

CITY OF SAN MATEO
RESOLUTION NO. ____ (2021)

RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW AND SITE DEVELOPMENT PLANNING APPLICATIONS FOR AN EXCEPTION TO FENCE HEIGHT LIMITS AND TO CONSTRUCT 49 RESIDENTIAL UNITS AND ASSOCIATED PARKING, LANDSCAPING, ROADWAY IMPROVEMENTS, AND COMMON AREAS AT 1919 O'FARRELL STREET APN 039-030-340.
(PA-2020-037, 1919 O'FARRELL STREET APARTMENTS)

WHEREAS, Rocky Shen of DNA Design and Architecture (herein referred to as the "Applicant") submitted a planning application PA-2020-037 with the Planning Division for a Site Plan and Architectural Review (SPAR) and Site Development Planning Application (SDPA) for an exception to fence height limits and to construct 49 residential units and associated parking, landscaping, roadway improvements, and common areas at 1919 O'Farrell St. (039-030-340) (collectively referred to as "Project") in the City of San Mateo ("City"); and,

WHEREAS, San Mateo City Charter and Municipal Code Section 27.06.040 requires final action from the Planning Commission for projects which include Site Plan and Architectural Review for projects of six or more dwelling units; and,

WHEREAS, approval of the applicant's proposal is considered a "Project" for purposes of the California Environmental Quality Act, Pub. Resources Code §21000, et seq. ("CEQA"); and,

WHEREAS, the City finds that the Project is categorically exempt from CEQA under Section 15332 In-Fill Development Projects; and,

WHEREAS, the City finds the Project consistent with the applicable policies of the General Plan and other applicable policies; and,

WHEREAS, the Planning Commission held a public hearing for the Project on October 26, 2021, duly noticed, at which all public comments were considered; and,

WHEREAS, all applicable Conditions of Approval have been attached as Exhibit A;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY FINDS AND RESOLVES that:

1. The Planning Commission finds on the basis of the whole record before it that the Project will not have a significant effect on the environment and is therefore categorically exempt from the provisions of CEQA under CEQA Section 15332.
 - a. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as the applicable zoning designation and regulations.
 - b. The project site is located within an urban setting on a project site less than five acres (0.71 acres).
 - c. The project site has no value for endangered, rare, or threatened species. The project will not have a substantial adverse effect on any riparian habitat or sensitive natural community, or

on any species identified as a candidate, sensitive, or special status species, identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The project will not have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means, and will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, nor will it conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

The project will not impact any threatened or endangered biological resources, and buildings have existed on the site. The project will include the removal of 11 trees, and planting of five new trees on the project site. The project applicant will pay a fee in lieu for the difference between the number of trees removed and the number of new trees to be planted.

- d. Approval of the project will not result in any significant effects relating to traffic. Fehr and Peers, the City's traffic consultant, prepared a Transportation Impact Assessment (TIA). The TIA concludes that while the project is expected to generate 21 new peak hour trips, it will not result in the study intersection operating at an unacceptable level of service and will not cause adverse Level of Service (LOS) effects. The TIA also determines that the project is exempt from a Vehicle Miles Traveled (VMT) analysis.

Steer, the City's transportation consultant, prepared a Transportation Demand Management (TDM) plan. The TDM plan contains numerous measures outlined to encourage use of alternative transportation modes. It should be noted that due to the proximity of the project site to an existing, well-established transit system (Caltrain & SamTrans), the estimated trips will likely be less than anticipated, thus, the project will have a minimal or less impact to the existing traffic load.

The project will not conflict with an applicable congestion management program and will not result in a change in air traffic patterns. The project will not substantially increase hazards due to a design feature or incompatible uses, result in inadequate emergency access or inadequate parking capacity, conflict with other adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. All safety elements will be designed to meet all applicable California Building, Fire, Safety and any other requirements.

- e. Approval of the project will not result in any significant effects relating to noise. The project will not expose persons to or generate noise levels, groundborne vibration, or groundborne noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards, and will not create a substantial permanent increase in ambient noise levels in the project vicinity above existing levels.

The project may expect a substantial temporary or periodic increase in groundborne vibration and ambient noise levels in the project vicinity above levels existing without the project, but

only during construction. Noise generated during construction would differ depending on the construction phase and the type and amount of equipment used at the construction site. The applicant will be required to abide by the conditions of approval, construction work hours, and comply with the City's Noise Ordinance.

- f. Approval of the project will not result in any significant effects relating to air quality. The project will not conflict with or obstruct implementation of the applicable air quality plan, violate any air quality standard or contribute substantially to an existing or projected air quality violation, result in a cumulatively consideration net increase of any criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting a substantial number of people.

The project will have limited impact to air quality and would not subject customers or employees of nearby businesses, visitors, residents, and/or neighbors to objectionable odors.

The project would not result in additional exposure of sensitive receptors to substantial pollutant concentrations in the long term but has the potential to generate dust and other pollutants, during demolition, grading, and construction. However, the impact of dust generated by demolition, grading and/or construction activities is temporary in nature and limited to site preparation and future construction of the new residential development. The City of San Mateo's Public Works Department will impose conditions of approval to minimize dust and vehicle emissions during grading and construction activities.

- g. Approval of the project will not result in any significant effects relating to water quality. The project will not violate any water quality standards or waste discharge requirements or substantially deplete groundwater supplies or interfere substantially with groundwater recharge as the site is not serviced by nearby wells, nor will it alter the existing drainage pattern of the site or area, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

The project will not otherwise substantially degrade water quality or place housing or structures within a 100-year flood hazard area since the project is not located within a 100-year flood plain. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam or create inundation by seiche, tsunami, or mudflow since the project is not located in an area of potential inundation as identified in the City's General Plan.

- h. The site is adequately served by all required utilities. The project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, require or result in the construction of new storm water drainage facilities or expansion of existing facilities. The Public Works department has determined that there is adequate infrastructure capacity serving the site to adequately handle the increases.
- i. The site is adequately served by all required public services. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, in order to maintain acceptable service ratios, response times or other performance objectives for Fire

protection, Police protection, Schools, Parks, or other public facilities. The project will be subject to various impact fees, and is located in an urbanized area served by municipal services, therefore it is not anticipated to significantly impact public services or require the additional construction of public facilities as the proposed multi-family residential use can be accommodated with existing levels of service.

BE IT FURTHER RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF SAN MATEO, CALIFORNIA, AS FOLLOWS:

1. The Project conforms to applicable policies of the Land Use Element of the City's General Plan.
 - a. The Project conforms with Policy LU 1.5 which encourages buildings to maintain the maximum height limits contained in the Building Height Map. The proposed building height is 45 feet, which is in conformance with the maximum height limit of 45 feet.
 - b. The Project conforms with Specific Area Policy PA 8.2 which encourages high density residential developments between Elkhorn Court and O'Farrell Street with heights up to four stories, as delineated on the Building Height and Intensity Plans. The Project, located on O'Farrell Street, is proposed to consist of a four-story, residential apartment building that provides the maximum residential density allowed under the City's Zoning Code and State Density Bonus Law.
2. The Project conforms to applicable policies of the Circulation Element of the City's General Plan.
 - a. The Project conforms to Policy C 2.5 of the Circulation Element in that a Transportation Impact Analysis (TIA) has been prepared for this project. The TIA concludes that the Project is exempt from a Vehicle Miles Traveled (VMT) analysis because it is within a half mile of high-quality transit services, has a floor area ratio greater than 0.75, and provides no more than the minimum parking required by the City.
 - b. The Project conforms to policies C 2.10 of the Circulation Element in that a Transportation Demand Management (TDM) Plan has been prepared for this project. Although the TIA concluded that the Project was exempt from a VMT analysis, the TDM Plan nonetheless recommends further trip reduction measures.
3. The Project conforms to applicable policies of the Housing Element of the City's General Plan.
 - a. The Project conforms to Policy H2.4 of the Housing Element in that the Project provides new affordable housing opportunities in conformance with the City's below-market-rate requirements.
4. The Project conforms to applicable policies of the Urban Design Element of the City's General Plan.
 - a. The Project conforms to Policy UD 2.1 of the Urban Design Element in that the Project has been reviewed by the City's design consultant and was found to comply with the City's Multi-family Design Guidelines which encourages the preservation and enhancement of neighborhood character through building scale, materials, architectural style, quality of construction, open space, location of parking and lot size. The design and use of high quality materials for the proposed four-story building will create a cohesive transition between the existing multi-family developments and commercial office buildings that are lower in height to the south.

- b. The Project conforms to Policy UD 2.4 of the Urban Design Element in that all on-site parking for the Project will be located underground.
 - c. The Project conforms to Policy UD 2.5 of the Urban Design Element in that the Project will provide two common open space areas, exceeding the minimum open space requirement.
- 5. The Project conforms to applicable policies of the Conservation and Open Space Element of the City's General Plan.
 - a. The Project conforms to Policies C/OS 6.1, C/OS 6.3, and C/OS 6.4 of the Conservation and Open Space Element in that the Project will preserve ten of the 12 existing heritage trees on site. The original Project design proposed removing an entire grove of heritage trees, consisting of eight mature Redwood trees, along the western property line. The Project design has since been modified to retain the eight Redwood trees and preserve the character of the grove.
- 6. The Project conforms to applicable policies of the Noise Element of the City's General Plan.
 - a. The Project conforms to Policies N 1.1 and N 1.2 of the Noise Element in that a Noise and Vibration Report has been completed for the Project which provides long-term recommended noise reduction measures and requires an acoustical analysis at later stages of the building permit review process. Additionally, the Project's Conditions of Approval will require noise reduction measures during the construction phase of the Project.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SAN MATEO, DOES HEREBY APPROVE 1919 O'FARRELL APARTMENTS, PA-2020-037 AT 1919 O'FARRELL (039-030-340) BASED UPON THE FOLLOWING FINDINGS FOR APPROVAL TO THIS RESOLUTION AND THE CONDITIONS OF APPROVAL INCLUDED IN EXHIBIT A TO THIS RESOLUTION:

- 1. The Site Plan and Architectural Review (Municipal Code Section 27.08.030) application and associated Conditions of Approval are approved based on the following findings:
 - a. The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood in that:
 - i. The building design has varying heights, various wall articulations, and will be constructed with a mix of high quality building materials.
 - ii. The edges of the building have a smaller apparent mass which provides a transition between the one to three-story structures to the south of the project.
 - iii. The project incorporates two open space areas that utilize a mix of planting materials and pavement treatments to create useable communal areas.
 - iv. One of the open space areas will allow the eight heritage Redwood trees to remain on the site.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City in that:
 - i. The project is consistent with the General Plan and Municipal Code.
 - ii. The project consists of 49 multi-family dwelling units, including four affordable units, for the residents of the San Mateo.
 - iii. The development meets the applicable sections of the Multi-family Design Guidelines.

- c. The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare in that:
 - i. The 49 unit apartment building will improve the surrounding area by providing additional housing units that are in proximity to highway access, public transit, and proposed bicycle and pedestrian infrastructure.
 - ii. The project will be constructed in compliance with all building codes, fire codes, and the City's building security code.
 - d. The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan, and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site.
 - e. The development will not adversely affect matters regarding police protection, crime prevention, and security in that the buildings, paths of travel, and parking facilities will be required to conform to the City's current Security Ordinance through Conditions of Approval.
- 2. The Site Development Planning Application (Municipal Code Section 23.40.040) for the removal of major vegetation and associated Conditions of Approval are approved based on the following findings:
 - a. The project will result in the removal of nine existing trees, of which two qualify as Heritage Trees. The removal of these trees is necessary to accommodate the development of the proposed project. All trees will be removed and replaced with appropriate landscaping to both enhance the site and create necessary buffers between surrounding properties.
 - b. All concerns regarding tree removal on the site have been addressed as conditions of approval requiring conformance to the City's landscape regulations, through the provision of extensive on-site landscaping as shown on the project plans, and/or through the payment of a fee to the City's tree planting fund.
- 3. The Fence Exception (Municipal Code Section 27.84.020) for the five-foot-tall transformer access gate and screen and associated Conditions of Approval are approved based on the following findings:
 - a. The fence or wall height, location, design and landscaping are in scale and harmonious with the character of the neighborhood. The transformer's access gate and Waxleaf Privet hedge screen are proposed to be five-feet tall in order to conceal the transformer from the public's view. and make it compatible with the surrounding multi-family and office uses.
 - b. Granting of the exception will not be materially detrimental to the public health, safety or welfare or materially injurious to other property or improvements in the neighborhood in which the property is located, and shall not limit visibility of pedestrians, bicyclists, or motorists from streets, alleys or driveways; and
 - i. The fence exception will not be materially detrimental to the public health, safety or welfare or materially injurious to other property or improvements in the neighborhood as the project site is located in the arc of a cul-de-sac and no vehicular traffic will be generated from the area between the end of the cul-de-sac and the enclosure.
 - ii. The transformer enclosure will not limit visibility due to the arc length of the cul-de-sac at the proposed location of the transformer. The cul-de-sac arc will allow residents,

bicyclists and pedestrians to view the entire street without interference from the transformer enclosure.

- c. Granting of the exception will not adversely affect or be inconsistent with the general plan.

EXHIBIT A

CITY OF SAN MATEO PLANNING APPLICATION

CONDITIONS OF APPROVAL PA-2020-037, 1919 O'FARRELL ST. APARTMENTS (SPAR + SDPA)

1919 OFARRELL ST 1, SAN MATEO,

PARCEL # 039030340 AS APPROVED BY THE PLANNING COMMISSION ON

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

The following conditions shall be addressed on the construction plans submitted for any DEMOLITION PERMIT, BUILDING PERMIT, or SITE DEVELOPMENT PERMIT, and shall be satisfied prior to issuance of whichever permit is issued first, or if another deadline is specified in a condition, at that time.

Building Division (PA)

- 1 SITE SURVEY – The applicant shall provide a 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. (BUILDING)
- 2 CALGREEN – The building shall be designed to include the green building measures specified as mandatory in the application checklists contained in the California Green Building Standards Code. The applicant shall incorporate the checklist along with a notation on the checklist to specify where the information can be located on the plans, details, or specifications. (BUILDING)
- 3 SOILS REPORT – The applicant shall provide a stamped, signed, and dated soil investigation report containing design recommendations to the Building Official. 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, the applicant shall submit a stamped, signed, and dated letter from

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the Geotechnical Engineer or Civil Engineer who prepared the soil investigation stating the following:

- (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.
(BUILDING)

- 4 DEMOLITION – Demolition permit(s) shall be issued in accordance with Section 23.06.100 of the San Mateo Municipal Code. Safeguards during construction shall be provided in accordance with Chapter 33 of the California Building Code. Prior to the 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. (BUILDING)
- 5 PRE-CONSTRUCTION CONFERENCE FOR LARGE PROJECTS – 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 applicant 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. This meeting shall be held prior to issuance of the Demolition Permit, Building Permit or Site Development Permit, and shall be satisfied prior to issuance of whichever permit is issued first.
(BUILDING)

Parks and Recreation Department (PA)

- 6 INITIAL SITE INSPECTION – Prior to the issuance of demolition permits, the Project Arborist is to upload a letter with photos via the CSS Portal verifying that all tree protection measures are properly implemented. The Applicant shall adhere to any schedule of future inspections required by the Building Division. (PARKS AND RECREATION)

Planning Division (PA)

- 7 LANDSCAPE IMPROVEMENTS – All landscape plans shall comply with Chapter 27.71 of the Municipal Code. In addition, the following items shall be shown on project plans:

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- (A) A two-inch (2") depth layer of mulch shall be required in all new planting areas except in areas of turfgrass or annuals.
 - (B) The applicant shall provide proof of an agreement with a licensed landscape contractor or General Contractor for a Plant Establishment Maintenance Period consisting of three (3) growing season months (March through October) for all proposed landscape areas. All landscaped areas shall be maintained free of litter, debris and weeds. All plantings shall be permanently maintained in a healthy growing condition and whenever necessary, replaced with equivalent plant materials to ensure continued conformance with approved plans.
(PLANNING)
- 8 VECTOR CONTROL PLAN – Prior to the issuance of a Site Development Permit or demolition building permit, whichever is issued first, the applicant shall implement and conform to, upon review and approval by the Zoning Administrator, a plan for the control and removal of rodents and other pests to prevent infestation of adjacent land uses and surrounding neighborhoods. This plan shall include pest control measures required during all phases of construction, and also for a period of six months after the completion of construction. (PLANNING)
- 9 BELOW MARKET RATE (BMR) RENTAL UNITS AGREEMENT – Pursuant to Municipal Code Section 27.16.050 and Resolution 135 (2010), the applicant shall enter into and record a Below Market Rate Affordability Restriction Agreement to provide BMR units. This also includes payment of below market rate program in-lieu fee for fractional units as outlined in the City of San Mateo Comprehensive Fee Schedule. (PLANNING)
- 10 RECORDATION OF CONDITIONS OF APPROVAL – The applicant shall record the final approved planning application conditions of approval document at the San Mateo County Recorder's Office. The applicant shall submit proof of recordation in the form of a recorded document that includes a confirmation sticker with the recordation evidence. This document shall be recorded prior to the issuance of the demolition permit, building permit, or site development permit, and shall be satisfied prior to issuance of whichever permit is issued first. (PLANNING)
- 11 CONFORMANCE WITH APPROVED PLANNING APPLICATION – All building permit plans, details, and subsequent construction shall substantially conform with the approved planning application. This includes but is not limited to plans, materials, project description, and other items submitted as part of the approved planning application. Any proposed modifications to the approved planning application shall be reviewed and approved by the Community Development Director, or his/her designee, prior to construction of the proposed modifications. The Community Development Director, or his/her designee shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application modification is required to be submitted to permit

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the proposed modifications, as required by Municipal Code Section 27.08.080 Modifications. (PLANNING)

- 12 PAYMENT OF OUTSTANDING PLANNING APPLICATION FEES – The applicant shall check with the Project Planner to determine whether any outstanding planning applications fees exist, and those fees shall be paid prior to the issuance of the first building permit. (PLANNING)
- 13 REQUIRED SIGN PERMIT – All on-site signage will require a separate permit that is issued through the Building Division. All signs shall conform to the standards delineated in the Sign Code. No signage is approved as part of this Planning Application. The applicant will be responsible for obtaining separate permits for signage through the Building Division. (PLANNING)
- 14 CONDITIONS OF APPROVAL – Final plans shall include all the Conditions of Approval beginning on sheet 2 of the plans. (PLANNING)
- 15 HERITAGE TREE PROTECTION – The applicant shall protect all heritage trees designated to remain from damage during construction. Tree protection shall comply with all provisions of the Heritage Tree Ordinance, approved Tree Protection Plan contained in the approved project arborist's report, and any requirements imposed by the City. The following tree protection measures shall be shown on building permit drawings:

(A) All recommendations for tree protection contained in the approved Tree Protection Plan contained in the approved project arborist's report, and/or additional requirements imposed by the City.

(B) 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.

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 Project Arborist shall submit a letter and photos to the Project Planner verifying that all tree protection measures are properly implemented prior to the issuance of the first building permit. (PLANNING)

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16 SITE DEVELOPMENT PERMIT FOR REMOVAL OF TREES AND TREE

REPLACEMENT/IN LIEU FEES –The applicant shall obtain a Site Development Permit from the Planning Division for removal of existing trees with a diameter of 6 inches or larger, prior to the issuance of a Site Development Permit or demolition building permit, whichever is issued first. The applicant shall plant trees on the project site 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. (PLANNING)

Public Works Department (PA)

17 ENCROACHMENT PERMITS, BONDS, AND INSURANCE – The applicant must obtain an encroachment permit, post 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 or easements prior to any work being done. (PUBLIC WORKS)

18 TRAFFIC CONTROL & SITE LOGISTICS PLANS – The applicant shall submit traffic control plans for any impact to the right-of-way for each phase of operation, including pedestrian and bicycle detour plans as applicable. The traffic control plan shall comply with the most recent version of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and the City's Traffic Control Plan Requirements.

A site logistics plan is required for each phase of operation. The plan, at a minimum, shall include estimated timeframes for implementation, duration, construction operations. (PUBLIC WORKS)

19 STORM WATER POLLUTION PREVENTION PLAN (SWPPP) – The project applicant shall provide a Storm Water Pollution Prevention Plan (SWPPP) in compliance with Bay Area Stormwater Management Agencies Association (BASMAA) Blueprint for a Clean Bay Best Management Practices to Prevent Stormwater Pollution from Construction-Related Activities. (PUBLIC WORKS)

20 POLYCHLORINATED BIPHENYLS (PCB) SCREENING ASSESSMENT FORM – As per Stormwater Municipal Regional Permit requirements and San Mateo Municipal Code Chapter 7.39, Demolition Permit Applicants shall complete the PCBs Screening Assessment Form located here: <https://www.cityofsanmateo.org/160/Demolition-Requirements> The Form shall be reviewed and approved by the Director of Public Works or his/her designee. (PUBLIC WORKS)

21 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 \$30,000.00. Public Works plan checking of the plans submitted with the building permit plans

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cannot proceed until the deposit is submitted. The applicant shall be required to increase the deposit at the discretion of the City, for any costs in excess of the deposit. Invoices shall not become delinquent (must be paid within 30 days of receipt). Prior to final occupancy the bill shall be paid in full. The City will refund any portion of the deposit not utilized. (PUBLIC WORKS)

- 22 GRADING AND DRAINAGE PLANS – All grading and drainage plans shall identify the vertical elevation datum, date of survey, and surveyor. Grading plans shall show existing topo and features at least 50' beyond the project boundary. Plan shall show existing topography, label contour elevations, drainage patterns, flow lines, slopes, and all other property encumbrances. (PUBLIC WORKS)
- 23 FENCES AND OTHER PERMANENT STRUCTURES – The applicant shall locate all project fencing and foundations of a permanent nature within the project's property and out of the City right-of-way. (PUBLIC WORKS)
- 24 CALTRANS PERMIT – Prior to the issuance of a foundation building permit, the applicant must submit evidence to the Public Works Department of approval by the State of California for the performance of any work within the State right of way. If the City is required to be a party to the permit application and a fee is required, the applicant shall reimburse the City for its cost. (PUBLIC WORKS)
- 25 TIE-BACK AGREEMENT – If the shoring system required to perform the excavation for the project includes tie-backs that encroach into the public right-of-way, the Applicant shall execute and record the City's standard tie-back agreement prior to the issuance of the shoring building permit. (PUBLIC WORKS)
- 26 ADDRESS PLAN – The applicant shall submit to the Public Works Department a final address plan. Said submittal shall be approved by the Public Works Department prior to the submittal of plans for any demolition permit, building permit, or site development permit and shall be satisfied prior to issuance of whichever permit is issued first. (PUBLIC WORKS)
- 27 PERMITS FROM OTHER AGENCIES – It is the applicant's responsibility to get permits from all affected agencies, including but not limited to PG&E, Mid-Peninsula Water, and Caltrans. Copies of these permits shall be provided to the Public Works Department. (PUBLIC WORKS)

The following conditions shall be addressed on the construction plans submitted for A BUILDING PERMIT FOR THE SUPERSTRUCTURE and shall be satisfied prior to issuance of this permit, or if another deadline is specified in a condition, at that time.

Building Division (PA)

- 28 SOLAR PHOTOVOLTAIC SYSTEM – The building shall be provided with a minimum of 3 KW solar photovoltaic system. (BUILDING)

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- 29 ALL ELECTRIC-BUILDING – The building shall be designed, constructed, and equipped as all electric-building per Section 23.24.040(b) of the City of San Mateo Municipal Code. (BUILDING)
- 30 WATER CONSERVATION IN LANDSCAPING – Water conservation in landscaping shall comply with the provisions of Section 23.72 of the City of San Mateo Municipal Code. (BUILDING)

Fire Department (PA)

- 31 FIRE SPRINKLER SYSTEM – The applicant shall install a fire sprinkler system throughout the single-family dwelling in accordance with NFPA 13D or the California Residential Code. Fire sprinkler plans shall be a deferred submittal. The fire sprinkler plans are subject to review and approval by the Fire Marshal or his/her designee prior to issuance of a fire sprinkler permit. (FIRE)
- 32 FIRE FLOW – The project shall meet the fire flow rate and duration requirements of the California Fire Code. The fire flow information shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the issuance of the building permit. (FIRE)
- 33 SUBMITTALS – The applicant shall submit all fire plans in conjunction with the superstructure building permit plans. The plans are subject to review and approval by the Fire Marshal or his/her designee prior to issuance of the superstructure building permit plans. (FIRE)
- 34 WATER SUPPLY – All city/district owned water systems and on-site water systems shall be looped with two points of connection to the satisfaction of the City Engineer. They shall meet the requirements of State Department of Health Services, the City's Public Works Department and the Fire Marshal. The water supply information shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the issuance of the building permit. (FIRE)
- 35 FIRE HYDRANTS – The applicant shall install a minimum of _____ public/private fire hydrant(s) spaced as per the SMC Fire ordinance. All fire hydrants used for fire flow for 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 water purveyor's specifications. The water supply shall be tested, flushed and approved operable PRIOR to any combustible construction materials being placed on the site. Staged construction shall insure that the necessary water supply is maintained from stage to stage in the construction planning. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval before the issuance of a fire sprinkler permit. (FIRE)

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- 36 FIRE CONTROL ROOM – An approved fire control room shall be provided for this building. There shall be direct access to the room directly from the exterior of the building. Refer to local ordinance for details. The fire control room shall be indicated on the building permit set of plans submitted to the Fire Marshal or his/her designee for review and approval prior to the issuance of the building permit. (FIRE)
- 37 CODE CONFORMANCE – The applicant shall indicate on all building permit plans that all construction shall meet current code standards at the time of building permit submittal. The building permit plans are subject to review and approval by the Fire Marshal or his/her designee prior to issuance of the building permit. (FIRE)

Parks and Recreation Department (PA)

- 38 PARK IN-LIEU/IMPACT FEES – The applicant shall pay a park impact fee (SMMC Section 13.05.070) or a fee in-lieu of dedication of lands for park and recreation purposes (park in-lieu fee) (SMMC Chapter 26.64). The final fee shall be determined upon approval of the final map for the park In-lieu fee or prior to the issuance of the building permit for the park impact fee. The park in-lieu fee shall be paid prior to the release of the final map for recordation and the park impact fee shall be paid prior to the issuance of the building permit. If a project with an approved tentative map is issued a building permit prior to the approval of the final map, the applicant shall be subject to the payment of the park impact fee only prior to the issuance of the first building superstructure permit. (PARKS).

Planning Division (PA)

- 39 INTERIOR NOISE LEVELS – As required in the Noise and Vibration Assessment prepared by Illingworth & Rodkin, Inc. dated May 26, 2021, the following noise insulation features shall be incorporated into the proposed project to reduce interior noise levels to 45 dBA Ldn or less:
- (A) Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, for all residential and retail units, so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.
 - (B) Preliminary calculations indicate that residential units located along the northern building façade would require windows and doors with a minimum rating of 32 to 38 STC to meet the interior noise threshold of 45 dBA Ldn.
 - (C) Residential units located along the eastern façade would require windows and doors with minimum STC rating of 28 to 36 to meet the interior noise threshold of 45 dBA Ldn.

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(D) Residential units located along the western façade would require windows and doors with minimum STC rating of 28 to 36 to meet the interior noise threshold of 45 dBA Ldn.

(E) The applicant's licensed acoustical consultant shall prepare a detailed analysis of interior residential noise levels resulting from all exterior sources during the design phase pursuant to requirements set forth in the State Building Code and in compliance with the levels established in the San Mateo General Plan. The study will review the final site plan, building elevations, and floor plans prior to construction and recommend building treatments to reduce residential interior noise levels to 45 dBA Ldn or lower. Treatments would include, but are not limited to, sound-rated windows and doors, sound-rated wall and window constructions, acoustical caulking, protected ventilation openings, etc. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project. A copy of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City as part of the building permit drawings for this project. (PLANNING)

40 LOCATION AND FULL SCREENING OF ABOVE GROUND UTILITIES, EQUIPMENT, AND DEVICES INCLUDING TRANSFORMERS AND BACK FLOW PREVENTORS – All ground level utilities, equipment, and other project related operational/utility devices ("Items") shall be shown on the building permit plans, consistent with the approved planning application plans. All Items shall be fully screened on all four sides from public view by a solid wall, landscaping, and/or solid wood fence that complies with San Mateo Municipal Code Chapter 27.84 unless otherwise approved in this Planning Application. These Items shall be setback as far as feasible from street frontages and shall be fully screened with landscaping or other screening material. The building permit plans shall show the location and screening of these items and this condition shall be addressed on the construction plans submitted for any demolition permit, building permit, or site development permit and shall be satisfied prior to issuance of whichever permit is issued first; however, the final location and required screening of all Items shall be reviewed and approved by the Zoning Administrator prior to release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PLANNING)

41 RECEPTOR EXPOSURE REDUCTION MEASURES – As required in the Air Quality Assessment prepared by Illingworth & Rodkin, Inc. dated May 13, 2021, the project shall include the following measures to minimize long-term increased cancer risk and annual PM2.5 exposure for new project occupants:

(A) Install air filtration for the entire residential building. Air filtration devices shall be rated MERV13 or higher. To ensure adequate health protection to sensitive receptors (i.e., residents), this ventilation system, whether

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mechanical or passive, shall filter all fresh air that would be circulated into the dwelling units.

(B) The ventilation system shall be designed to keep the building at positive pressure when doors and windows are closed to reduce the intrusion of unfiltered outside air into the building. (PLANNING)

- 42 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. (PLANNING)

Police Department (PA)

- 43 SECURED BUILDING ACCESS BY EMERGENCY PERSONNEL – The building permit plans shall show the detailed specifications for and the installation of telephone entry pads (TEPs) and/or wireless “click to enter” systems at the main exterior building entrance(s) and parking garage entrance(s) for secured buildings. These access systems must allow emergency personnel to access all levels of the interior of the building. The access systems must also be installed at exterior gate locations that lead to secured areas of the site, such as interior courtyards. Access system placement location is subject to the review and approval of the Chief of Police or his/her designee, prior to the approval of the first building permit for the project. Police access codes shall be as provided by the Chief of Police or his/her designee at the time of installation. (POLICE)
- 44 PHOTOMETRIC PLAN SUBMITTAL REQUIREMENT – The building permit plans shall include a photometric plan showing the installation of lighting fixtures and lighting levels to be reviewed and approved by the Chief of Police or his/her designee. The photometric plan shall include point-by-point lighting levels in foot-candles for the entire plot and ten feet beyond the project property lines. The point-by-point photometric plan shall provide lighting levels on a grid not to exceed five feet by five feet across the entire site. Each point shall report the illuminance to the nearest 0.1 foot-candles. Photometric calculations including maximum foot-candles, average foot-candles, minimum foot-candles, average to minimum uniformity, and maximum to minimum uniformity shall be included on the plan submitted. Select specifications for fixtures selected shall be provided on the photometric plan sufficient to ensure compliance with the SITE LIGHTING STANDARDS. (POLICE)
- 45 RESIDENTIAL PARKING GARAGE SECURITY – The building permit plans for the superstructure shall show:

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- (A) Restricted access to the parking garage with electrically operated closures to allow passage of motor vehicles at all times. Required visitor parking shall have unrestricted access. The closures, whether overhead, sliding or swinging shall be provided with reopening devices which will function to stop and reopen the closure in case the closure is obstructed when closing. Openings into the garage which are not for vehicular or human passage shall be provided with security grilles or screens.
 - (B) Digital keypads shall be provided to allow for entry by services and emergency services vehicles into the garages at all times. Exterior doors or gates providing access into the secure areas of the parking garage shall remain locked at all times, and shall only be accessible through the use of keys, key fob or remote keyless entry system devices furnished to the building residents. Pedestrian access points exiting out of garage shall also be accessible through the use of keys furnished to the building residents and shall be equipped with self-closing devices. All storage, maintenance, and trash rooms within parking garages shall have doors which cannot be locked from the inside, and that close and lock quickly and automatically upon exit.
 - (C) Parking spaces shall not be numbered to coincide with interior unit numbers.
 - (D) Lighting in the parking garage shall be in conformance with the Security Ordinance as it applies to Exterior Lighting and metal halide, or other bright white light source, shall be utilized. No dark area shall exist inside the parking garage. (POLICE)
- 46 VIDEO SURVEILLANCE SUBMITTAL REQUIREMENT – The building permit application plans for the superstructure shall include a plan showing the installation of cameras and approximate viewing fields of surveillance cameras to be reviewed and approved by the Chief of Police or his/her designee. The plan shall include cameras placed to view areas as required by VIDEO SURVEILLANCE STANDARDS, and include select specifications for cameras and storage equipment to ensure compliance with the VIDEO SURVEILLANCE STANDARDS. (POLICE)
- 47 BUILDING SECURITY CODE COMPLIANCE – The project plans shall comply with the City's Building Security Code (San Mateo Municipal Code Chapter 23.54). (POLICE)
- 48 SITE FURNITURE – The building permit plans for the superstructure shall show permanent site furniture accessible to the public designed and installed to prevent an adult from laying down by installing arm rests not more than 4' apart, or by designing elevation changes 4" or more on horizontal surfaces every 4'.
- Temporary site furniture shall be secured at the close of each business day. (POLICE)
- 49 STAIRWELL & EXTERIOR DOORS – The building permit plans for the superstructure shall show the maximum allowable viewing panel in egress doors from stairwells

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and exterior doors leading to exterior areas, parking garages, and basement levels.
(POLICE)

Public Works Department (PA)

- 50 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, as established by San Mateo Municipal Code Chapter 27.13. The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. The fee shall be based on the most current adopted fee schedule at the time of payment. (PUBLIC WORKS)
- 51 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 established by City Council Resolution No. 24 (2006). The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. The fee shall be based on the most current adopted fee schedule at the time of payment. (PUBLIC WORKS)
- 52 SEWER CHARGE – Project is responsible for the fees below:
- (A) SANITARY SEWER CONNECTION CHARGE – The applicant shall pay a charge proportional to the project's share of the increased amount of sewage generated by the project, as established by San Mateo Municipal Code Chapter 3.54.060. The charge will be based upon the City Council resolution in effect at the time of building permit issuance. The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. The fee shall be based on the most current adopted fee schedule at the time of payment.
- (B) 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, as established by San Mateo Municipal Code Chapter 3.54.080. The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. The fee shall be based on the most current adopted fee schedule at the time of payment. (PUBLIC WORKS, BUILDING)
- 53 TRIANGULAR AREA OF VISIBILITY – The building permit application plans shall show that the installation of landscaping and permanent structures located within the 10' triangular area of visibility at the driveway meets the requirements of a minimum vertical clearance of 7', and/or are less than 3' in height. This includes

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all PG&E above ground structures and other utility facilities, including the proposed transformer. (PUBLIC WORKS)

- 54 STREETLIGHTS/PHOTOMETRIC ANALYSIS - The applicant shall prepare a photometric analysis, submit a Streetlight Photometric Plan, and submit a Streetlight Electrical Plan showing streetlighting that meets the required lighting levels shown below as recommended by the Illuminating Engineering Society (IES) *Recommended Practice For Design And Maintenance Of Roadway And Parking Facility Lighting (ANSI/IES RP-8-18)*.

The photometric analysis shall utilize the Illuminance Method for all calculations and shall include calculations for Pavement Average Illuminance, Maximum Illuminance Value, Minimum Illuminance Value, Average Uniformity Ratio, and Maximum Uniformity Ratio as needed for each type of analysis zone. Calculations for Veiling Luminance and Vertical Illuminance are not required. The analysis shall include analysis zones (AZ) for the roadways, sidewalks, and intersections adjacent to the project frontages. Other AZs may be required depending on the project location. Roadway AZs shall include the entire roadway width from face of curb to face of curb. Sidewalk AZs shall start at the back of walk to the face of curb. Intersection AZs shall include the entire roadway up to the end of each curb return, on each approach. In some cases AZs may be required to extend beyond the limits of the project frontage in order to avoid inaccuracies caused by small zones. The analysis shall include all existing streetlight luminaires that are expected to contribute light to the AZs. Lights that are not part of the City's streetlighting infrastructure shall not be included in the analysis. The Light Loss Factor (LLF) used to account for long term loss of lighting efficacy shall be 0.803.

The Streetlight Photometric Plan shall include point-by-point lighting levels in foot-candles. Each AZ shall be clearly labeled and calculation results shall be presented in a legible and concise manner. A pole and luminaire schedule showing the mounting height (MH), mast arm length (MA) and luminaire type shall be included on the plan.

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The Streetlight Electrical Plan shall show the existing streetlight infrastructure and proposed streetlight infrastructure improvements as dictated by the photometric analysis. The Streetlight Electrical Plan shall show all electrical conduits, pull boxes, service connections, fuse holders, bus fuses and all other electrical components necessary to construct the improvements. It is the developer's responsibility to coordinate with PG&E to get the necessary power to these new improvements. City staff will assist with identifying existing streetlight luminaires and streetlight infrastructure, however, the developer shall be responsible for field verification of the existing streetlight infrastructure, including tracing existing circuit extents, if needed. If power is to be tapped into an existing streetlight circuit, voltage drop calculations shall be included in the plans. All fees, permits and dues associated with these improvements will be paid for by the developer.

The selected specifications for new fixtures proposed by the project shall be provided by the City as per the latest City Standard to meet latest greenhouse gas emissions reduction goals. If the photometric analysis shows that no additional street lighting is necessary, the developer at a minimum will upgrade the existing streetlight infrastructure in the immediate vicinity to the latest City standard unless granted an exception by the City Engineer.

PROJECT SPECIFIC ILLUMINANCE REQUIREMENTS

Roadway AZs

O'Farrell Street:	Avg Pavement Illuminance	0.4 fc
	Avg Uniformity Ratio	6.0
	Max Uniformity Ratio	10.0

Sidewalk AZs

O'Farrell Street:	Avg Illuminance	0.4 fc
	Avg Uniformity Ratio	4.0

In order to determine minimum bonding requirements for the encroachment permit, the approximate quantity of streetlights includes one (1) cobra head.
(PUBLIC WORKS)

- 55 PUBLIC IMPROVEMENTS – An Encroachment Permit shall be required for all public improvements in the public right-of-way or easements. All public improvements shall be completed prior to the Certificate of Occupancy. The developer shall repair or replace all existing improvements not designated for removal and all new improvements that are damaged or removed because of developer's operations. Developer shall request a walk-through with the Public Works Construction Inspector before the start of construction to verify existing conditions.

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The applicant shall have improvement plans prepared for all work in the public right-of-way or easements by a licensed civil engineer, whose signed engineer's stamp shall appear on the plans. The improvement plans shall be included in the superstructure building permit submittal and substantially conform to the approved planning application. Any changes to the improvements shall be approved by the Director of Public Works or designee at their sole discretion. All design assumptions and criteria shall be submitted. Project specifications shall be included for review.

All work shown on the improvement plans shall be inspected and approved by Public Works.

Quantities for items below are provided only to determine minimum bonding requirements for the encroachment permit. The building permit plans for the superstructure shall show the following public improvements in the public right of way:

- (A) STREET MARKINGS – The applicant shall install necessary street markings of a material and design approved by the Director of Public Works or designee 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 Director of Public Works or designee. 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) SIDEWALK - The applicant shall replace to existing City standards all sidewalk surrounding the project site. Sidewalk replacement shall be constructed per City Standard Drawing 3-1-141A. At the time the planning application was filed, approximately 600 square feet of sidewalk will need to be replaced. This figure is provided only to determine minimum bonding requirements for the encroachment permit.
- (C) CURB AND GUTTER - The applicant shall replace to existing City standards all curb and gutter surrounding the project site. New curb and gutter shall be constructed per City Standard Drawing 3-1-141A. At the time of the planning application was filed, approximately 120 linear feet of curb and gutter will need to be replaced. This figure is provided only to determine minimum bonding requirements for the encroachment permit.

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- (D) DRIVEWAY APPROACH - The applicant shall install one modified residential driveway approach as shown on the approved plans.
 - (E) DRIVEWAY REMOVAL - The applicant is to remove the existing driveway approach located on O'Farrell Street as shown on the approved planning application plans, and replace it (them) with sidewalk, curb and gutter per City Standard Drawing 3-1-141A.
 - (F) SEWER LATERAL - The applicant shall install a 6 inch City Standard sewer lateral connection from the property line to the sewer main located in the street right of way as shown on the plan. The installation shall be done in accordance with City Standard Drawing 3-1-101.
 - (G) STORM SEWER MANHOLE(S) - The applicant shall install one (1) standard storm drain manhole on the existing 36" storm drain line along the back of the property, per approved plans and in accordance with City Standard Drawing No. 3-1-104.
 - (H) STREETLIGHTS – Per photometric analysis completed, in accordance with COA #58, "STREETLIGHTS/PHOTOMETRIC ANALYSIS". Applicant shall install required streetlight improvements. (PUBLIC WORKS)
- 56 PUBLIC UTILITY EASEMENT DEDICATIONS – The applicant or owner shall dedicate necessary Public Utility Easements along project frontage for utility purposes and connections, as determined by the Public Works Director or designee. Applicant shall submit a Plat & Legal description as part of the separate instrument for dedication submittal for City review and City Council approval and acceptance. (PUBLIC WORKS)
- 57 RIGHT-OF-WAY DEDICATION – The applicant or owner shall dedicate in fee the Public Street easement area shown on the submitted ALTA/NSPS Land Title Survey plan as Title Exemption #9, per Doc 5278 O.R. 486, as shown on the planning application. Applicant shall submit a Plat & Legal description as part of the separate instrument for dedication submittal for City review and City Council approval and acceptance. (PUBLIC WORKS)
- 58 INTERIOR FLOOR DRAINS – The building permit plans for the superstructure shall show all interior floor drains and shall be plumbed to connect to the sanitary sewer system and shall not be connected to stormwater collection system per the San Mateo Countywide Water Pollution Prevention Program's C.3 requirements. (PUBLIC WORKS)
- 59 STORM DRAIN INLETS AND WATERWAYS – The building permit plans for the superstructure shall show the marking of the words "No Dumping! Flows to Bay," or equivalent, on all storm inlets surrounding and within the project site using methods

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approved by the City standards, consistent with the San Mateo Countywide Water Pollution Prevention Program's C.3 requirements. (PUBLIC WORKS)

- 60 SEPARATE WATER METERS – When a development includes multiple uses, there shall be a separate water meter for each development use. The building permit plans for the superstructure shall show the separate water meters. (PUBLIC WORKS)
- 61 GARBAGE/RECYCLE/COMPOSTING STORAGE AND SERVICE – The applicant shall provide an adequate area for the purposes of storing garbage, recycling, composting collection containers for scheduled servicing by the franchise solid waste collection service. The containers shall be placed at the service location allowing enough room for the truck to safely approach the containers. The collection containers shall be brought to the service area and returned to the storage enclosure by the property owner. The containers are not to be in public view or in the public right-of-way prior to, or beyond the scheduled service times. A letter shall be provided from the City's franchise solid waste collection service provider stating that service is available to the project as designed. The building permit plans for the superstructure shall show garbage and recycling areas. (PUBLIC WORKS)
- 62 CLEAN, INSPECT AND REPAIR STORM LINE – The applicant shall clean and inspect (via remote TV camera) the storm line from the manhole upstream (19I-05) to the project manhole and downstream culvert. The video inspection shall be done by a professional video inspection company, to City standards, and be completed prior to building permit issuance. The video of the inspection shall be reviewed with the Department of Public Works and any cracked or broken areas of the line along the project frontage shall be repaired by the applicant at his expense. The required repairs, as determined by the Public Works Department, shall appear on the improvement plans submitted by the applicant for permit plan check. All necessary repairs to the storm line shall be completed and approved prior to connection from the project site. (PUBLIC WORKS)
- 63 UNDERGROUND GARAGE DRAINAGE – The building permit application plans shall show that water from the underground parking garage shall not be discharged onto the public street. The applicant shall design a storm system to separate the oil and water and connect to the City's sanitary sewer system. The design shall be done by a licensed Civil Engineer who shall provide hydraulic calculations and drawings subject to the approval of the City Engineer. (PUBLIC WORKS)
- 64 DRAINAGE – Drainage designed into landscaping with the purpose of reducing volume or improving quality of runoff from the site shall be implemented, to extent feasible, subject to the approval of the City Engineer. Where necessary, sidewalk drains per City Standard Drawing 3-1-120 shall be provided to direct the water under

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the sidewalk and through the curb. No increase to the peak discharge shall be permitted downstream. In addition, discharge must conform to any nonpoint 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 one manhole to connect to the existing 36" storm drain line. For projects that include permanent structural controls for water quality protection, the O&M (operation and maintenance) procedures for such control features shall be submitted for review and approval prior to occupancy 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. (PUBLIC WORKS)

- 65 TRASH CAPTURE DEVICES – Install trash capture devices in storm drain systems that lead directly to the off-site storm drain system or outfall. Devices shall be approved by the Director of Public Works or designee or designee. Trash capture devices are required on site consistent with the State Water Resources Control Board definition of Full Capture System. All on-site trash capture devices shall be cleaned routinely and maintained by the Owner per the Stormwater Treatment Facilities Maintenance Agreement. The building permit plans for the superstructure shall show trash capture devices. (PUBLIC WORKS)
- 66 UNDERGROUND UTILITIES – The building permit plans for the superstructure shall show the installation of all new, and upgraded, utility services, including telephone, electric power, and other communications lines underground to the building in accordance with City of San Mateo Municipal Code 26.32.020. Transformers and switch gear cabinets shall be placed on private property or within a utility easement. (PUBLIC WORKS)
- 67 UTILITIES – Utility plans shall be submitted as part of the building permit plans for the superstructure and shall show appropriate line types and labels to identify different type of utilities and pipe sizes. Clearly identify both public and private utilities.

The Developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television, and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures.

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Sanitary sewer laterals and/or water meters located in driveways shall have traffic rated boxes and lids.

Developer is required to confirm the location of existing utility lines along the project frontage by potholing. Prior to any potholing, developer shall obtain an encroachment permit and submit a pothole plan for City review and approval. Developer shall provide the pothole results to the Director of Public Works or designee or designee prior to final design. Any utility conflicts shall be the responsibility of the developer to rectify. (PUBLIC WORKS)

68 WILL SERVE LETTER FOR WATER – A Will Serve Letter from the water company shall be supplied to the Director of Public Works or designee. (PUBLIC WORKS)

69 CLEAN, INSPECT AND REPAIR SANITARY SEWER – The applicant shall clean and inspect (via remote TV camera) the mainline sewer from the manhole upstream to the manhole downstream of the project lateral connection (MH 20I-08X to MH 19I-08X). The video inspection shall be done by a professional sanitary sewer video inspection company, to City standards, and be completed prior to building permit issuance. The video of the inspection shall be reviewed with the Department of Public Works and any cracked or broken areas of the line along the project frontage shall be repaired by the applicant at his expense. The required repairs (spray foam-RazoRooter or flushing, or removal of roots, or replacement), as determined by the Public Works Department, shall appear on the improvement plans submitted by the applicant for permit plan check. All necessary repairs to the sewer shall be completed and approved prior to connection of the project lateral to the sewer. (PUBLIC WORKS)

The following conditions shall be met prior to RELEASE OF UTILITIES, FINAL INSPECTION, or ISSUANCE OF A CERTIFICATE OF OCCUPANCY, whichever occurs first, or if another deadline is specified in a condition, at that time.

Building Division (PA)

70 ART IN PUBLIC PLACES – The applicant shall be required to comply with Section 23.60 of the San Mateo Municipal Code for Art in Public Places. Applicability is determined based on the valuation of all construction for the project at time of building permit issuance; this will be a cumulative total for all structures within the project. Section 23.60.060 details the allowable methods of compliance, generally described to include the installation of Civic Arts Committee approved artwork to the satisfaction of the Community Development Director, or payment of a fee in lieu of placement of public art, or a combination thereof in an amount that is equal one-half of one percent of the total building valuation, excluding land acquisition

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and off-site improvement costs. The in-lieu fee shall be paid into the Art in Public Places Fund. This condition shall be met in accordance with Section 23.60.050 prior to the issuance of a Certificate of Occupancy. (BUILDING)

Fire Department (PA)

- 71 EMERGENCY RESPONDER RADIO COVERAGE – An Emergency Responder Radio Coverage system may be required for this building. Testing should occur prior to construction due to circuit protection requirements that will affect building design. A third party testing grid report shall be provided to the San Mateo Consolidated Fire Department before the final inspection. (FIRE)
- 72 REMOTE POWER DISCONNECT – 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. The key switch location shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the final inspection. (FIRE)
- 73 EPO SWITCH FOR SOLAR – A Knox brand EPO switch is required for the PV panels. EPO switch shall be located in the Fire Control Room. (FIRE)

Planning Division (PA)

- 74 FINANCIAL SECURITIES FOR ONSITE PRIVATE LANDSCAPING – The applicant shall submit a cost estimate and financial securities in a form and amount satisfactory to the Zoning Administrator sufficient to ensure the installation of all approved onsite private 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. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PLANNING)
- 75 PLANNING DIVISION INSPECTIONS – The applicant shall notify the project planner for inspections related to construction of all structures, landscaping, and other site improvements. The notification request shall be given at least 72 hours prior to the requested time for inspection. (PLANNING)
- 76 VERIFICATION OF COMPLIANCE WITH ACOUSTICAL ANALYSIS – The applicant shall submit a letter prepared by the person/firm who prepared the acoustical analysis for the project, verifying that all recommendations contained in the analysis have been incorporated into the construction of the project. The letter shall also verify that the project will comply with the noise requirements contained in the City's General Plan. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PLANNING)

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- 77 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. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PLANNING)
- 78 LETTER OF ARCHITECTURAL 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. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PLANNING)

Public Works Department (PA)

- 79 RECORD DRAWINGS – The applicant shall submit one full set of original record drawings and construction specifications for all off-site improvements to the Department of Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The applicant shall also provide the City with an electronic copy of the as-builts in the AutoCAD Version being used by the City at the time of completion of the work. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PUBLIC WORKS)
- 80 STORM WATER TREATMENT FACILITIES MAINTENANCE AGREEMENT – The applicant shall execute a maintenance agreement with the City's Director of Public Works or designee as specified in San Mateo Municipal Code Chapter 7.39 of the Stormwater Management and Discharge Control ordinance and the San Mateo Countywide Water Pollution Prevention Program C.3 Program Technical Guidance. The agreement shall outline the continuous operation and maintenance (O&M) plan for the permanent storm water treatment facilities including irrigation and landscape maintenance of Green Infrastructure elements constructed in the public right-of-way and shall be recorded with the County Recorder's Office. This agreement shall be executed prior to the first occupancy of the building. (PUBLIC WORKS)
- 81 RESTORATION OF ROADWAY – Due to the anticipated project's truck traffic, the applicant shall grind and overlay with 2.5 inches of asphalt concrete of the roadways anticipated to be damaged as a result of construction activities within the general area of the project or along the designated haul route. If the street abutting the property has been classified as being in a failed condition or a Pavement Condition Index (PCI) of 50 or below, the applicant will be required to reconstruct the street. Limits of the roadway repair shall be curb to curb width of

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the O'Farrell frontage including the entire cul-de-sac. The Director of Public Works or designee shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.
(PUBLIC WORKS)

The following conditions shall be complied with AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, or if another deadline is specified in a condition, at that time.

Building Division (PA)

82 GROUNDBORNE VIBRATION – As required in the Noise and Vibration Assessment prepared by Illingworth & Rodkin, Inc. dated May 26, 2021, the applicant shall incorporate the following measures in order to reduce vibration impacts from construction activities.

- (A) The use of vibratory rollers and clam shovel drops shall be prohibited.
- (B) Limit the use of hoe rams, large bulldozers, and caisson drilling. Place operating equipment on the construction site as far as possible from vibration-sensitive receptors.
- (C) Use smaller equipment to minimize vibration levels below the limits set forth in the Noise and Vibration Assessment.
- (D) Select demolition methods not involving impact tools.
- (E) Avoid dropping heavy objects or materials near vibration sensitive locations.
- (F) A list of all heavy construction equipment to be used for this project known to produce high vibration levels (tracked vehicles, vibratory compaction, jackhammers, hoe rams, etc.) shall be submitted to the City's Planning Division by the contractor prior to the issuance of any demolition, building, and site development permit relating to the construction of the superstructure. This list shall be used to identify equipment and activities that would potentially generate substantial vibration and to define the level of effort required for continuous vibration monitoring. (BUILDING, PLANNING)

83 BUILDING CONSTRUCTION ACTIVITIES – As required in the Noise and Vibration Assessment prepared by Illingworth & Rodkin, Inc. dated May 26, 2021, the following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction:

- (A) Work hours regulated by the San Mateo Municipal Code shall only be permitted between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and between 12:00 noon and 4:00 p.m. on Sundays and holidays. These hours do not apply to construction work that takes place inside a completely enclosed building and does not

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exceed the exterior ambient noise level as measured 10 feet from the exterior property lines.

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 of the San Mateo Municipal Code, for limited periods, if the Building Official finds that:

- (1) The following criteria are met:
 - a. Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or
 - b. 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.
- (2) The exemption will not conflict with any other conditions of approval required by the City to mitigate significant impacts.
- (3) The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the construction activity.
- (4) The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by 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.

In addition, the project shall include the following measures as provided in the Noise and Vibration Assessment by Illingworth & Rodkin, Inc. dated May 26, 2021:

- (B) Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. The staging area map plan shall be submitted to the City's Planning Division by the contractor prior to the issuance of any demolition, building, and site

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development permit relating to the construction of the superstructure and prior to the pre-construction meeting.

- (C) Use of exceptionally loud equipment such as jackhammers and concrete saws within 35 feet of shared property lines shall be limited, as feasible.
- (D) Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- (E) Unnecessary idling of internal combustion engines should be strictly prohibited.
- (F) Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors and property lines. If they must be located within 35 feet of receptors and property lines, adequate muffling (with barriers or enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors.
- (G) Utilize “quiet” air compressors and other stationary noise sources where technology exists.
- (H) Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site.
- (I) The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. The construction plan shall be submitted to the City's Planning Division by the contractor prior to the issuance of any demolition, building, and site development permit relating to the construction of the superstructure and prior to the pre-construction meeting.
- (J) Designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g. bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. (BUILDING, PLANNING)

84 EMISSION REDUCTION MEASURES – As required in the Air Quality Assessment prepared by Illingworth & Rodkin, Inc. dated May 13, 2021, all construction equipment used at the site shall comply with the following standards:

- (A) All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4

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emission standards for particulate matter (PM10 and PM2.5), if feasible. A list of all construction equipment with a horsepower of 25 or greater shall be submitted to the City's Planning Division by the contractor prior to the issuance of any demolition, building, and site development permit relating to the construction of the superstructure and prior to the pre-construction meeting. Otherwise, the following equipment shall be used:

- (1) Equipment that meets U.S. EPA emission standards for Tier 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 50 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment could be used; alternatively (or in combination),
 - (2) Use of electrical or non-diesel fueled equipment.
- (B) Alternatively, the applicant may develop a separate feasible plan that reduces on- and near-site construction diesel particulate matter emissions by 50 percent or greater. This plan shall be reviewed and approved by the City's Building Division. (BUILDING, PLANNING)

Fire Department (PA)

- 85 DEMOLITION – Building(s) under construction or demolition shall comply with the California Fire Code Ch. 33 during all phases of construction of the project. (FIRE)
- 86 EGRESS – Adjacent buildings/properties shall not have their required egress restricted or compromised at any time during the construction of this project. (FIRE)
- 87 STANDPIPES – In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction or demolition. (FIRE)
- 88 ADDRESS NUMBERS – The applicant shall post temporary address numbers on each building at the project site that must be easily visible from the street or fire access road during all phases of construction of the project. (FIRE)

Parks and Recreation Department (PA)

- 89 TREE PROTECTION MEASURES – All required Tree Protection Measures are to remain in place and properly maintained during all phases of construction. The Contractor is to notify the Project Arborist in advance when construction operations are to be performed within the drip line of protected trees. (e.g. trenching, excavation, grade changes) Adjustment of Tree Protection Measures require approval from the Project Arborist. (PARKS AND RECREATION)

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Planning Division (PA)

90 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. (PLANNING)

Public Works Department (PA)

91 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 7.39), and the San Mateo Countywide Water Pollution Prevention Plan (SMCWPPP) by reference. Detailed information can be located at: <https://www.flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/construction-best-practices/> (PUBLIC WORKS)

92 ARCHITECTURAL COPPER – Per the San Mateo Countywide Water Pollution Prevention Program's requirements, the applicant shall follow the specific best management practices for the installation of the Architectural Copper. For detailed information please distribute the flyer to all construction personnel involved in the fabrication and installation of the Architectural Copper that is located at: <https://www.flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/construction-best-practices/> (PUBLIC WORKS/BUILDING)

93 PUBLIC WORKS CONSTRUCTION ACTIVITIES – The following provision to control traffic congestion, noise, and dust as required by Public Works and by the Air Quality Assessment prepared by Illingworth & Rodkin, Inc. dated May 13, 2021, shall be implemented by the contractor, and 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

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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 Director of Public Works or designee.
 - 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 Director of Public Works or designee 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

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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) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered a minimum of two times per day 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 all roadways, driveways, and sidewalks to be paved shall be completed as soon as possible after the grading is completed. All other paving and foundation placement shall be laid immediately after the grading operation unless seeding or soil binders are used.
- (E) All haul trucks transporting soil, sand, or other loose materials 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) 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.
- (G) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- (H) Vehicle 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 [CCR]). Clear signage shall be provided for construction workers at all access points.
- (I) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- (J) A publicly visible sign with the telephone number and person to contact at the City of San Mateo regarding dust complaints shall be posted at the project site. 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.
- (K) All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.

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- (L) 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.
 - (M) Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.
 - (N) 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.
 - (O) Prior to issuance of any permit, the applicant shall submit any applicable pedestrian or traffic detour plans, to the satisfaction of the Director of Public Works or designee, 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), 2012, and standard construction practices. (PUBLIC WORKS)
- 94 GROUND WATER DISCHARGE – In accordance with the Director of Public Works Groundwater Discharge Policy, discharge of contaminated groundwater to the sanitary sewer is only allowed on a temporary basis and will not be permitted for a period greater than 6 months. Discharges for longer than 6 months must obtain an NPDES permit from the State Water Board to discharge to the storm drain system. Discharge of uncontaminated groundwater to the storm drain is permissible if the applicant can provide analytical data to support the claim. No discharge to the storm drain is allowed without prior approval from the Public Works Department. All discharges to the sanitary sewer (contaminated and uncontaminated) require a Waste Discharge Permit and must comply with the City's discharge limits. (PUBLIC WORKS)
- 95 MATERIAL HAULING – 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 Chapter 11.28.040 for the approval of the Director of Public Works or designee. The project sponsor shall require contractors to prohibit trucks from using "compression release engine brakes" on residential streets. The haul route for this project shall be: HWY-92, El Camino Real and 20th Street, or as approved by the Director of Public Works or designee. 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

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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. Entry and exit from the site shall use rock or rumble strips to prevent tracking. 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. Use of a sweeper is permissible as long as it operates dry (no water used, only vacuum). 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. (PUBLIC WORKS)

- 96 CONSTRUCTION WORKER PARKING – 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 Director of Public Works or designee 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. (PUBLIC WORKS)

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

City Attorney (PA)

- 97 INDEMNIFICATION – The applicant 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 applicant is required to defend the City, the City shall retain the right to select the counsel who shall defend the City. (CITY ATTORNEY)
- 98 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 applicant 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. (CITY ATTORNEY)

Planning Division (PA)

- 99 RECEPTOR EXPOSURE REDUCTION MEASURES – As required in the Air Quality Assessment prepared by Illingworth & Rodkin, Inc. dated May 13, 2021, the

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project shall provide the following documents to ensure that the receptor exposure reduction measures are implemented and maintained for the life of the project:

- (A) An ongoing maintenance plan for the buildings' heating, ventilation, and air conditioning (HVAC) air filtration system shall be required that includes regular filter replacement.
- (B) A use agreement and other property documents that require:
 - (1) Cleaning, maintenance, and monitoring of the affected building for air flow leaks,
 - (2) Assurances that new tenants are provided information on the ventilation system, including provisions that fees associated with leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed. (PLANNING)

100 CONFORMANCE WITH APPROVED PLANNING APPLICATION AT ALL TIMES – All physical improvements, uses, and operational requirements authorized by the approved planning application shall substantially conform at all times that the use permitted by this planning application occupies the premises with the approved planning application. This includes but is not limited to plans, materials, project description, and other items submitted as part of the approved planning application. Any proposed modifications to the approved planning application shall be reviewed and approved by the Community Development Director, or his/her designee, prior to construction of the proposed modifications. The Community Development Director, or his/her designee shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application modification is required to be submitted to permit the proposed modifications, as required by Municipal Code Section 27.08.080 Modifications. (PLANNING)

Police Department (PA)

101 VIDEO SURVEILLANCE STANDARDS – The applicant shall install and operate for the life of the project a video surveillance system subject to the following requirements:

- (A) The information shall be maintained and retrievable for a minimum of 30 days. The captured video material shall be accessible to investigating police personnel through some form of facility management during regular business hours. The applicant shall provide proof of registration of the video surveillance camera system with the City through the City's Neighborhood Eyes Security Team web form

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(<https://www.cityofsanmateo.org/forms.aspx?FID=134>).

- (B) Cameras shall be placed and maintained to view common areas of the property accessible to the public such as lobbies, parking garages and entrances and exits to all parking garages, circulation areas, aisles, passageways, recesses, and grounds contiguous to all buildings. This condition is not intended to require Applicant to install pole mount cameras on the property, cameras to view these areas may be installed on the building facing out.
- (C) The cameras in this system shall be megapixel or better CCTV cameras that shall be capable of operating in all lighting conditions anticipated at project completion. Cameras viewing locations intended to allow routine vehicle passage onto the site and/or garages shall additionally be capable of capturing the front and rear of all entering and exiting vehicles that use the sites and/or garages, and be of sufficient quality to identify the make and model of vehicles accessing the site, clearly read both front and rear license plates of vehicles, and clearly depict faces of occupants through the front windshield. (POLICE)

102 SITE LIGHTING STANDARDS – Exterior security lighting in compliance with the Building Security Code “Exterior Security Lighting” (San Mateo Municipal Code Section 23.54.060) shall be provided and maintained at all times that the use permitted by this planning application occupies the premises. Site lighting shall comply with the requirement of an average illuminance of 1 foot-candle, a minimum illuminance of 0.3 foot-candle, and a uniformity ratio not to exceed 4:1 average to minimum. Light sources shall be capable of producing a “bright white” light with a color temperature between 3000K and 4000K and a color rendering index (CRI) of at least 65 unless otherwise approved. This lighting standard is applicable to all parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to all buildings. 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. (POLICE)

Public Works Department (PA)

103 TRANSPORTATION DEMAND MANAGEMENT PROGRAM – A Transportation Demand Management (TDM) Program has been prepared for this project by Steer dated April 2021. The project shall comply with this adopted TDM Program. It is anticipated that property management will continue to modify and refine the TDM program over time to best achieve the trip reduction target, address market conditions, and respond to tenant needs, which may include TDM measures not currently listed in the TDM plan when they may be found to be more effective in reducing vehicle trips.

Once implemented, the Transportation Demand Management Plan shall be monitored and assessed annually for the occupied life of the development. The

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program shall be recorded with the County. The assessment of compliance with the Transportation Demand Management Plan, including mode split survey results, is submitted to Public Works by the end of every calendar year (December 31st).
(PUBLIC WORKS)

104 POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) – In accordance with the City’s Storm Water Management and Discharge Control Rules and Regulations, San Mateo Municipal Code Chapter 7.39, and the San Mateo Countywide Stormwater Management Plan (SWMP) by reference, the applicant shall:

- (A) Owner/occupant shall inspect private stormwater treatment devices and GI features in the public right-of-way 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, City inspection of the private stormwater treatment 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 fee shall be based upon the Comprehensive Fee Schedule, established by the City Council, in effect at the time.
- (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.
- (D) All process equipment, oils fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times. (PUBLIC WORKS)

*** MITIGATION MEASURE** - *This measure mitigates adverse environmental effects identified in the environmental document. Monitoring procedures are contained within the condition of approval. A change in the condition may affect the validity of the current environmental document, and a new or amended environmental document may be required.*