)

The following conditions shall be addressed on the construction plans and/or shall be met prior to RELEASE OF UTILITIES or ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

28. PLANNING DIVISION INSPECTIONS – The applicant shall be responsible for notifying the project planner for inspections related to construction of all structures, landscaping, and other site improvements. The notification request shall be given at least 72 hours prior to the requested time for inspection. (PLANNING)
29. SECURITY KEY-LOCK BOX – It is required that this project install approved Key-Lock Boxes on all buildings to allow for Emergency Services/Fire Department accesses. Contact the Bureau of Fire Protection and Life Safety for specific requirements and location approval. (FIRE)

30. AUTOMATIC FIRE-EXTINGUISHING SYSTEM – This project will be required to have a monitored Automatic Fire-Extinguishing System. Each building shall be provided with its own individual main shutoff valve. For multi story buildings, floor control valves with class III hose connections shall be provided. Separate application and permits are required to be obtained by a contractor licensed to perform such work. (FIRE)
31. FIRE ALARM SYSTEM – This structure will be required to be provided with a Fire Alarm System in accordance with the California Fire Code Section 1007. Separate application and permits are required to be obtained by a contractor licensed to perform such work. (FIRE)
32. ELECTRICAL POWER DISCONNECTING MEANS – A key switch shall be provided to disconnect electrical power by Fire Department personnel. It may be required to provide an electrical shunt switch if the main service disconnect is not readily accessible as defined by the National Electrical Code. Contact the Bureau of Fire Protection and Life Safety to coordinate the exact location for such devices. (FIRE)

The following conditions shall be addressed on the construction plans submitted for the BUILDING SUPERSTRUCTURE PERMIT and/or shall be met prior to the ISSUANCE OF SAID PERMIT.

33. FINANCIAL SECURITIES FOR LANDSCAPING - The applicant shall submit a cost estimate and financial securities in a form and amount satisfactory to the Zoning Administrator sufficient to ensure the installation of all approved landscape improvements including all new trees. The applicant shall request a follow-up inspection by the Planning Division in accordance with Section 27.71.060 of the Municipal Code in order to reclaim financial securities for landscaping. (PLANNING)
34. WASTEWATER TREATMENT PLANT PHASE II IMPACT FEE - In order to meet the increased demands on the Wastewater Treatment Plant created by this project, the applicant shall contribute fees toward the Plant expansion based upon the average projected sanitary flow, as determined under the City Council resolution in effect at the time the building permit application is made. The fee for this project using the current fee schedule is \$2,574.00. The final fee shall be calculated from the final plans using the rate schedule in effect at the time of the building permit application. The fee shall be paid prior to issuance of the superstructure building permit. (PUBLIC WORKS)

35. TRANSPORTATION IMPROVEMENT FEE - The applicant shall pay a fee proportional to the project's share of transportation improvements needed to serve cumulative development within the City of San Mateo. The fee amount will be based upon the City Council resolution in effect at the time the building permit application is made. The transportation improvement fee for this project using the current fee schedule and preliminary plans is \$27,644.00. The final fee shall be calculated from the final plans using the rate schedule in effect at the time of the building permit application. The fee shall be paid prior to issuance of the superstructure building permit. (PUBLIC WORKS)
36. SANITARY SEWER CAPACITY CHARGE - The applicant shall pay a fee proportional to the increased amount of plumbing fixture units that the project generates. The fee will be based upon the City Council resolution in effect at the time the building permit application is made. The sewer connection fee for this project using the current fee schedule and preliminary plans is \$10,405.00. The final fee shall be calculated from the final plans using the rate schedule in effect at the time of the building permit application. The fee shall be paid prior to issuance of the superstructure building permit. (PUBLIC WORKS, BUILDING)
37. PARK IN-LIEU/IMPACT FEES - The applicant shall pay a park impact fee (Chapter 13.21) or a fee in lieu of dedication of lands for park and recreation purposes (Chapter 26.64). It has been estimated that the fee will be \$25,125.69 based on the development plans submitted by the applicant for approval of the planning application. The final fee will be determined based on the approved project and construction drawings. The fee shall be paid prior to release of the final map for recordation or prior to the issuance of the building permit, whichever comes first. (PARKS AND RECREATION, PUBLIC WORKS)

The following conditions shall be addressed on the CONSTRUCTION PLANS and/or shall be met prior to the RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

38. STORM WATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT - The applicant shall execute a maintenance agreement with the City's as specified in Chapter 7.39.210-230 of the Stormwater Management and Discharge Control ordinance. The agreement shall outline the operation and maintenance (O&M) plan for the permanent storm water treatment facilities. The agreement shall also outline the requirement to open a trust account to facilitate bi-annual inspections of the storm water facilities. This agreement shall be executed prior to the first occupancy of the building. (PUBLIC WORKS)

39. INTERIOR NOISE LEVELS – The project design shall result in a completed project that complies with the City's Noise Goals as enumerated in the Noise Element of the General Plan and incorporated here by reference. The applicant shall provide an acoustical analysis, by a licensed acoustical consultant, which shall contain recommendations to ensure that interior LDN levels for each unit in the development does not to exceed 45dB as established in the San Mateo General Plan. A copy of the acoustical analysis shall be submitted as part of the building permit drawings for this project. The applicant shall submit a letter prepared by the person/firm who prepared the acoustical analysis for the project, verifying that all recommendations contained in the analysis have been incorporated into the construction of the project. The letter shall also verify that the project will comply with the noise requirements contained in the City's General Plan. NOTE: all contracts for services shall be submitted for City review prior to commencement of work. (PLANNING/BUILDING)
40. VERIFICATION OF COMPLIANCE WITH ACOUSTICAL ANALYSIS – The applicant shall submit a letter prepared by the person/firm who prepared the acoustical analysis for the project, verifying that all recommendations contained in the analysis have been incorporated into the construction of the project. The letter shall also verify that the project will comply with the noise requirements contained in the City's General Plan. (PLANNING/BUILDING)

The following conditions shall be met prior to the approval of the FINAL MAP or PARCEL MAP.

41. CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R's) - Applicant/subdivider shall obtain the City Attorney's approval of the Conditions, Covenants, and Restrictions governing the subdivision prior to recordation of final map. (PLANNING)
42. SUBDIVISION AGREEMENT - The subdivider shall enter into a subdivision agreement with the City to guarantee the construction and installation of public and private improvements as required by Chapter 26.60 of the Municipal Code. Performance of the subdivision agreements shall be guaranteed by securities as specified in Chapter 5 of the Subdivision Map Act. (PUBLIC WORKS)
43. DRIVEWAY ACCESS EASEMENT – The applicant or owner shall agree to dedicate reciprocal driveway ingress and egress easements, as delineated on the approved plans. The easements shall be approved by the City Engineer, recorded with the County Recorder's Office, and a recorded copy of the document returned to the City prior to the release of the first building permit. The easement may also be designated on any associated parcel or subdivision map. (PUBLIC WORKS)

The following conditions shall be complied with AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

44. HOLD HARMLESS - Subdivider agrees, on behalf of himself, his successors in interest and assigns, to defend, indemnify, and hold harmless the City of San Mateo, its agents, officers and employees from any claim, action or proceeding against the City of San Mateo, its agents, officers, and employees to attack, set aside, void, or annul an approval by the City of San Mateo concerning the subdivision involved in this planning application. Pursuant to Government Code Section 66474.9, the City shall promptly notify the owner of any claim, action, or proceeding and shall cooperate fully in the defense. Subdivider shall record an agreement to this condition in a form satisfactory to the City Attorney's Office. (PLANNING)
45. BUILDING CONSTRUCTION ACTIVITIES - The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction.

The allowed hours of Building construction activities may be waived or modified through an exemption from the hours of work designated in Section 23.06.017, for limited periods, if the Building Official finds that:

- 1) The following criteria are met:
 - a) Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or
 - b) Permitting extended hours of construction are required to accommodate design or engineering requirements, such as a large concrete pour. Such a need would be determined by the project's design engineer and require acceptance by the City of San Mateo.
 - c) An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below.
- 2) The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts.
- 3) The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the construction activity.
- 4) The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.

The Building Official may revoke the exemption at any time if the contractor or owner of the property fails to abide by the conditions of exemption or if it is determined that the peace, comfort and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction. The waiver application must be submitted to the Building Official ten (10) working days prior to the requested date of waiver. (BUILDING)

46. FIRE SAFETY DURING CONSTRUCTION – Building under construction shall comply with the requirements with Article 87 of the California Fire Code, 1998 edition. All additional fire permits required by Article 87 shall be obtained from the Bureau of Fire Protection and Life Safety. (FIRE)
47. BUILDING EGRESS– Adjacent buildings/properties shall not have their required egress restricted or compromised at *any time* during the construction of this project. (FIRE)
48. PUBLIC WORKS CONSTRUCTION ACTIVITIES - The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction:
 - A) Construction activities related to the issuance of any Public Works permit shall be restricted to the weekday between 7:00 a.m. and 7:00 p.m. Please note, however, that no work shall be allowed to take place within the City right-of-way after 5:00 p.m. In addition, no work being done under the issuance of a Public Works encroachment permit may be performed on the weekend unless prior approvals have been granted by Public Works. Earth haul and materials delivery to and from the site, including truck arrivals and departures to and from the site, will be prohibited between the weekday hours of 4:00 p.m. - 5:30 p.m. Signs outlining these restrictions shall be posted at conspicuous locations on site. The signs shall be per the City Standard Drawing for posting construction hours. The sign shall be kept free of graffiti at all times. Contact the Public Works Department to obtain sample City Standard sign outlining hours of operation.

The allowed hours of *Public Works* construction activities may be waived or modified through an exemption, for limited periods, if the City Engineer finds that:

- 1) The following criteria are met:
 - a) Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or

- b) Permitting extended hours of construction are required to accommodate design or engineering requirements, such as a large concrete pour. Such a need would be determined by the project's design engineer and require approval of the City Engineer.
 - c) An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below.
- 2) The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts.
 - 3) The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the extended construction activity.
 - 4) The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.

The City Engineer may revoke the exemption at any time if the contractor or owner of the property fails to abide by the conditions of exemption, or if it is determined that the peace, comfort and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction. The waiver application must be submitted to the Public Works Construction Inspector ten (10) working days prior to the requested date of waiver.

- B) All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.
- C) Newly disturbed soil surfaces shall be watered down regularly by a water trucks or by other approved method maintained on site during all grading operations. Construction grading activity shall be discontinued in wind conditions that in the opinion of the Public Works Construction Inspector cause excessive neighborhood dust problems. Wash down of dirt and debris into storm drain systems will not be allowed.
- D) Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.
- E) All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.

F) Prior to issuance of any permit, the applicant shall submit any applicable pedestrian or traffic detour plans, to the satisfaction of the City Engineer, for any lane or sidewalk closures. The detour plan shall comply with Part 6, Temporary Traffic Control, of the State of California Manual of Uniform Traffic Control Devices (MUTCD), 2003, and standard construction practices. (PUBLIC WORKS)

49. MATERIAL HAULING AND CONSTRUCTION WORKER PARKING - For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck (SU) size or larger as defined by FHWA Standards, the applicant shall submit a truck hauling route that conforms to City of San Mateo Municipal Code Section 11.28.040 to the approval of the City Engineer. The haul route for this project shall be: North San Mateo Drive to Peninsula Avenue to North Delaware Street to West Poplar to SB HWY 101 and from NB HWY 101 to Peninsula Avenue to North San Mateo Drive to Grand Blvd. A letter from the applicant confirming the intention to use this hauling route shall be submitted to the Department of Public Works, and approved, prior to the issuance of any City permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the applicant. All storage and office trailers will be kept off the public right-of-way. Tracking of dirt onto City streets and walks will not be allowed. The applicant must provide an approved method of cleaning tires and trimming loads on-site. Any job-related dirt and/or debris that do impact the public right-of-way shall be removed immediately. All material hauling activities shall be done in accordance with applicable City ordinances and conditions of approval. Violation of such may be cause for suspension of work.

The applicant shall provide a construction-parking plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the City Engineer prior to issuance of City permits and shall be enforced during construction. Failure to enforce the parking plan may result in suspension of the City permits. (PUBLIC WORKS)

50. BEST MANAGEMENT PRACTICES (BMP) – The applicant shall perform all construction activities in accordance with the City's Storm Water Management and Discharge Control Rules and Regulations (SMMC 7.38.020), and the San Mateo Countywide Stormwater Management Plan (SWMP) by reference. (PUBLIC WORKS)

The following conditions shall be complied with at ALL TIMES that the use permitted by this planning application occupies the premises.

51. PORCH, STOOP, AND BALCONY FURNITURE - No articles other than porch, patio, and balcony furniture and landscaping shall be allowed on the porches, stoops, and balconies of the building. Storage of other articles shall not be allowed. This provision shall be recorded in a manner satisfactory to the City Attorney, and included in the project CC and R's. (PLANNING)

52. POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) – In accordance with the City's Storm Water Management and Discharge Control Rules and Regulations (SMMC 7.38.020), and the San Mateo Countywide Stormwater Management Plan (SWMP) by reference, the applicant shall:
 - A. Owner/occupant shall inspect private storm drain facilities at least two (2) times per year and sweep parking lots immediately prior to and once during the storm season.

 - B. The applicant shall deposit a performance bond on a yearly basis for cost associated with, but not limited to, biannual inspection of the private storm drain facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair in the event that the treatment facility is no longer able to meet performance standards or has deteriorated. The performance bond shall be in the amount of \$2,500.00 and increase annually by the consumer price index.

 - C. Label new and redeveloped storm drain inlets with the phrase "No Dumping – Drains to Bay", (by stenciling, branding or plaques) to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available from the Department of Public Works.