

**CITY OF SAN MATEO**  
**RESOLUTION NO. \_\_\_\_\_ (2019)**

**APPROVING A SITE PLAN AND ARCHITECTURAL REVIEW AND  
SPECIAL USE PERMIT MODIFICATION (PA-2018-069) FOR 1 CAREY SCHOOL LANE**

WHEREAS, Duncan Lyon has requested the construction of 4,286 square feet for a classroom building addition and two temporary relocatable classrooms, a special use permit modification, a zoning reclassification, and an amendment to the zoning code at 1 Carey School Lane herein referenced as "Project"; and

WHEREAS, the San Mateo City Charter and Municipal Code Section 27.06.050 requires final action from the City Council for projects which include reclassifications and which are subject to Planning Commission review under 27.06.040; and

WHEREAS, the Planning Commission considered the application on April 23, 2019 and recommended approval of the Project (PA-2018-069) subject to the findings for approval and Conditions of Approval including revisions to Condition of Approval #10 and #55 recommended by the Planning Commission; and

WHEREAS, the City Council held a public hearing for the Project on June 3, 2019 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 CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY FINDS AND RESOLVES that:

1. **California Environmental Quality Act (CEQA):** The Site Plan and Architectural Review and Special Use Permit Modification are exempt from the provisions of CEQA as a Categorical Exemption – Section 15314 (Minor Additions to Schools), because the project represents an addition to an existing school facility where the addition does not increase student capacity by more than 25% or ten classrooms.
2. **Site Plan and Architectural Review (Municipal Code 27.08.030):** The project Site Plan and Architectural Review application and associated Conditions of Approval, which replace the Conditions of Approval adopted for PA-2012-075, are approved based on the following findings:
  - i. The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood in that:
    - a. The design, height, and bulk of the buildings have been designed to integrate into the existing neighborhood and existing school campus;
    - b. The design of the classroom addition complies with the maximum building heights of 24 feet to the plateline and 32 feet to the roof peak, and provides deep setbacks to the property lines reducing potential visual impacts; and

- c. The design of the temporary portable classroom buildings are one-story and are located toward an interior yard of the property adjacent to a high school facility;
    - d. The buildings utilize high quality materials and incorporates an abundance of landscape throughout the project to enhance the site.
  - ii. The development will not be detrimental to the harmonious and orderly growth of the City in that:
    - a. The project is consistent with the City's General Plan Land Use designation and consists of an existing educational land use;
    - b. The project has analyzed traffic, circulation, and parking to minimize impacts to the neighborhood; and
    - c. The design of the buildings acknowledges and respects the existing single family neighborhood to the north, south, and west in their mass and bulk to reduce visual impacts.
  - iii. 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:
    - a. The project furthers the use of a private educational facility and would not result in any significant impacts regarding public health, safety, or welfare as conditioned; and
    - b. The project will be constructed in compliance with all building codes, fire codes, and the City's building security code.
  - iv. 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.
  - v. 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.
- 3. **Special Use Permit Modification (Municipal Code 27.74.020):** The project Special Use Permit Modification application and associated Conditions of Approval, which replace the Conditions of Approval adopted for PA-2012-075, are approved based on the following findings:
  - i. Granting of the Special Permit will not adversely affect the general health, safety and/or welfare of the community nor will it cause injury or disturbance to adjacent property by traffic or by excessive noise, smoke, odor, noxious gas, dust, glare, heat, fumes or industrial waste in that the proposed Special Use Permit Modification does not propose significant changes to the project site's existing land use as a private educational facility. The proposed increased student enrollment and full-time equivalent staff employment furthers the project site's land use as a private educational facility and has been analyzed to not cause disturbance to the neighborhood by traffic or noise.
- 4. **General Plan Conformity:** The Project conforms to policy LU 1.18 of the Land Use Element of the General Plan, which is to encourage the retention of major institutions and special facilities. The Project represents an addition to an existing private educational facility, which furthers the

site's capacity to provide a high-quality education. In conformance with LU 6A.1 of the Land Use Element of the General Plan, the zoning reclassification maintains the site's use as a school facility which is a compatible use in the single-family residential land use category in Appendix B of the General Plan. The zoning reclassification also places appropriate limitations on floor area to ensure that the expansion of the facility protects its vicinity. The Project conforms to policies C 2.5 and C 5.1 in the Circulation Element of the General Plan, which is to require traffic studies and to implement parking standards respectively. A traffic impact analysis has been conducted that confirms that the Project will not result in noticeable impacts to the public street. The Project also conforms to all required parking ratios with a combination of both on-site and off-site parking. In conformance with policy UD 2.7 in the Urban Design Element of the General Plan, which is to respect existing building scale, the Project implements a building design that acknowledges the one to two-story character of the school campus and the neighborhood. The Project also utilizes high quality materials and contemporary designs throughout the campus.

**EXHIBIT A**  
**CITY OF SAN MATEO PLANNING APPLICATION**  
CONDITIONS OF APPROVAL

PA-2018-069, 1 CAREY SCHOOL LN., ZONING RECLASSIFICATION (ZONING RECLASSIFICATION,  
ZONING CODE AMENDMENT, SPECIAL USE PERMIT MODIFICATION, SITE PLAN AND ARCHITECTURAL  
REVIEW)  
AS APPROVED ON \_\_\_\_\_.

The following conditions of approval apply to the project referenced above and replace the conditions of approval adopted for PA-2012-075. 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 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)
- 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, etc.
- 3 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)
- 4 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 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)

- 5 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)

#### **Fire Department (PA)**

- 6 FIRE SPRINKLER SYSTEM - Install an N.F.P.A. 13 fire sprinkler system complying with local amendments. Provide permanent drain to sanitary sewer for all sprinkler discharge. Submit under separate fire plan check and permit. Separate plan check permit is required for the underground fire service. If the proposed crawl space area is to be used for storage, fire sprinklers shall be required in that area. (FIRE)
- 7 FIRE ASSEMBLIES AND APPLIANCES - The final location of fire service backflow preventors, fire department connections and the juncture of fire service lines to the water main grid shall be approved by fire and documented on the Fire Sprinkler plans. (FIRE)

#### **Planning Division (PA)**

- 8 CONFORMANCE WITH APPROVED PLANNING APPLICATION - All building permit application plans and details, and subsequent construction shall substantially conform with the approved planning application, including: drawings, plans, materials samples, building colors, the written project description, and other items submitted as part of the approved planning application. No signage is approved as part of the planning

application; signage is governed by the City's Sign Ordinance. Documentation of any changes to the approved Planning Application plan set shall be provided at the time of Building Permit application submittal. Any proposed modifications to the approved planning application must be reviewed by the Chief of Planning and/or Zoning Administrator. Modifications to Building Permit plans must be approved prior to construction of the modified improvements. The Chief of Planning and/or Zoning Administrator shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application for a modification of a previously approved planning application is required to be submitted to permit the proposed project modifications, as required by San Mateo Municipal Code Section 27.08.080 Modifications. (PLANNING)

- 9 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 or solid wood fence that complies with San Mateo Municipal Code Chapter 27.84 Fences, Trees and Hedges. Landscaping in the form of densely planted tall shrubs may be utilized where placement of a fence is infeasible, subject to review and determination by the Zoning Administrator in the field. 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)
- 10 OFF SITE PARKING AGREEMENT – The school shall obtain a parking agreement that provides off-site parking spaces in an approved ratio for full time staff and for 150 spaces for special school events for a minimum of two years from project approval. A copy of a current and executed parking agreement shall be provided to the Planning Division prior to the issuance of the first building permit. (PLANNING)
- 11 CONDITIONS OF APPROVAL – Final plans shall include all the Conditions of Approval beginning on sheet 2 of the plans. (PLANNING)
- 12 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)

- 13 INTERIOR NOISE LEVELS – The project design shall result in a completed project that complies with the City’s Noise Goals as enumerated in the Noise Element of the General Plan and incorporated here by reference. The applicant shall provide an acoustical analysis, by a licensed acoustical consultant, which shall contain recommendations to ensure the building’s interior LDN levels are in compliance with the levels established in the San Mateo General Plan. A copy of the acoustical analysis shall be submitted as part of the building permit drawings for this project. The applicant shall submit a letter prepared by the person/firm who prepared the acoustical analysis for the project, verifying that all recommendations contained in the analysis have been incorporated into the construction of the project. The letter shall also verify that the project will comply with the noise requirements contained in the City’s General Plan.(PLANNING)
- 14 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)

#### **Police Department (PA)**

- 15 SECURED BUILDING ACCESS BY EMERGENCY PERSONNEL - The building permit application 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)
- 16 PHYSICAL SECURITY PLAN - The applicant shall submit a Physical Security Plan for the site in compliance with the City’s Security Ordinance that shall address lighting, video surveillance, security and safety management practices and procedures, and CPTED (Crime Prevention Through Environmental Design) principles. The Physical Security Plan shall be approved by the Chief of Police or his/her designee prior to the issuance of the first building superstructure permit for the project. (POLICE)
- 17 PHOTOMETRIC PLAN SUBMITTAL REQUIREMENT - The building permit application 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)

18 BUILDING SECURITY CODE COMPLIANCE - The project plans shall comply with the City's Building Security Code (San Mateo Municipal Code Chapter 23.54). (POLICE)

19 STAIRWELL & EXTERIOR DOORS – The building permit application plans shall show the maximum allowable viewing panel in egress doors from stairwells and exterior doors leading to exterior areas. (POLICE)

20 VIDEO SURVEILLANCE –

- a. The applicant shall install and operate for the life of the project a video surveillance system. 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 ([https://www.cityofsanmateo.org/forms.aspx? FID=134](https://www.cityofsanmateo.org/forms.aspx?FID=134)).
- b. The cameras in this system shall be megapixel or better CCTV cameras that shall be capable of operating in all lighting conditions anticipated at the project completion.
- c. The building permit application plans shall show cameras placed to view common areas of the property such as lobbies, parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to all buildings subject to this Planning Application. 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. (POLICE)

#### **Public Works Department (PA)**

21 SITE DEVELOPMENT PERMIT-GRADING - The applicant must obtain a site development permit from the Public Works Department for grading and shall submit to Public Works, for review with the building permit application and construction plans, a site grading and drainage plan prepared by a registered Civil Engineer with all supporting data, including hydraulic calculations, in accordance with requirements of the City's Site Development Code (SMMC 23.40). A deposit and non-refundable fee shall be submitted by the applicant based upon the Comprehensive Fee Schedule, established by the City Council, in effect at the time the building permit application is made. Public Works plan checking of the site grading and drainage plans submitted with the building permit plans cannot



proceed until fee and deposit are paid. The applicant shall be required to increase the deposit or be billed monthly at the discretion of the City for any costs in excess of the deposit. If billed monthly, invoices shall not become delinquent (must be paid within 30 days of receipt). Prior to final occupancy, the bill shall be paid in full. The City will refund any portion of the deposit not utilized. (PUBLIC WORKS)

- 22 STORMWATER POLLUTION PREVENTION PERMIT - The applicant must obtain a Stormwater Pollution Prevention (STOPPP) Construction permit, paying the required fees and posting the required cash deposit, for all work associated with the stormwater pollution prevention program (SMMC 7.39). The fee amount will be based upon the City Council resolution in effect at the time the building permit application is made. The permit shall be issued prior to issuance of the first building permit. (PUBLIC WORKS)
- 23 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. No increase to the peak discharge shall be permitted downstream. In addition, discharge must conform to any non point source permit issued by the Regional Water Quality Control Board. Drainage improvements made on-site shall conform to standard engineering practices and shall not allow any site drainage to impact adjacent properties. (PUBLIC WORKS)
- 24 STORM DRAIN INLETS AND WATERWAYS - The building permit application plans 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 approved by the City standards, consistent with the San Mateo Countywide Water Pollution Prevention Program's C.3 requirements (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.**

**Public Works Department (PA)**

- 25 TRANSPORTATION IMPROVEMENT FEE - The applicant shall pay a fee proportional to the project's share of transportation improvements needed to serve cumulative development within the City of San Mateo. The fee amount will be based upon the City Council resolution in effect at the time 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. (PUBLIC WORKS)
- 26 WASTEWATER TREATMENT PLANT PHASE II IMPACT FEE - In order to meet the increased demands on the Wastewater Treatment Plant created by this project, the applicant shall contribute fees toward the Plant expansion based upon the average projected sanitary flow, as determined under the City Council resolution in effect at the time 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. (PUBLIC WORKS)

- 27 SOUTH TRUNK AREA SEWER IMPROVEMENT FEE - In order to meet the increased demands on the South Trunk Sewer system created by this project, the applicant shall contribute fees toward the construction cost to increase its capacity based upon the project's average projected sanitary flow. The fee amount will be based upon the City Council resolution in effect at the time 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. (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)**

- 28 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 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)**

- 29 FIRE AND LIFE-SAFETY REQUIREMENTS FOR OCCUPANCY - All fire protection systems shall be installed and approved by the Fire Department prior to occupancy. All exits, signage, emergency lighting, rated construction, fire assemblies, fire extinguishers, evacuation signs as required, smoke control, generators, HVAC smoke detection as required, elevator recall and building address numbers. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (FIRE)

**Planning Division (PA)**

- 30 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)

- 31 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)
- 32 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)
- 33 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)

**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)**

- 34 BUILDING CONSTRUCTION ACTIVITIES - The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction:

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 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:

(A) The following criteria are met:

- (i) 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

(ii) An emergency situation exists where the construction is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below.

(B) The exemption will not conflict with any other conditions of approval required by the City to mitigate significant impacts.

(C) The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the construction activity.

(D) The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by an interested member of the public.

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

#### **Fire Department (PA)**

35 FIRE SAFETY DURING CONSTRUCTION - Buildings under construction shall comply with the requirements of the California Fire Code. All additional fire permits required by the California Fire Code shall be obtained from the Bureau of Fire Protection and Life Safety. (FIRE)

36 BARRICADES, FENCES, or GATES ACROSS FIRE ACCESS ROADWAYS DURING CONSTRUCTION - The installation or use of barricades, fences, or gates across emergency vehicle access roads during construction shall have prior approval of the City of San Mateo Fire Chief, or his/her designee. (FIRE)

37 BUILDING EGRESS - Adjacent buildings/properties shall not have their required egress restricted or compromised at any time during the construction of this project. (FIRE)

38 FIRE-SAFETY DURING DEMOLITION - Building(s) under construction or demolition shall comply with the California Fire Code. In addition to the requirements of Chapter 14 the following items shall be followed during the demolition of any structure. Where an existing standpipe exists within a building it shall be maintained in operable condition for use by the fire department at all times during construction including during demolition. Such standpipe shall be demolished with the building but shall not be

demolished more than one floor below the floor being demolished. (FIRE)

- 39 FIRE APPARATUS ACCESS - The applicant shall maintain paving or other all-weather surface for a minimum clear width of 20 feet for emergency-vehicle access. This access shall be approved by the Fire Department prior to any construction or placement of combustible material. (FIRE)

**Planning Division (PA)**

- 40 PORTABLE CLASSROOMS - The proposed portable classrooms are to be on-site during construction only. (PLANNING)

**Public Works Department (PA)**

- 41 MATERIAL HAULING AND CONSTRUCTION WORKER PARKING - For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck (SU) size or larger as defined by FHWA Standards, the applicant shall submit a truck hauling route that conforms to City of San Mateo Municipal Code Section 11.28.040 for the approval of the City Engineer. The haul route for this project shall be: Site to La Salle Drive to W. 20th Avenue to Alameda de las Pulgas to Highway 92. A letter from the applicant confirming the intention to use this hauling route shall be submitted to the Department of Public Works, and approved, prior to the issuance of any City permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the applicant. All storage and office trailers will be kept off the public right-of-way. Tracking of dirt onto City streets and walks will not be allowed. The applicant must provide an approved method of cleaning tires and trimming loads on site. Any job related dirt and/or debris that impacts the public right of way shall be removed immediately. No wash down of dirt into storm drains will be allowed. All material hauling activities shall be done in accordance with applicable City ordinances and conditions of approval. Violation of such may be cause for suspension of work. The applicant shall provide a construction-parking plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the City Engineer prior to issuance of 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)
- 42 PUBLIC WORKS CONSTRUCTION ACTIVITIES - The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction:
- (A) Construction activities related to the issuance of any Public Works permit shall be restricted to the weekday between 7:00 a.m. and 7:00 p.m. Please note, however, that no work shall be allowed to take place within the City right-of-way after 5:00 p.m. Earth haul and materials delivery to and from the site, including truck arrivals and departures to and from the site, will be prohibited between the weekday hours of 4:00 p.m. - 5:30 p.m. Signs

outlining these restrictions shall be posted at conspicuous locations on site. The signs shall be per the City Standard Drawing for posting construction hours. The sign shall be kept free of graffiti at

all times. Contact the Public Works Department to obtain sample City Standard sign outlining hours of operation.

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

(i) The following criteria are met:

(a) Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or

(b) Permitting extended hours of construction are required to accommodate design or engineering requirements, such as a large concrete pour. Such a need would be determined by the project's design engineer and require approval of the City Engineer.

(c) An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below.

(ii) The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts.

(iii) 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.

(iv) The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.

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

(B) All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.

(C) Newly disturbed soil surfaces shall be watered down regularly by a water trucks or by other approved method maintained on site during all grading operations.

Construction grading activity shall be discontinued in wind conditions that in the opinion of the Public Works Construction Inspector cause excessive neighborhood dust problems. Wash down of dirt and debris into storm drain systems will not be allowed.

(D) Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.

(E) All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.

- (F) Prior to issuance of any permit, the applicant shall submit any applicable pedestrian or traffic detour plans, to the satisfaction of the City Engineer, for any lane or sidewalk closures. The detour plan shall comply with Part 6, Temporary Traffic Control, of the State of California Manual of Uniform Traffic Control Devices (MUTCD), 2012, and standard construction practices. (PUBLIC WORKS)
- 43 BEST MANAGEMENT PRACTICES (BMP) – The applicant shall perform all construction activities in accordance with the City’s Storm Water Management and Discharge Control Rules and Regulations (SMMC 7.38.020), and the San Mateo Countywide Water Pollution Prevention Plan (SMCWPPP) by reference. Detailed information can be located at: <http://flowstobay.org/brochures> (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)**

- 44 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)
- 45 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)**

- 46 SUMMER CAMP OR PROGRAMS - Summer camp or programs shall be limited to the following days: Monday –Friday and the following hours: 7:00am-7:00pm. The number of faculty/staff shall be limited to a maximum of 27 persons. All faculty/staff parking for summer camp programs shall be accommodated on-site. No evening events are permitted. Summer camp programming shall comply with the Traffic Impact Analysis by Hexagon Traffic Consultants including, but not limited to, the circulation measures described in these conditions of approval. (PLANNING)
- 47 STUDENT ENROLLMENT - The Carey School shall be limited to a maximum student enrollment of 258 students (PLANNING)
- 48 WRITTEN ANNUAL COMPLIANCE LETTER - The Carey School shall submit a written letter to the Zoning Administrator of the City's Planning Division on an annual basis no later than September 1st of each academic year that includes a written assessment of compliance

with the conditions of approval .(PLANNING)

- 49 FACULTY/STAFF EMPLOYED - The maximum number of faculty/staff employed by the Carey School shall not exceed 52 persons. (PLANNING)
- 50 CAREY SCHOOL TRAFFIC ANALYSIS BY HEXAGON - The school and summer camp programming must comply with all recommendations and findings of the Traffic Impact Analysis prepared by the City's traffic consultant, Hexagon Transportation Consultants dated March 20, 2019.(PLANNING)
- 51 OFF-SITE PARKING –
- a) Full-Time Staff Parking Requirement - A parking agreement shall be maintained which provides a minimum of 21 off-site parking spaces for school faculty/staff on a weekday basis in conformance with San Mateo Municipal Code section 27.64.060. Should the parking agreement terminate, the school shall immediately inform the City's Planning Division and within 30 days of termination of the parking agreement either 1) submit a copy of a new executed parking agreement in conformance with San Mateo Municipal Code section 27.64.060, or
  - 2) reduce the number of full-time equivalent school employees to bring the use into conformance with the City's applicable parking ratio set forth in San Mateo Municipal Code chapter 27.64.
  - b) Special Event Parking Requirement - A parking agreement shall be maintained which provides a minimum of 150 off-site parking spaces for special school events in conformance with San Mateo Municipal Code section 27.64.060. Prior to the event, attendees shall receive information about parking and circulation for the subject event. Professional, temporary directional signage shall be installed (and removed) the evening of said event and school monitors shall be utilized to direct attendees to off-site parking. Should the parking agreement terminate, no special school events may be held until an alternative location and parking agreement is reviewed and approved by the Zoning Administrator and is entered into. (PLANNING)
- 52 CIRCULATION MEASURES – The school and summer camp programming shall comply with the following circulation measures for daily pick up and drop off of children:
- a) Monitors - During school drop off and pick up hours, a minimum of three school staff persons shall be designated for the exclusive purposes of facilitating circulation at a minimum of the following three locations: La Salle Drive, Alameda de las Pulgas, and 20th Avenue.
  - b) Loading Zones on Alameda - The designated “loading only” areas on Alameda de las Pulgas shall be honored and enforced.
  - c) La Salle Drive Cul De Sac – Parallel parking only shall be honored and enforced.
  - d) Loading and Unloading Students - Third, fourth, and fifth grade students only shall be picked up and dropped off on Alameda de las Pulgas. Grades



kindergarten to second shall be picked up and dropped off on La Salle Drive.

e) Driveway Signage on La Salle Drive - Temporary, professional-grade and quality, removable (A-frame type) signage for the purpose of restricting usage of residential driveways on La Salle Drive by Carey School or summer program patrons shall be placed as requested by the residents on La Salle Drive at each driveway apron, just prior to and throughout drop off and pick up hours. (PLANNING)

53 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, including: drawings, plans, materials samples, building colors, the written project description, and other items submitted as part of the approved planning application. Any proposed modifications to the approved planning application must be reviewed by the Chief of Planning and/or Zoning Administrator. The Chief of Planning and/or Zoning Administrator shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application for a modification of a previously approved planning application is required to be submitted to permit the proposed project modifications, as required by San Mateo Municipal Code Section 27.08.080 Modifications. (PLANNING)

54 HOURS OF OPERATION – The following sets forth the daily hours of operation for the school property of Monday through Friday 7:00am to 7:00pm. The hours of operation established in this condition do not include limited evening events held during the school year only. These evening events are estimated to be approximately four a year. (PLANNING)

55 FACILITY USE CALENDAR - At the beginning of each school year, the school shall provide property owners and tenants within 500 feet of the campus and the Hacienda Neighborhood Association with a schedule of all extracurricular activities and events planned for the school year.

a. The schedule of events and activities shall describe the type of event or activity, the estimated hours of its duration, and the name and telephone number of a contact person who shall be available during the event or activity to receive calls of concerns should they arise.

b. The schedule of events and activities required by this condition (including all revisions to the schedule) may be modified, but if modifications are made to the schedule, the modified schedule shall be posted on the school's website and shall be available to the public during school business hours at the school office. Notification of the modification shall also be provided to property owners and tenants within 500 feet of the campus and the Hacienda Neighborhood Association.

This condition shall be complied with at all times that the use permitted by this planning application occupies the premises. (PLANNING)

56 AUTHORIZED USES - This school ("school") is allowed those uses and activities typically associated with an elementary school including but are not limited to the following:

academic studies, administration, kitchen and dining facilities, daily athletic activities as part of the standard curriculum, interscholastic athletics, performing arts or cultural productions, after school clubs and academies, school-related meetings, parent-teacher conferences, back-to-school nights, graduation ceremonies, educational conferences, teaching institutes and training programs, tutoring, speaker series, summer camps/programs, performing arts presentations and any other use related to a school use. The school facility is hereby authorized to be utilized by other organizations that are not affiliated with the school for private or public events subject to the Special Events Ordinance in effect at that time. Additional uses not specified herein are subject to a determination by the Zoning Administrator that the proposed use is similar to those listed uses. (PLANNING)

- 57 PARKING AND TRAFFIC PLAN BY CAREY SCHOOL– Annually the school shall ensure that each Carey School family receives an updated copy of the school’s Parking and Traffic Plan including evening events Parking Protocol. (PLANNING)

**Police Department (PA)**

- 58 PHYSICAL SECURITY PLAN - The Physical Security Plan shall be subject to an annual review with the Police Department at all times that the use permitted by this planning application occupies the premises. (POLICE)
- 59 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)

**\* 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.*