

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.

- A1.3 PRE-CONSTRUCTION CONFERENCE - A pre-construction conference shall be held at a time and location agreed upon by the City and applicant for the purpose of reviewing Conditions of Approval and construction-site procedures. The building owner/developer shall be represented by his design and construction staffs, which include any sub-contractors. Departments having conditions of approval for the project will represent the City.
- A1.4 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, whichever comes first. Fees for tree removal shall be based on the number of trees to be removed in accordance with City regulations.
- A1.5 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.
- A1.6 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, whichever comes first. Fees for tree removal shall be based on the number of trees to be removed in accordance with City regulations.
- A1.7 ABOVE GROUND UTILITIES, EQUIPMENT, AND DEVICES - All ground level utilities, equipment, and other project related operational devices shall be designed and located as delineated on the approved planning application drawings. These project utilities shall be incorporated into the design of the project and screened from public view by a solid wall or solid fence, and/or perimeter landscaping. Final location and screening shall be reviewed and approved by the Zoning Administrator before installation.
- A1.8 TRANSFORMERS, UTILITIES, BACK FLOW PREVENTOR DEVICES - Final plans shall indicate the location of all PG&E transformers, meter boxes, and back flow preventor devices. These structures shall not be

located in any street frontage or private yard area. Locations shall be setback as far as possible from street frontages and shall be fully screened with landscaping or other screening material.

A1.9 TRASH AND RECYCLING ENCLOSURES - All ground level trash and recycling enclosures must be screened from public view by a solid wall or solid fence, and/or perimeter landscaping. These facilities shall be designed and located as delineated on the approved planning application drawings.

A1.10 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.

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

A2.3 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.

A2.4 DEMOLITION - Demolition permits shall be issued in accordance with California Building Code Chapter 33. Prior to permit issuance, a completed Worksheet/Application and a Demolition Plan must be submitted and approved by the Building Official. This form is available at the Building Division Counter.

A2.5 HAZARDOUS MATERIALS - As required by state law, an asbestos and lead paint abatement scope of work will be developed prior to issuance of a demolition permit for the structure on the project site. All measures outlined in this scope of work will implements as part of the project. This scope of work will outline the performance parameters for hazardous remediation standards and regulatory compliance criteria. In addition, any asbestos abatement contractors performing work on the site will be licensed by the State. Buildings of the age of those on the project site may contain mercury and/or PCBs. Therefore these hazardous materials shall be found and removed prior to demolition and recycling. This will be verified as part of a final hazardous materials report prepared by a qualified consultant and will be submitted to the building division prior to issuance of a demolition permit.

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. 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 MARKINGS** - The applicant shall install necessary street markings of a material and design approved by the City Engineer, and replace any that are damaged during construction. These include but are not limited to all pavement markings, painted curbs and handicap markings. All permanent pavement markings shall be thermoplastic. 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 red curb within the proposed City right-of-way with a City seal.
- B. **DRIVEWAY APPROACHES** - The applicant shall install two (2) City Standard Commercial driveway approaches as shown on the approved plans. The new commercial driveway approach shall be constructed per City Standard Drawing 3-1-148.
- C. **DRIVEWAY REMOVAL** - The applicant is to remove the existing driveway approaches located E. Poplar Avenue and N. Delaware Street 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 estimates that approximately seven hundred (700) square feet of sidewalk and one hundred (100) lineal feet of curb and gutter will be necessary to replace the existing driveway approaches.
- D. **DRIVEWAY TRANSITIONS** - The applicant shall construct one (1) new driveway transitions at the existing driveway approach on N. Claremont Street per City Standard Drawing 3-1-148 – Standard Commercial Driveway Approach.
- E. **SEWER LATERAL** - The applicant shall install a sewer lateral connection from the property line to the existing sanitary sewer lateral located in the street right-of-way.
- F. **CONNECT TO STORM DRAIN INLET** - The applicant shall connect two (2) storm drain pipes to existing drainage inlets on N. Delaware Street, as shown on the approved plans.
- G. **STREET LIGHTS – City-Wide Post Top.** The applicant shall provide and install post top street lights per the City’s Citywide Pedestrian Master Plan for pedestrian scale lighting on N. Delaware Street and E. Poplar Avenue. Any new service point connection required to power the new lights shall be shown on the construction drawings along with the conduit, pull boxes and other items necessary to install the street lights. An Isometric lighting level needs to be provided by the

designer/contractor. The lights shall be Washington Series Post Top, LED King Luminaire fixtures, LED LUMEC fixtures, or approved equal. This will be a Type III or Type V depending on the Isometric lighting report provided by the designer/contractor. The light shall be Post Top fixture with finial, ribs, bands and medallions mounted on a 14' fluted North Yorkshire style cast aluminum pole 14' fluted Hapco (Dwg. No. B81200) cast aluminum pole; or c) Approved equal. The color of the pole shall be Tiger Drylac Brand Midnight Green (49/51540, RAL 6012, batch #CAL 7572). The base shall fit the City Standard 11" bolt circle pattern slotted for adjustment from 10" to 12" and shall be constructed on a street light base per City Standard Drawing 3-1-161 with 1" bolts. The square bolt pattern configuration shall be installed parallel to the face-of-curb. The final location and style of street lights and poles are to be reviewed and approved by the Zoning Administrator and City Engineer during review of the submitted construction lighting plan. As these lights are a long lead-time item, it is recommended that the applicant contact the manufacturer early in the construction phase of the project.

- 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.

For project sites which involved land disturbance of one or more acres (Type IV projects): 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.

- 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 **GARBAGE/RECYCLE STORAGE AND SERVICE** – The property owner shall provide an area for the purposes of storing garbage and recycling material bin(s) for scheduled servicing by the local provider. The bins may be placed on the street for a maximum of two hours; one hour prior to the scheduled servicing time, and must be removed from the street within one

hour after the service. The compacted garbage and recycling bins shall be brought to the loading zone on the day of service and returned to the garbage/recycling enclosure by the property owner. The bins are not to be in public view or in the public right-of-way prior to, or beyond the scheduled service times.

- A3.4 UNDERGROUND UTILITIES - The applicant must 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.
- A3.5 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. 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. The applicant shall install the bio-retention areas, as shown on the approved plans. The permanent structural controls for water quality protection plans shall include O&M (operation and maintenance) procedures for such control features and 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.
- A3.6 PARKING LOTS - The applicant shall submit plans for all required off-street parking lots showing proper grading, drainage, and parking dimensions in conformance with City parking standards. The plans shall be approved by the City Engineer prior to the issuance of any City permits.
- A3.7 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	FUEL TANK - Any and all above ground fuel tanks shall conform to the 2010 California Fire Code (CFC).
Parks & Rec. Conditions	A5.0	TREE PROTECTION - All work within the tree protection zone is to be done by hand or hand held equipment. No self propelled equipment is to enter the tree protection zone. Project arborist to monitor on all work performed in the tree protection zone of trees.
	A5.1	TREE PROTECTION IMPLEMENTATION – Project arborist to confirm by written report including photographs that tree protection measures have been properly implemented; chain link fencing, mulch, irrigation.
	A5.2	TREE PROTECTION MONITORING – Project arborist to perform monthly inspections and submit report to City Arborist.
	A5.3	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.

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.

All tree protection measures shall be constructed prior to issuance of a grading permit, demolition permit, or building permit.

- A5.4 TREE PROTECTION PLAN - The Tree Protection plan should be made a detail on the site plan. Reference is made to the fencing only.
- A5.5 TREE PROTECTION (COMPLIANCE) - The Tree Protection Plan should comply with section 13.52.025 part c.2, 3, 4, 5, 6 and 8. Project Arborist to provide letter with photos of tree protection measures property implemented as per the tree protection plan. Letter to be submitted to the City Arborist. Project Arborist to conduct site visits once per month and submit a report of findings and recommendations by email to City Arborist.
- A5.6 TREE PROTECTION (TRUNK) - Provide a trunk wrap on those trees where the surrounding pavement will be excavated. The trunk is to be wrapped with a 2-inch layer of orange plastic construction fencing as padding from the ground to the first branch. Wooden slats 2-inches thick are to be bound securely, edge to edge, on the outside of the plastic fencing. A single layer of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the Project Arborist.
- A5.7 TREE PROTECTION (MULCH) - All protected trees are to have six inches of clean wood chip mulch installed within the tree protection fencing. The mulch is not to cover or touch the trunk.
- A5.8 TREE PROTECTION (WATERING) - Supplemental water is to be provided as needed by the contractor and monitored by the Project Arborist.
- A5.9 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 established in the annual Comprehensive Fee Schedule.

B. 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.

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| Planning
Conditions | B1.0 | CULTURAL RESOURCES - The building site and any areas which will be cleared for landscaping and/or access improvements should be re-inspected after buildings, pavement and other ground obscuring materials have been removed. In the event that materials are found which suggest that intact deposits of archaeological soils (midden) are present and will be impacted by construction related earthmoving, archaeological monitoring should be required for the duration of excavation and/or until the project archaeologist is satisfied that no further archaeological materials will be disturbed. Monitoring will serve to identify any potentially significant archaeological materials, cultural features, other forms of information and human remains (either isolated or in the form of intact burials) which should be recorded and/or removed for study before earthmoving is allowed to recommence in areas defined as archaeologically sensitive. In the event that human remains are discovered, it will be the responsibility of the project sponsor to contact the County Coroner's Office and the Native American Heritage Commission (NAHC). It is the responsibility of the NAHC to name a Most Likely Descendant (MLD) who will represent tribal interests regarding the method of removal of any human remains and associated grave goods as well as the place of reburial of these materials. |
| Fire
Conditions | B2.0 | The address numbers shall match city standard and be easily visible from N. Delaware |
| | B2.1 | 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. |
| | B2.2 | 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. |
| | B2.3 | FIRE HYDRANTS - All fire hydrants in vicinity to the project site shall be upgraded to a Clow model 960 or equivalent consisting of (2) |

2½ inch and (1) 4½ inch outlet. Each hydrant shall be capable of providing a minimum fire flow of 1500 gpm at 20 psi residual pressure. Water supply for fire protection is required to be installed in accordance with California Water Service specifications. The water supply shall be tested, flushed and approved operable PRIOR to 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. One hydrant shall be on structure side of road within 50 feet of the fire sprinkler FDC.

- B2.4 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.
- B2.5 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.
- B2.6 FIRE SPRINKLER SYSTEM: Install an N.F.P.A. 13 or fire sprinkler system complying with local amendments. Submit under separate fire plan check and permit. Separate plan check permit is required for the underground fire service.
- B2.7 The Conference room on 2nd floor shall have two exits.
- B2.8 ELEVATOR – The car shall be gurney sized
- B2.9 Store room – provide single swing exit door, show height of racks, show type of storage (in rack fire sprinklers may be required)
- B2.10 ROOF ACCESS - Provide one stair to the roof.

Police
Conditions

- B3.0 FURTHER CPTED REVIEW / FOOTPATHS, etc. –
This site appears well designed with security concerns addressed and measures in place. As this project continues to develop, further police review for areas of potential criminal activity, Crime Prevention Through Environmental Design (CPTED) issues and compliance with the City of San Mateo’s Security Ordinance (summarized below for your reference) may be required. It is the position of the San Mateo Police Department in particular that any open areas and footpaths open to potential public access are subject to scrutiny and review for the potential for criminal activity. This may generate further conditions at the Building Permit Phase.

B3.1 LIGHTING AND SECURITY ORDINANCE

Lighting will need to be evaluated on a photometric plan. SMPD's recommendation for these areas and any other footpaths or areas of public access will be an average of 1 foot-candle with a minimum lumens of about 0.3 fc. This will need to be addressed and approved at the Building Permit Phase.

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.

C. 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.

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| 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 | FINANCIAL SECURITIES FOR LANDSCAPING - Prior to issuance of occupancy permit, 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. |
| | C1.3 | VERIFICATION OF LANDSCAPE INSTALLATION – The applicant shall submit a letter prepared by the project landscape architect stating that all landscape improvements (including trees, shrubs, and irrigation systems) have been installed in compliance with the approved landscape plans submitted to the City for construction. If required by State law, the applicant shall also submit a “Certificate of Completion” consistent with California Code of Regulations Title 23, Division 2, Chapter 2.7 (Model Water Efficiency Landscape Ordinance). |
| Building
Conditions | C2.0 | ART IN PUBLIC PLACES – If applicable, based on the valuation of the construction for the project, the applicant shall be required to comply with Section 23.60 of the San Mateo Municipal Code for Art in Public Places or pay a fee in lieu of dedication of public art equal |

one-half of one percent of the total building valuation, excluding land acquisition and off-site improvement costs. The final fee will be paid into the Art in Public Places Fund and will be determined based on the approved project and construction drawings. The fee shall be paid prior to occupancy.

C2.1 CHILD CARE DEVELOPMENT FEE – If applicable, based on commercial projects over 10,000 sq. ft. of either: a) new commercial development, b) addition of square footage to existing commercial development, and/or c) commercial tenant improvements requiring a planning approval, the applicant shall be required to comply with City Council Resolution No. 88 – (2005). The final fee will be based on the square footage of the entire project. It shall be paid into the Child Care Development Fund and will be determined based on the approved project and construction drawings. The fee shall be paid prior to occupancy.

Parks & Rec. Conditions C3.0 TREE PROTECTION FINAL INSPECTION REPORT- Project Arborist to complete a final inspection report with photos after tree protection fencing etc. is removed.

D. 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 SAID PERMIT.

Public Works Conditions D1.0 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 first superstructure building permit.

D1.1 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 first superstructure building permit.

D1.2 SEWER CHARGE – SANITARY SEWER INCREASE CHARGE - The applicant shall pay a fee proportional to the project's share of the increase amount of sewage generated by the project. The fee 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 first superstructure building permit.

- Fire Conditions
- D2.0 ADDRESSES – The address numbers shall match city standard and be easily visible from N. Delaware
 - D2.1 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.
 - D2.2 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.
 - D2.3 FIRE HYDRANTS - All fire hydrants in vicinity to the project site shall be upgraded to a Clow model 960 or equivalent consisting of (2) 2½ inch and (1) 4½ inch outlet. Each hydrant shall be pressure. Water supply for fire protection is required to be installed in accordance with California Water Service specifications. The water supply shall be tested, flushed and approved operable PRIOR to 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. One hydrant shall be on structure side of road within 50 feet of the fire sprinkler FDC.
 - D2.4 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.
 - D2.5 Fire alarm on separate submittal 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.
 - D2.6 FIRE SPRINKLER SYSTEM: Install an N.F.P.A. 13 or fire sprinkler system complying with local amendments. Submit under separate fire plan check and permit. Separate plan check permit is required for the underground fire service.

- D2.7 ELEVATOR – The car shall be gurney sized.
- D2.8 The Conference room on 2nd floor shall have two exits.
- D2.9 Store room – provide single swing exit door, show height of racks, show type of storage (in rack fire sprinklers may be required)
- D4.10 ROOF ACCESS - Provide one stair to the roof. capable of providing a minimum fire flow of 1500 gpm at 20 psi residual

E. 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.

Public Works Conditions E1.0 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. This agreement shall be executed prior to the first occupancy of the building.

- Fire Conditions
- E2.0 The address numbers shall be installed and match city standard easily visible from N. Delaware
 - E2.1 KEY SWITCH FOR SECURITY GATES: Shall be installed and operational - 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.
 - E2.2 KEY BOX – Knox key box(s) shall be installed on the building 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.
 - E2.3 FIRE HYDRANTS/FIRE ASSEMBLIES AND APPLIANCES – Shall be installed and operational.
 - E2.4 FIRE SPRINKLER SYSTEM: An N.F.P.A. 13 fire sprinkler system complying with local amendments shall be installed and operational.

- E2.5 The Conference room on 2nd floor shall have a second exit
- E2.6 ELEVATOR – The car shall be gurney sized
- E2.7 Store room – Single swing exit door, show height of racks and type of storage shall be approved by the Fire Dept.
- E2.8 ROOF ACCESS - Stair to the roof shall be installed.
- E2.9 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.
- E2.10 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.

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

- Planning
Conditions F1.0 ARCHAEOLOGICAL FINDS - In the event of the discovery of archaeological resources, the applicant shall be responsible for halting construction activities, notifying the Chief of Planning, and retaining a qualified archaeologist. The archaeologist will be required to evaluate the uniqueness of the find and to contact local Native American and Historical organizations, and shall recommend a further course of action.
- F1.1 PALEONTOLOGICAL RESOURCES - Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be halted immediately within 50 feet of the discovery. The City of San Mateo Planning Division shall be immediately notified, and the applicant shall be responsible for retaining the services of a qualified paleontologist to determine the significance of the discovery. The paleontologist shall evaluate the uniqueness of the find, and prepare a written report documenting the find and recommending further courses of action. Based on the significance of the discovery, the actions may include avoidance, preservation in place, excavation, documentation, recovery, or other appropriate measures as determined by the paleontologist.
- Building F2.0 BUILDING CONSTRUCTION ACTIVITIES - The following provision to

Conditions

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.

Public Works Conditions

F3.0 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.

F3.1 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: **To: US 101 S/B to E. Poplar Avenue to Site. US 101 N/B to E. Third Avenue to Delaware Street to Site. From: Site to E. Poplar Avenue to US 101 S/B. Site to N. Delaware Street to Peninsula Avenue to US 101 N/B.** 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 City permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the City permits.

- F3.2 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>
- F3.3 AIR QUALITY DURING CONSTRUCTION- The following BAAQMD measures are recommended to minimize the potential health risk resulting from project construction activities at nearby sensitive receptors:
- a) Enforce an idling time limit for diesel powered construction equipment and vehicles of two minutes.
 - b) Require all contractors to only use equipment that is Tier-4 compliant. The Tier 4 standards require that emissions of diesel exhaust particulate matter (DPM) be reduced by 90%. This mitigation measure would require use of late model engines or older engines using retrofit technology such as particulate filters.
 - c) Prohibit use of diesel generators for electric power because on-site distribution of electricity is available.
 - d) Require construction contractors to substitute electric powered devices for diesel powered devices, where feasible.
 - a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per

day.

- b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations. Clear signage shall be provided for construction workers at all access points.
- g) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

F3.4 CONSTRUCTION NOISE – The following measures are recommended to reduce temporary noise generated during construction:

- All diesel equipment shall be operated with closed engine doors and should be equipped with factory-recommended mufflers.
- Pile-driving activities shall be restricted to between 8:00 a.m. to 5:00 p.m., Monday through Friday, to limit the intrusiveness of pile driving during the morning and evening hours. This measure is suggested only for construction sites that would use pile drivers within 2,000 feet of residential or sensitive land uses.
- Proposed walls or barriers shall be installed as early as possible to help reduce noise from construction activities.
- Stationary construction equipment shall be kept beyond 100 feet of existing residences.
- Noise attenuation techniques will be employed as needed and feasible to reduce noise levels below 100 dBA L_{eq} in commercial/industrial areas and below 80 dBA L_{eq} at exterior locations in residential areas. Such techniques may include the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between

construction sites and affected uses. Noise attenuation techniques will be verified through measurement of noise levels.

- Whenever feasible, electrical power should be used to run air compressors and similar power tools.
- Contractors shall use "quiet" models of any conventionally noisy construction equipment such as air compressors, jackhammers and other impact tools, as feasible.

Contractors shall designate an employee as the construction noise coordinator and provide an on-site sign that will identify the person and provide a contact number. The coordinator would be responsible for receiving calls from residents or businesses regarding specific construction noise-related complaints. The coordinator would then be responsible for taking appropriate measures to reduce or eliminate noise levels as appropriate. Complaints and the response should be logged and kept on file for review by the City. The construction noise coordinator would act as a liaison between the residents in the vicinity of the construction and the contractor, so perceived noisy activities are addressed as soon as possible.

Fire
Conditions

- F4.0 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.
- F4.1 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.
- F4.2 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.
- F4.3 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.
- F4.4 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.
- F4.5 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.

- F4.6 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.
- F4.7 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.
- F4.8 BUILDING EGRESS– Adjacent buildings/properties shall not have their required egress restricted or compromised at *any time* during the construction of this project.

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

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| Planning
Conditions | G1.0 SPECIAL USE PERMIT - The planning commission shall retain continuing jurisdiction over the Special Use Permit and may at any time, modify, delete or impose any new conditions of the permit to preserve public health, safety and welfare. Any modifications to the Special Use Permit shall be subject to review by the Planning Commission and shall be subject to the conditions of the final approval. |
| Public
Works
Conditions | G2.0 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: <ul style="list-style-type: none">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 pay a fee 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 annual fee shall be in the amount of \$500.00 with an annual increase, if necessary to recover the City’s costs of inspection, in the amount of any CPI increase. |

- C. Label new and redeveloped storm drain inlets with the phrase “No Dumping – Drains to Bay” 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.

City
Attorney

- G3.0 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.
- G3.1 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.