

EXHIBIT B
CONDITIONS OF APPROVAL
PA 12-075, The Carey School
2103 Alameda de las Pulgas
(with off-site parking at 1900-2000 Alameda de las Pulgas)
APN 039-040-160/150, 039-501-130/140

A. THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, AND/OR SITE DEVELOPMENT PERMIT, AND SHALL BE MET PRIOR TO THE ISSUANCE OF WHICHEVER PERMIT IS ISSUED FIRST.

**Planning
Conditions**

A1.0 CONDITIONS OF APPROVAL – Final plans shall include all the Conditions of Approval on sheet 2 of the plans.

A1.1 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 PA12-075, The Carey School.”

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.

A1.2 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 Zoning Administrator. Modifications to Building Permit plans must be approved prior to construction of the modified improvements. The 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.

A1.3 PAYMENT OF OUTSTANDING PLANNING APPLICATION FEES – The building permit applicant shall check with the Project Planner to determine whether any outstanding planning applications fees exist and those fees shall be paid prior to issuance of any building permits.

**Building
Conditions**

A2.0 SITE SURVEY - Provide site survey of entire parcel stamped and signed by a Land Surveyor licensed by the State of California. The survey shall include, but not be limited to, the following: location and dimensions of property line, location of streets and easements, existing buildings, topographic contour lines, trees/landscape, miscellaneous structures, etc. The purpose of the site survey is to accurately verify compliance with items such as setback dimensions, heights of buildings from established contours, compliance with heritage tree ordinance, etc.

A2.1 GREEN BUILDING - This building is considered a covered project as defined in Section 23.70 of the San Mateo Municipal Code. Provide the LEED/Green Building Project

Checklist onto a separate plan sheet that is prepared by a Qualified Green Building Professional for review.

A2.2 SOILS REPORT - A soil investigation report satisfactory to the Building Official shall be submitted containing design recommendations. The classification shall be based on observation and any necessary tests of materials disclosed by boring or excavations made in appropriate locations. Additional studies may be necessary to evaluate soil strength, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction, seismically induced soil liquefaction, soil instability, and expansiveness. Additionally submit a letter from the Geotechnical Engineer or Civil Engineer who prepared the soil investigation stating the following (signed and stamped):

- a) The plans and specifications substantially conform to the recommendations in the soil investigation.
- b) The Geotechnical Engineer or Civil Engineer who prepared the soil investigation has been retained to provide soil site observation and provide periodic and final reports to the City of San Mateo.

Prior to final inspection for any building or structure, the Geotechnical Engineer or Civil Engineer who prepared the soil investigation shall issue a final report stating the completed pad, foundation, finish grading and associated site work substantially conform to the approved plans, specifications and investigations.

**Public Works
Conditions**

A3.0 ENCROACHMENT PERMITS, BONDS, AND INSURANCE - The applicant must obtain an encroachment permit, posting the required bonds and insurance, and provide a one (1) year warranty 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. 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 CURB MARKINGS** - The applicant shall install white zone painted curbs along Alameda de las Pulgas, replacing the existing red zone painted curbs, on the north section of the pull out. Color and location of painted curbs shall be shown on the plans and subject to approval by the City Engineer. Any existing painted curb or pavement markings no longer required shall be removed by grinding if thermoplastic, sand blasting if in paint. Once installed, the applicant shall coordinate with City crews to mark any painted curb within the proposed City right-of-way with a City seal.
 - B. **STREET SIGNS** - The applicant shall install two (2) street signs along the La Salle Drive cul-de-sac indicating parallel parking. The signs will be in conformance with MUTCD and the location shall be shown on the construction drawings.
- A3.1 **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 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.
 - A3.2 **STORM DRAIN INLETS AND WATERWAYS** - Per the San Mateo Countywide Water Pollution Prevention Program's C.3 requirements, the applicant shall mark with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City standards on all storm inlets surrounding and within the project parcel.

A3.3 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 \$5,000.00. 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.

Fire Conditions

A4.0 FIRE SPRINKLER SYSTEM: Install an N.F.P.A. 13 fire sprinkler system complying with local amendments in all new and existing buildings. Submit under separate fire plan check and permit. Separate plan check permit is required for the underground fire service.

A4.1 COMBINATION SPRINKLER/STANDPIPE: Install a combination fire sprinkler/standpipe system on each level with 2½” x 1½” reducer caps. Submit under separate fire plan check and permit. Use installation standard NFPA 14 and local amendments.

A4.2 FIRE ALARM SYSTEM: Install a fire alarm system per CFC Chapter 9 and complying with local amendments. Submit under separate fire plan check and permit. Use installation standard NFPA 72.

A4.3 FIRE ASSEMBLIES AND APPLIANCES – The final location of fire service backflow preventors, fire department connections and the juncture of fire service lines to the water main grid shall be approved by fire and documented on the Fire Sprinkler plans.

A4.4 ROOF LADDERS – If roof elevations are different by 3 feet or more and where the slope is at or exceeds 1 in. rise over 4 in. run, stationary, interconnected ladder and footpath systems to the roof top shall be provided on building permit

plans. The design of these ladders is subject to review and approval by the Fire Marshal.

- A4.5 **TURN-AROUND:** A fire apparatus turn-around shall be provided for distances over 150 feet from public streets. The applicant shall provide red curbs, curb lettering and fire lane signs to indicate no parking.
- A4.6 **ACCESS ROAD:** The applicant shall provide a 20 ft wide all weather surface (paving) for emergency vehicle access within 150 feet of all construction or combustible storage. This access shall be provided before any construction or combustible storage will be allowed.
- A4.7 **DRIVEWAY ACCESS:**A Fire Department driveway access serving dwelling/structures 30 ft or less in height shall have a minimum 20 foot unobstructed linear width. These driveways/access roads shall be designated as Fire Lanes with no parking. Driveway /access road shall meet Fire Department standards for surface type concrete or asphalt), distance, weight loads (68,000 LBS), turn radius (inside turn radius 39 ft and outside turn diameter of 105 ft), grades, and vertical clearance (13ft-6in). The applicant shall provide red curbs, curb lettering or fire lane signs in accordance with local amendments.
- A4.8 **KEY BOX –** Install Knox key box(s) 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. Provide keys as required.
- A4.9 **KEY SWITCH FOR SECURITY GATES:** Installed security gates shall be provided with a Fire Department approved lock or key box to allow Fire Department access. The minimum width of the gates shall be 15 feet clear width opening. Automatic operated gates shall be provided with a means to provide access in the event of power loss. Contact the Bureau of Fire Protection and Life Safety for specific requirements.

**Parks & Rec.
Conditions**

- A5.0 TREE PROTECTION - The applicant shall submit a “Tree Protection Plan” as described in SMMC Section 13.52.025(c) is to be prepared by an ISA Certified Arborist and approved by the City Arborist prior to issuance of any permits for this site. (As per SMMC 27.71.070). Please add this as a sheet in the plan set.
- A5.1 The applicant shall protect all major vegetation designated to remain from damage during construction. Tree protection shall comply with all provisions of the Heritage Tree Ordinance, approved arborist's report, and any requirements imposed by the City. The following tree protection measures shall be shown on building permit drawings:
- a) Protective fencing shall be located at the drip line of existing major vegetation to remain. This protective fencing shall be constructed of solid wood, chain link, or other solid materials subject to approval of the Zoning Administrator.
 - b) All recommendations for tree preservation contained in the approved arborist report, and/or additional requirements imposed by the City.

In addition, the following requirements shall be complied with at all times during construction:

- c) Oil, gas, chemicals, or construction materials shall not be stored within the drip line of trees that are designated to be preserved.
- d) Signs, wires, or other types of obstructions shall not be attached to trees.
- e) Trenching under the drip line of trees is to be avoided. If trenching is necessary, trenches are to be hand dug and major roots retained.

All tree protection measures shall be constructed prior to issuance of a grading permit, demolition permit, or building permit. The applicant shall contact the Parks Department to inspect the tree protection

measures prior to issuance of any permits on the property.

- A5.2 TRENCHING PLAN- A trenching plan will be submitted and reviewed by the City Arborist to ensure trenching under the drip line of trees is avoided.

B. THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR BUILDING SUPERSTRUCTURE PERMIT AND/OR SHALL BE MET PRIOR TO THE ISSUANCE OF WHICHEVER PERMIT IS ISSUED FIRST.

**Public Works
Conditions**

- B1.0 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 shall be paid prior to issuance of the superstructure building permit.
- B1.1 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 fee shall be paid prior to issuance of the superstructure building permit.
- B1.2 SOUTH TRUNK AREA SEWER IMPROVEMENT FEE - In order to meet the increased demands on the South Trunk Sewer system created by this project, the applicant shall contribute fees toward the construction cost to increase its capacity based upon the project's average projected sanitary flow. The fee amount will be based upon the City Council resolution in effect at the time the building permit application is made. The fee shall be paid prior to issuance of the superstructure building permit.

C. THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**Planning
Conditions**

- C1.0 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.
- C1.1 LETTER OF COMPLIANCE – The designer or architect of record shall submit a stamped and signed letter of compliance that the construction is consistent with the approved building permit plans, prior to scheduling the final Planning Division inspection.
- C1.2 SCREENING OF ROOFTOP MECHANICAL EQUIPMENT – All rooftop mechanical equipment must be screened by a solid enclosure or parapet wall, in conformance with the approved planning application. Rooftop screening shall be constructed with the same building materials as the building exterior, or other compatible materials as approved by the Chief of Planning and/or Zoning Administrator.

Fire Conditions

- C2.0 ELECTRICAL POWER DISCONNECTING MEANS: Provide a key switch to disconnect (shunt) the building electrical power by Fire Department personnel. Contact the Bureau of Fire Protection and Life Safety to coordinate the exact location for such devices.
- C2.1 FIRE AND LIFE-SAFETY REQUIREMENTS FOR OCCUPANCY: All fire protection systems shall be installed and approved by the fire department. All exits, signage, emergency lighting, rated construction, fire assemblies, fire extinguishers, evacuation signs as required, smoke control, generators, HVAC smoke detection as required, elevator recall and building address numbers shall be installed and approved by the fire
- C3.0 FIRE APPARATUS ACCESS: Maintain a not less than 20 ft wide clear all weather surface (paving) for emergency

vehicle access. This access shall be provided and approved by the fire department before any construction or combustible material will be allowed.

- C3.1 HYDRANT CLEARANCE: Maintain a 3 ft clear space around all fire hydrants and accessible. Hydrants shall be installed, tested, flushed and approved by the fire department prior to any combustible materials brought onto the work site.
- C3.2 PREMISE NUMBER: The applicant shall insure that any and all buildings will be posted with an address number easily visible from the street or fire access road.
- C3.3 FIRE SAFETY DURING CONSTRUCTION – Buildings under construction shall comply with the requirements of the California Fire Code. All additional fire permits required by the California Fire Code shall be obtained from the Bureau of Fire Protection and Life Safety.
- C3.4 PROGRAM SUPERINTENDENT: The owner shall designate a program superintendent that shall be responsible for the fire prevention program and shall develop and maintain an approved pre-fire plan in cooperation with the fire department. The fire department shall be notified of changes affecting any information in the pre-fire plans.
- C3.5 FIRE-SAFETY DURING DEMOLITION – Building under construction or demolition shall comply with the California Fire Code. In addition to the requirements of Chapter 14 the following items shall be followed during the demolition of any structure:
 - a. Where a standpipe exists within a building it shall be maintained in operable condition for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.
 - 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.

C3.6 BARRICADES, FENCES, or GATES ACROSS FIRE ACCESS ROADWAYS: The installation or use of barricades, fences, or gates across emergency vehicle access roads shall have prior approval of the fire chief.

C3.7 BUILDING EGRESS– Adjacent buildings/properties shall not have their required egress restricted or compromised at any time during the construction of this project.

D. THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

Building Conditions

D1.0 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 23.06.060, for limited periods, if the Building Official finds that:

- a) The following criteria are met:
 - 1) 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
 - 2) An emergency situation exists where the construction 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.
- b) The exemption will not conflict with any other conditions of approval required by the City to mitigate significant impacts.
- c) 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.
- d) The approved hours of construction activity will be posted at the

construction site in a place and manner that can be easily viewed by an 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.

**Planning
Conditions**

D2.0 PORTABLE CLASSROOMS - The proposed portable classrooms are to be on-site during construction only.

D2.1 FACULTY/STAFF PARKING DURING CONSTRUCTION - During construction, if the existing 27 parking spaces on-site for staff/faculty are unavailable, provisions for additional parking shall be provided off-site at 1900-2000 Alameda de las Pulgas.

**Public
Works
Conditions**

D3.0 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: **Site to La Salle Drive to W. 20th Avenue to Alameda de las Pulgas to Highway 92**. 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 impacts the public right-of-way shall be removed immediately. No wash down of dirt into storm drains will be allowed. 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 the first City permit and shall be enforced during construction. Failure to enforce the parking plan may result in suspension of the City permits.

D3.1 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. Detailed information can be located at:
<http://www.flowstobay.org/documents/business/construction/SWPPP.pdf>

**Parks &
Rec.
Conditions**

D4.0 TREE PROTECTION - The following requirements shall be complied with at all times during construction:

- a) Oil, gas, chemicals, or construction materials shall not be stored within the drip line of trees that are designated to be preserved.
- b) Signs, wires, or other types of obstructions shall not be attached to trees.

Trenching under the drip line of trees is to be avoided. If trenching is necessary, trenches are to be hand dug and major roots retained.

E. THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

**Planning
Conditions**

E1.0 WRITTEN ANNUAL COMPLIANCE LETTER - The Carey School shall submit a written letter to the Zoning Administrator of the City Planning Division on an annual basis no later than September 1st of each academic year that includes a written assessment of compliance with the conditions of approval described in section E1.1-E1.10.

- E1.1 AUTHORIZED USES- This school (“school”) is allowed those uses and activities typically associated with an elementary school including but are not limited to the following: academic studies, administration, kitchen and dining facilities, daily athletic activities as part of the standard curriculum, interscholastic athletics, performing arts or cultural productions, after school clubs and academies, school-related meetings, parent-teacher conferences, back-to-school nights, graduation ceremonies, educational conferences, teaching institutes and training programs, tutoring, speaker series, summer camps/programs, performing arts presentations and any other use related to a school use. The school facility is hereby authorized to be utilized by other organizations that are not affiliated with the school for private or public events subject to the Special Events Ordinance in effect at that time. Additional uses not specified herein are subject to a determination by the Zoning Administrator that the proposed use is similar to those listed uses.
- E1.2 STUDENT ENROLLMENT – The Carey School shall be limited to a maximum student enrollment of 249 children.
- E1.3 FACULTY/STAFF EMPLOYED– The maximum number of faculty/staff employed by The Carey School shall not exceed 47 persons.
- E1.4 OFF-SITE FACULTY/STAFF PARKING – A parking agreement shall be maintained which provides a minimum of 20 off-site parking spaces for school faculty/staff on a weekday basis at 1900-2000 Alameda de las Pulgas. Should parking at 1900-2000 Alameda de las Pulgas become unavailable for use during the weekday for faculty/staff parking, the school shall submit within 30 days of termination of the lease a report to the Zoning Administrator of the City Planning Division indicating measure taken to replace the loss of the off-site faculty parking.
- E1.5 OFF-SITE PARKING FOR SCHOOL EVENTS– Throughout the school year, a parking agreement shall continue to be maintained which provides a minimum of 150 off-site parking spaces for limited evening school events. Prior to the event, attendees shall receive information about parking and circulation for the subject event. Professional, temporary directional signage shall be installed (and removed) the evening of said event and school monitors shall be utilized to direct attendees to off-site parking. Evening school events

shall be terminated immediately if parking at 1900-2000 Alameda de las Pulgas becomes unavailable for use by The Carey School unless an alternative location and lease agreement is review and approved by the Zoning Administrator.

E1.6 CAREY SCHOOL TRAFFIC ANALYSIS BY HEXAGON - The school and summer camp programming must comply with all recommendations and findings of the Traffic Impact Analysis prepared by the City's traffic consultant, Hexagon Transportation Consultants dated November 2, 2012.

E1.7 CIRCULATION MEASURES – The school and summer camp programming shall comply with the following circulation measures for daily pick up and drop off of children:

- a) Monitors - During school drop off and pick up hours, a minimum of three school staff persons shall be designated for the exclusive purposes of facilitating circulation at a minimum of the following three locations: La Salle Drive, Alameda de las Pulgas, and 20th Avenue.
- b) Loading Zones on Alameda - The designated “loading only” areas on Alameda de las Pulgas shall be honored and enforced.
- c) La Salle Drive Cul De Sac – Parallel parking only shall be honored and enforced.
- d) Loading and Unloading Students - Third, fourth, and fifth grade students only shall be picked up and dropped off on Alameda de las Pulgas. Grades kindergarten to second shall be picked up and dropped off on La Salle Drive.
- e) Driveway signage on La Salle Drive – Temporary, professional grade and quality, removable (A-frame type) signage for the sole purpose of restricting usage of residential driveways on La Salle Drive by Carey School or summer program patrons shall be placed twice a day, at each driveway apron along La Salle Drive, just prior to and throughout drop off and pick up hours.

- E1.8 PARKING AND TRAFFIC PLAN BY CAREY SCHOOL– Annually the school shall ensure that each Carey School family receives an updated copy of the school’s Parking and Traffic Plan including evening events Parking Protocol.
- E1.9 SUMMER CAMP OR PROGRAMS - Summer camp or programs shall be limited to the following days: Monday –Friday and the following hours: 7:00am-7:00pm. The number of faculty/staff shall be limited to a maximum of 27 persons. All faculty/staff parking for summer camp programs shall be accommodated on-site. No evening events are permitted. Summer camp programming shall comply with the Traffic Impact Analysis by Hexagon Traffic Consultants including, but not limited to, the circulation measures described in these conditions of approval.
- E1.10 HOURS OF OPERATION – The following sets forth the daily hours of operation for the school property of Monday through Friday 7:00am to 7:00pm. The hours of operation established in this condition do not include limited evening events held during the school year only. These evening events are estimated to be approximately four a year.

**Fire
Conditions**

- E2.0 SECURITY GATES – If security gates are desired at any entrance to the project the gates shall be provided with a Fire Department approved pad lock or key box to allow Fire Department access. The minimum width of the gates shall be (15’) feet clear opening width. Contact the Bureau of Fire Protection and Life Safety for specific requirements.
- E2.1 FIRE LANE DESIGNATION – Fire lanes are required to be installed in interior access roadways in locations where vehicle parking would encroach on the not less than 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 Sprinkler Systems and Fire Alarm Systems shall be maintained and operational at all times. Under no circumstances shall the fire sprinkler and/or fire alarm system be non-operable without prior written notification and approval by the Fire Department.

**Police
Conditions**

E3.0 SECURITY LIGHTING - Perimeter Lighting Plan for this site to **remain in conformance** with the City of San Mateo Security Ordinance as applies to Security Lighting:

CITY OF SAN MATEO SECURITY ORDINANCE
Compliance with the Security Ordinance is Required

23.54.060 EXTERIOR SECURITY LIGHTING.

(a) Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to all commercial and multifamily residential buildings shall be provided with lighting sufficient to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers.

(1) All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

(2) Business premises, while closed after dark, must be sufficiently lighted by use of interior night lights equipped with motion detectors to make clearly visible the presence of any person within the premises.

(3) Exterior door, perimeter, parking area and canopy lights shall be controlled by photocell or timer and shall be left on during hours of darkness or diminished lighting.

(b) The lighting required in subsection (a) of this section shall be installed according to project specific illumination levels prescribed and a lighting plan reviewed and approved by the Police Department and the Building Official. Review and approval shall be based upon criteria including but not limited to:

(1) The nature and use of the area within the development;

(2) The type of area in which the development is located;

(3) The hours of use of the area to be lighted;

(4) The frequency of use of the area to be lighted;

(5) Existing lighting in the area;

(6) Past Criminal or crime related incidents in the area;

(7) Physical characteristics of the structure and/or development under proposed construction.

(c) Lighting levels shall comply with current Energy Code requirements.

(d) The lighting system shall be so designed as to limit light spill beyond property lines and to shield the light source from view from off site.

**City
Attorney**

- E4.0 PENALTY – In accordance with San Mateo Municipal Code section 27.02.210-Violations of Planning Application Conditions, any violation of any of the conditions of approval is unlawful and will subject the property owner to the penalties set forth in Chapter 1.04-General Penalty of the San Mateo Municipal Code as well as any other available legal remedies.

- E4.1 INDEMNIFICATION – Property owner will defend, indemnify, and hold harmless the City of San Mateo, its elected and appointed officials, employees, and agents from and against any costs, claims, or liabilities arising out of the approval of this planning application, including, without limitation, any award of attorney fees that might result from third party challenge. If property owner is required to defend the City, the City shall retain the right to select the counsel who shall defend the City.