

CITY OF SAN CARLOS



DESIGN REVIEW CODE COMPLIANCE CERTIFICATE

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on April 14, 2015 did grant a **Design Review Approval Certificate** to Silverstone Communities per the plans dated March 30, 2015 prepared by KTG Y for the development of the site located at 1245 San Carlos Avenue (Assessor Parcel Numbers: 050-132-180, 050-132-170, 050-132-140 and 050-132-260) for the purpose of constructing 109 residential units with below grade parking, two levels of public parking and commercial space. The application was approved subject to the following conditions:

1. All structures, parking areas, landscaping, colors and materials shall be situated on the parcel in accordance with the Plan of Development prepared by KTG Y Group, Inc. dated March 30, 2015, consisting of 33 sheets; A0.1 - A7.2, L1, L2, and TM-02 - TM-10 as reviewed by the Planning Commission on April 14, 2015. Any changes determined by the Community Development Director to be substantive from the approved plans shall be reviewed and approved by the Planning Commission.
2. A detailed exterior lighting plan shall be submitted for review and approval by the Community Development Director prior to installation.
3. Fire Department. The following conditions shall be implemented as part of the building permit plans and included in site and building construction:
 - a. An approved automatic fire sprinkler system shall be installed in all new buildings.
 - b. Class I standpipe systems shall be provided for all new buildings.
 - c. Fire Department access roads shall be required when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access.
 - d. Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.
 - e. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (American Association of State Highway and Transportation Officials H-20 Standard) and shall be provided with a surface so as to provide all weather driving.
 - f. All designated fire lanes shall be marked in accordance with Section 22500.1 of the California Vehicle Code.
 - g. Any electronic security gates shall be provided with Knox key switches to provide fire department access.
 - h. The required fire flow of 2500 gallons of water per minute (gpm) at the minimum residual pressure of 20 psi shall be required.
 - i. The minimum number of fire hydrants and spacing requirements available to the building shall not be less than that listed in *International Fire Code Appendix C*, and all fire

hydrants must be within fifty-feet (50'), of the fire department connections for the fire sprinkler and standpipe systems.

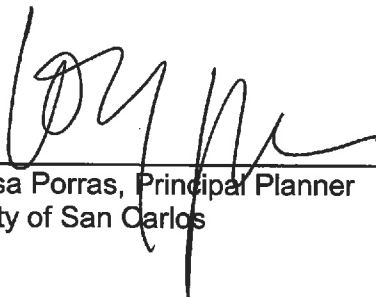
- j. Multiple fire alarm systems within single protected premises are not permitted.
 - k. All fire alarm systems shall be certified by the Underwriters Laboratories.
 - l. Whenever the size, orientation, construction and/or components of a building or structure attenuate public safety radio frequency signals, an in-building communication system shall be installed by the owner to enable point-to-point Fire Department radio communications within, to, and from said building or structure.
 - m. Key boxes of sufficient size shall be installed at all entrances to the buildings. These key boxes shall contain sufficient numbers of keys to allow access to all parts of the building as well as the fire protection equipment and systems.
 - n. All buildings and structures with one or more passenger service elevators shall be provided with not less than one medical emergency service to all landings. The medical emergency service elevator shall accommodate the loading and transport of an ambulance gurney or stretcher (maximum size 24 inches by 84 inches) in the horizontal position.
 - o. The final set of architectural drawings shall include the necessary sheets noted as "Key Fire Protection Plans". These plans must include nothing but fire and life safety requirements based on the State Building and Fire Code, Part 2 and Part 9 of the California Code of Regulations.
4. Sanitary Sewer Requirements. The following are conditions regarding sanitary sewers which shall be shown on improvement plans and building permits to the satisfaction of the Public Works Director and constructed on site.
- a. All sanitary sewer mains and laterals shall be designed according to City Standard Specifications, Guidelines and Details.
 - b. If insufficient sewer capacity is available at the site, a new sanitary sewer must be constructed by the developer as a condition of the site development.
 - c. Easements for public sewer shall be a minimum 10 feet wide. No permanent structures, walls, landscape, etc. shall be located within a public utility easement (PUE). Sewer lines shall be within the center of the easement (approximately 5 feet on each side of easement) to allow for access to line if necessary.
 - d. Sewer shall be designed for peak flow rate not to exceed 2/3 full pipe.
 - e. Minimum roughness coefficient for all pipe materials shall be 0.013 unless approved otherwise.
 - f. Ductile iron pipe shall be used where cover for top of pipe surface is less than 3.5 feet for mains and 3.0 feet for laterals.
5. Storm Drain Requirements. The following are conditions regarding storm drainage which shall be shown on improvement plans and building permits to the satisfaction of the Public Works Director and constructed on site.
- a. All storm drain mains and laterals shall be designed according to City Standard Specifications, Guidelines and Details.
 - b. If insufficient capacity is available at the site, new storm drainage must be constructed by the developer as a condition of the site development. An alternative is to install low impact development (LID) and other green design strategies to allow rainwater to soak into the ground, evaporate into the air, or collect in storage receptacles for irrigation and other beneficial uses.
 - c. Easement for public storm shall be a minimum 10 feet wide. No permanent structures, walls, landscape, etc. shall be located within the public utility easement.

- d. Complete storm drainage calculation is required for all public storm drains and overland releases. Calculations shall delineate existing capacity of existing storm system with the addition of storm water from the development. Calculations shall be signed by a registered Civil Engineer.
 - e. The property owner shall enter into a Stormwater Maintenance Agreement in regards to the permanent treatment measures to be installed.
6. Off-site Improvements. The follow are conditions regarding off-site improvements which shall be shown on improvement plans and building permits to the satisfaction of the Public Works Director and constructed on site.
 - a. All new sidewalks and driveways shall be in compliance with American with Disabilities Act (ADA) requirements and per City Standards.
 - b. Minimum ADA clearance shall be provided for locations of new streetlights, trees, fire hydrants and any power poles.
 - c. Two way driveways shall not be less than 24 feet in width, except for the existing alleyway.
 - d. All driveway approaches shall be constructed per ADA requirements
 - e. New streetlights shall be installed on Walnut Street to the satisfaction of the City Engineer.
7. Parking Structure. The applicant shall install the following improvements in the parking structure:
 - a. Install the Streetline parking system sensors within each public parking space or a looped system at the public parking entrance/exit driveway and an exterior electronic parking space availability sign in the public parking structure to the satisfaction of the Public Works Director.
 - b. Install three (3) electric vehicle charging stations within the residential parking level and three (3) electric vehicle charging stations within the public parking structure to the satisfaction of the Public Works Director.
8. Landscaping. Construction plans shall include landscaping plans and the plans and site installation of landscaping shall be subject to the following conditions:
 - a. The detailed landscape plans and the installed landscape shall be in substantial compliance with the approved preliminary landscape plans included in the Project Plans except as modified by other requirements in this condition.
 - b. The detailed plans shall comply with SMC Chapter 18.18, *Landscaping*, and in particular with Section 18.18.080, *Water Efficient Landscaping and Irrigation*.
 - c. The irrigation system shall be designed to be readily converted to the use of reclaimed water.
 - d. The irrigation system shall incorporate state-of-the-art water management features such as control systems which use real time evaporation/transpiration (ET), rain and wind data to make daily adjustments to the watering time of each station and to pause irrigation during high wind conditions.
 - e. The landscaping shall be installed as shown on the approved detailed landscaping plan prior to the approval of the final building inspection.
9. Landscape Maintenance Agreement. The developer shall be responsible for the maintenance of all the on-site landscaping within the project and shall enter into a landscape maintenance agreement with the City to ensure the maintenance of the on-site landscaping within the project. The agreement shall be to the satisfaction of the City Attorney.

10. Certified Accessibility Specialist (CASp). The applicant shall have the detailed building and site plans reviewed by a Certified Accessibility Specialist to verify that the proposed construction will comply with accessibility requirements. The application for a building permit shall be accompanied by a written report from a Certified Accessibility Specialist verifying that the site and building design comply with all accessibility requirements.
11. Relocation of Utilities. The developer shall be responsible for the relocation of any existing utilities that are located within the footprint of the buildings. The alternative location and the design of the relocated utilities shall be to the satisfaction of the affected utility provider and a new utility easement that is sufficient to accommodate future maintenance of the utilities shall be granted to the utility provider.
12. Interim Public Parking. The developer shall fully implement the Interim Public Parking Plan.
13. Site Security. The developer shall provide private onsite twenty-four hour site security during construction.
14. Crime Prevention through Environmental Design (CPTED). The developer shall have a CPTED review conducted of the building and site design by a qualified professional or the San Mateo County Sheriff's Office: the San Carlos Police Bureau (SC Police Bureau) and submit a written report with recommendations to the Community Development Director. The applicant shall implement recommendations of the report to the satisfaction of the Community Development Director.
15. Park Facilities Development Fee. The developer shall pay the Park Facilities Development Fee pursuant to Chapter 3.34 of the SCMC.
16. Community Coordinator. The developer shall designate a staff person, contractor or consultant to serve as the Community Coordinator who shall be responsible for responding to any complaints about construction activities from the development of the project. The Community Coordinator will review the complaint and institute reasonable measures warranted to correct the problem. Contact information for the Community Coordinator shall be provided to the City, posted at the site and included in information distributed within the area. Prior to starting construction on the property, the developer shall distribute to property owners and tenants within 500 feet of the construction site information about the start of construction activities.
17. Plan Check and Construction Inspection Fees. The developer shall pay all City plan check and construction inspection fees for all work within the public right-of-way in accordance with City's fee schedule.
18. Sanitary Sewer Capacity/Connection Fees. The developer shall pay sanitary sewer capacity/connection fees in accordance with SCMC and as determined by the City Engineer prior to issuance of a building permit.
19. Building Requirements. The plans submitted for building permit shall comply with the following requirements.
 - a. The project shall conform with the City of San Carlos Building Ordinance.

- b. Plans submitted for building permit shall show the location and dimension of garbage and recycling areas which shall be to the satisfaction of Recology, the City's solid waste and recycling handler.
 - c. Retail spaces shall comply with the requirements for accessible bathrooms.
 - d. A soils report to the satisfaction of the Building Official shall be submitted with the building permit application.
 - e. If the soils report recommends shoring for the construction of the buildings, then shoring plans shall be provided to and approved by the Building Official with the building permit application.
 - f. All mandatory measures of CALGreen shall be clearly indicated on plans submitted for building permit, including indoor and outdoor water usage.
 - g. All buildings will be required to be sprinklered.
 - h. Minimum two-hour construction will be required for all ramp, stairway and shaft penetrations through the horizontal assemble for the underground garage areas.
20. Survey Required for Building Demolition. Prior to the issuance of a demolition permit for the demolition of the buildings, a survey of the buildings shall be conducted by a qualified professional for the presence of hazardous materials, such as lead-based paint, asbestos, or mercury. A copy of the survey shall be provided to the Building Official. If hazardous materials are present in the building, they shall be abated in accordance with best practices prior to or as a part of the buildings demolition. Bay Area Air Quality Management District (BAAQMD) regulations require that a "J Number" be applied for and obtained prior to applying for a Building Permit for demolition of an existing structure. The "J Number" from BAAQMD shall be provided to the Building Official prior to issuance of the demolition permit.
21. Below Market Rate: The applicant shall pay the Below Market Rate housing in-lieu fee. The fee shall be determined by staff in compliance with San Carlos Municipal Code chapter 18.16, and City Council Resolution 2010-029. The in-lieu fee shall be paid prior to issuance by the City of a certificate of occupancy for the residential units.
22. Transportation Demand Management (TDM). The applicant shall implement the approved TDM plan as prepared by Hexagon Transportation Consultants dated November 3, 2014.
- Additional Conditions:
23. The contractor shall post contact information on all four sides of the project during the course of construction.
24. The developer to install an elevator in the public parking structure, to the extent feasible to the satisfaction of the City Engineer.
25. Exhaust from the basement parking level to be directed through to the roof, to the extent feasible to the satisfaction of the Building Official.
26. The developer to consider installing permeable and/or reflective paving in paved areas to the extent feasible in consultation with and to the satisfaction of the City Engineer.
27. The developer, in addition to the charging stations shown on the plan, to install the infrastructure for three additional electric vehicle charging stations in the parking garage.

28. The developer either provide solar on 15% of the roof area or provide alternative method of increasing energy efficiency of the building in a like amount, to the extent feasible, in consultation with and to the satisfaction of the Building Official.
29. The developer develop a plan to provide additional accessibility access for persons with limited mobility, but not necessarily handicapped individuals, during the period of construction related to the valet parking.
30. The developer, in consultation with the City, consider motion warning sensors to notify pedestrians of cars approaching and notify drivers of pedestrians, at the parking garage exits, to the extent feasible to the satisfaction of the Building Official and City Engineer.
31. The developer to discuss with the City the feasibility of widening the entrance to the public parking area.
32. City Staff discuss at the conclusion of construction with the homeowners association and the property owners association, the possibility of utilizing any excess parking that may exist in the residential level to share with commercial businesses.
33. Effective Date: The Design Review approval shall not be effective until the Ordinance rezoning the property to Planned Development (PD) is in effect.



Lisa Porras, Principal Planner
City of San Carlos

Effective Date: July 9, 2015