

“The City With a Heart”



Mary Lou Johnson, Chair
Kevin Chase, Vice Chair
Joe Sammut
Sujendra Mishra
Rick Biasotti
Perry Petersen

AGENDA PLANNING COMMISSION MEETING February 17, 2015 7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: January 6, 2015 & January 20, 2015

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibit the Planning Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS Note: If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A. 749 Magnolia Avenue (APN: 020-062-060)

Zoning: R-1: Single-Family Residential

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to exceed the 44% lot coverage requirement (46%) and to exceed 1,825 square feet of living area with a one car garage per Sections 12.200.030.B.3 and 12.200.080.A.2 of the San Bruno Municipal Code. Kunal Patel (Applicant & Owner) UP-14-020.

B. 448 San Mateo Avenue (APN: 020-364-270)

Zoning: C-B-D: Central Business District

Recommended Environmental Determination: Categorical Exemption

Request for an Architectural Review Permit to allow architectural changes to the façade of an existing storefront, and a Use Permit to allow alcohol beverage sales within a restaurant, per Sections 12.84.210, 12.96.120.c.12, and 12.108.010 of the San Bruno Municipal Code. Jin Yoon (Owner), Melvin Pare – Isla Restaurant (Applicant) AR-14-003/UP14-015.

C. 406-418 San Mateo Avenue (APN: 020-364-320, 020-364-120, 020-364-130, 020-364-140)

Zoning: C-B-D: Central Business District

Recommended Environmental Determination: No additional environmental analysis is required for the Vesting Tentative Tract Map and Conditional Use Permit, as potential impacts have been considered and needed mitigation identified in a previously Certified EIR. Request for Vesting Tentative Tract Map and Conditional Use Permit to create up to five ground floor airspace commercial condominium units within a previously approved mixed-use commercial and residential development per Chapter 12.38, 12.88, and 12.112 of the San Bruno Municipal Code. The total area involving the commercial condominium units is 6,975 square feet. Signature Land Advisors, Inc. (Applicant) & San Bruno Plaza Investor, LLC. (Owner).

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the March 12, 2015 Architectural Review Committee members
- Housing Element/Emergency Shelter Update

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on March 17, 2015 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.



Perry Petersen, *Chair*
Mary Lou Johnson,
Vice Chair
Sujendra Mishra
Kevin Chase
Joe Sammut
Rick Biasotti

**MINUTES
PLANNING COMMISSION MEETING**

January 6, 2015

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:01 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Petersen	X	
Vice Chair Johnson	X	
Commissioner Biasotti	X	
Commissioner Chase	X	
Commissioner Mishra	X	
Commissioner Sammut	X	

STAFF PRESENT:

Planning Division:

Community Development Director: David Woltering
City Attorney: Marc Zafferano
Glenview Project Manager: Harry Burrows
Community Development Technician: Brian Paland

Pledge of Allegiance: Chair Petersen

- 1. Approval of Minutes – None**
- 2. Communication – None**
- 3. Public Comment – None**
- 4. Announcement of Conflict of Interest – None**

5. Public Hearings

A. Crestmoor Neighborhood

Zoning: R-1-G: Single-Family Residential, Glenview Rebuild Overlay District

Recommended Environmental Determination: Categorical Exemption

Request: that the Planning Commission recommend the City Council adopt an Ordinance approving a Development Agreement between the City of San Bruno and Castle Companies, Inc., for the development of ten lots within the Crestmoor Neighborhood.

City Attorney Marc Zafferano: Presents staff report.

Community Development Director Woltering: Reinforced comments of City Attorney that the Commission will not be reviewing the design of homes this evening. There will be subsequent meetings, including neighborhood meetings to gather public input on design, an Architectural Review Committee meeting, and a future Planning Commission hearing. Construction is anticipated to begin within the next six months.

Commissioner Sammut: Item F in the Staff Report states that the developer will complete construction within 180 days following issuance of the building permits. Item 6.5 of the agreement states that completion should be within 60 days. Asked if the 60 days is a typographical error.

City Attorney Marc Zafferano: Confirmed that the 60 days was incorrect and that the 180 day period is correct and will be corrected before being reviewed by the City Council.

Commissioner Biasotti: Asked why Lot 10 won't be completed at the same time.

Director Woltering: Lot 10 is a steep lot and will require a more intricate, complex design. The applicant is asking for an additional 90 days, but the applicant will attempt to complete the home within the initial 180 days.

Commissioner Chase: Both places in the staff report where 60 days are mentioned are a typographical error.

City Attorney Marc Zafferano: Confirms that the correct timeline is 180 days.

Gurnsey (Concord Way): Asked if the development will slow down repairs to streets and sidewalks.

Chair Petersen: Asked staff to make notes of questions in order to provide answers at a later date. This question is not under the Commission role at this hearing.

Sharron Baum (Claremont Drive): Asked if Castle Companies is the same company that was supposed to start construction a year ago.

City Attorney Marc Zafferano: Castle Companies is the same company, but construction wasn't planned to begin until PG&E and the City finalized a purchase agreement for the lots.

Maria Barr (Concord Way): Were the other companies being considered?

City Attorney Marc Zafferano: There were several. The City Council, through public meetings, conducted a thorough and comprehensive review and chose Castle Companies based on their ability to complete the project in a timely manner and have the financial backing to do so.

Barbara Passion (Claremont Drive): Asked how much the lots were sold for and what will be the price ranges for the homes.

City Attorney Marc Zafferano: The sale price is \$415,000 for each of the City lots. The City does not know what the sale price will be for the finished homes.

Public Question (unknown): Does the 180 days include weekends?

City Attorney Marc Zafferano: The 180 days is calendar days. Construction will only be allowed during normal construction hours as permitted by the City.

Director Woltering: Construction hours are typically weekdays. The developer can ask for special permission to work on Saturdays.

Elizabeth Koonz (Claremont Drive): Why is the construction exempt from Environmental Impact Reports?

City Attorney Marc Zafferano: Replacement residential construction in a residential zone is Categorically Exempt under the California Environmental Quality Act (CEQA). This would be no different from rebuilding one house at a time.

Commissioner Biasotti: Confirms that the same Categorical Exemption was given to previous rebuilds in the Crestmoor area.

Harry Burrows, Glenview Project Manager (addressing the question of the first speaker): The construction of these new homes will not affect the timeline of construction of roads, sidewalks, and sewer laterals.

Caroline Gray (Claremont at Fairmont): Where does the City intend to conduct a Neighborhood Meeting in their neighborhood?

Director Woltering: The Neighborhood Meeting will be held at John Muir School. Subsequently, the Architectural Review Committee meeting will be held at City Hall and a Planning Commission meeting will be held at the Senior Center.

Chair Petersen closed the public hearing.

Motion that the Planning Commission recommend the City Council adopt an Ordinance approving a Development Agreement between the City of San Bruno and Castle Companies, Inc., for the development of ten individual lots within the Crestmoor Neighborhood.

Commissioner Chase/Mishra

Roll Call Vote: 6-0

AYES: Chair Petersen, Vice Chair Johnson, Commissioners Sammut, Chase, Biasotti, Mishra
NOES: None
ABSTAIN: None

6. Discussion

A. City Staff Discussion: None

B. Planning Commission Discussion: None

8. Adjournment

Meeting was adjourned at 7:33 pm

David Woltering
Secretary to the Planning Commission
City of San Bruno

Perry Petersen, Chair
Planning Commission
City of San Bruno

NEXT MEETING: January 20, 2015



Perry Petersen, *Chair*
Mary Lou Johnson,
Vice Chair
Sujendra Mishra
Kevin Chase
Joe Sammut
Rick Biasotti

**MINUTES
PLANNING COMMISSION MEETING**

January 20, 2015

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:02 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Petersen	X	
Commissioner Sammut		X
Commissioner Biasotti	X	
Commissioner Mishra	X	
Commissioner Chase	X	
Commissioner Johnson	X	

STAFF PRESENT:

Planning Division:

Community Development Director: David Woltering
Associate Planner: Matt Neuebaumer
Contract Associate Planner: Paula Bradley
Community Development Technician: Brian Paland

Pledge of Allegiance: Commissioner Biasotti

1. Approval of Minutes (December 16, 2014) – Biasotti/Chase

VOTE: 5-0
AYES: Commissioners Chase, Peterson, Johnson, Biasotti, Mishra
NOES: None
ABSTAIN: None

2. Communication – Community Development Director Woltering introduced Contract Associate Planner Paula Bradley

3. Public Comment – None

4. Announcement of Conflict of Interest – None.

5. Public Hearings

A. 290 Elm Ave (020-404-420)

Request for a Use Permit to allow the construction of an addition which increases the gross floor area of the existing home by greater than 50% (66%) per Section 12.200.030.B.1 of the San Bruno Municipal Code. Pavlos Lazos (Applicant & Owner) UP-14-018.

Associate Planner Neuebaumer: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 14-018 based on Findings of Fact 1-6 and Conditions of Approval 1-26.

Questions for Staff

Chair Petersen: Asked for clarification on page 3, the table of site conditions.

Associate Planner Neuebaumer: There is an error in the table. The lot coverage is accurate at 2,200 square feet, but the table should read 44%, not 11%, to reflect that coverage.

Public Comment opened.

Pavlos Lazos (Owner): The proposed addition is to accommodate the needs of his growing family.

Chair Petersen: Asked who is the designer.

Pavlos Lazos: Grant Lee, a friend of the owner.

Speakers – None.

Public Comment closed.

Motion to approve Use Permit 14-018 based on Findings of Fact 1-6 and Conditions of approval 1-26.

Commissioner Chase/Mishra

VOTE:	5-0
AYES:	All Commissioners present
NOES:	None
ABSTAIN:	None

Chair Petersen advised of a 10-day appeal period.

Findings of Fact

1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)
2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)
3. That the proposed development is consistent with the general plan. (SBMC 12.108.040.H)
4. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood. (SBMC 12.108.040.G)
6. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.I)

CONDITIONS OF APPROVAL

Community Development

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 14-018 shall not be valid for any purpose. Use Permit 14-018 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit shall be built according to plans approved by the Planning Commission on January 20, 2015 labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be

completed to the satisfaction of the City of San Bruno.

6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, the site shall be landscaping according to the plans approved by the Planning Commission on January 20, 2015 and any site landscaping damaged during construction shall be replanted to the satisfaction of the Community Development Director.
10. FAA notification and approval is required prior to building permit issuance. Alternatively, the City has established an exemption form, which may be submitted to the City in-lieu of FAA notification.
11. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development.

Public Services Department

12. If the project results in more than 2,500 square feet of new or replaced impervious surfaces, the applicant shall incorporate one of the required C.3.i site design measures as required by the Municipal Regional Permit at the time of building permit submittal.
13. Please note that the front property line is located 2.0 feet behind the sidewalk along Elm Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from back of sidewalk along Elm Avenue. S.B.M.C. 8.08.010.
14. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2013.
15. An Encroachment Permit from Public Services Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit.
16. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 -inch. S.B.M.C. 8.12.010.

17. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on Elm Avenue per S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.
18. If not present, the applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-02 dated August 2011. Older clean outs not meeting current city standards shall be replaced.
19. Paint address number on face of curb near driveway approach. Lettering shall be black, 4 inches or larger, and painted on a white background. Indicate the location of the address numbers on the site plan.
20. An Erosion control plan and storm water pollution prevention plan is required. The plan must show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B. Municipal Code 12.16.020.
21. Storm water from new roof down spouts and other on-site drainage, shall be drained into landscaping. Alternatively, stormwater shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail ST-03.
22. The building permit plans shall include a site plan that shows all property lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.MC. 12.16.020
23. Perform water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing water meter is sufficient to serve proposed water demand. If existing meter is undersized, a larger meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of an upgraded water meter and lateral. S.B.M.C. 10.14.020/110. Indicate on the plans the location of the existing water meter and the available water pressure at the property.

Fire Department

24. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
25. Provide hard-wired smoke detectors with battery backup as required by building code.
26. Provide spark arrester for chimney if not currently in place.

(Note Item 5b and 5c have been reversed from the printed agenda)

B. 446 San Mateo Avenue (020-364-270)

Request for a Use Permit to allow an expansion from beer and wine sales to include distilled spirits in conjunction with a restaurant per Chapters 12.84.210 and 12.96.120.C.12 of the San Bruno Municipal Code. Cleonir Lemes, Cleo’s Brazilian Steakhouse (Applicant), Jin Hee Yoon Trust (Owner) UP-14-021.

Contract Associate Planner Bradley: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 14-021 based on Findings of Fact 1-5 and Conditions of Approval 1-13.

Questions for Staff – None

Public Comment Opened

Cleonir Lemes (Owner/applicant): They asking for an upgrade to their liquor license in order to offer customers a traditional Brazilian experience, which includes a cocktail that requires distilled spirits that their current license doesn’t permit.

Commissioner Biasotti: Asked how many years they have been in business in San Bruno.

Cleonir Lemes (Owner/applicant): They opened in 2005; first on El Camino, then on San Mateo Avenue.

Public Comment Closed.

Motion to approve Use Permit 14-021 based on Findings of Fact 1-5 and Conditions of approval 1-13.

Commissioner Chase/Mishra

VOTE: 5-0
AYES: All Commissioners present
NOES: None
ABSTAIN: None

Findings of Fact

1. The activity or use does not jeopardize, endanger or result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
2. The activity or use does not result in repeated nuisance activities or police interventions within the premises or in close proximity of the premises, including but not limited to criminal activities, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking,

excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.

3. The activity or use does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute.
4. The upkeep and operating characteristics of the activity or use are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
5. The applicant for a liquor license receives a Letter of Public Convenience or Necessity issued by the City of San Bruno for an application which would (not) tend to create a law enforcement problem, or if issuance would result in or add to an "Undue Concentration" of licenses, required due to either of the following conditions:
 - a. The applicant premises are not located in a crime reporting district that has a twenty percent greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the San Bruno Police Department that are identified by the department in the compilation and maintenance of statistical information on reported crimes and arrests.
 - b. The applicant premises are not located in an area of Undue Concentration, which is defined to exist when an original application or premises-to-premises application is made for a retail on-sale license in a census tract where the ratio of existing on-sale retail licenses to population in the census tract exceeds or will exceed the ratio of retail on-sale licenses to population in San Mateo County.

CONDITIONS OF APPROVAL

Community Development

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary Hearing to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Use Permit 14-021 shall not be valid for any purpose. Use Permit 14-021 shall expire one (1) year from the date of approval unless the plan is executed.
2. Use Permit 14-021 shall be operated by the owner and any successor in interest, according to plans approved by the Planning Commission on January 20, 2015, labeled Exhibits C and D, except as required to be modified by these Conditions of Approval. Any modification to the approved plans or any deviation or change in the business activities shall require prior approval by the Community Development Director. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
3. The applicant shall continue to conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front, and rear of the building.
4. The hours of operation shall be limited to 11:00 a.m. until 11:00 p.m., seven days per week. Any changes from the hours of operation shall require prior authorization of the Community Development Director. Any change that results in a later closing time shall also require review

by the Police Department.

5. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
6. The Community Development Director may call this use permit project back to the Planning Commission if he/she finds that the business is not complying with the required performance standards or conditions of approval.
7. The restaurant operator shall ensure that garbage and recyclables are properly stored inside the appropriate garbage enclosure.
8. All signs must be approved by the Planning Division under a separate application and must comply with Fire Department Conditions of Approval. Signs shall be installed prior to any Final Inspection.
9. The applicant shall provide the signed copy of the Summary of Hearing to the Alcohol, Beverage and Control Board (ABC). The signed summary of hearing will serve as the Letter of Public Convenience of Necessity as required by ABC.
10. Ongoing Conditions of Approval (Conditions 1-24), for UP-09-022 and PE-09- 004, continue to apply to this permit.

Police Department

11. The applicant shall comply with all State Alcohol and Beverage Control (ABC) requirements. The applicant shall provide a copy of the approved ABC license to the City prior to commencing the expanded alcohol sales operation.
12. The applicant is responsible for providing emergency contact information to the Police Department for after hour's emergencies.
13. Alcohol consumption shall be limited to the interior of the restaurant area. At no time shall alcohol be consumed outside of the restaurant.

C. 260 El Camino Real (020-381-490)

Request for a Use Permit to allow alcohol beverage sales in conjunction with a restaurant per Chapters 12.84.210 and 12.96.110.C.16 of the San Bruno Municipal Code. Minyu Kim - Tofu House (Applicant and Owner) UP-14-017.

Contract Associate Planner Bradley: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 14-017 based on Findings of Fact 1-5 and Conditions of Approval 1-13.

Questions for Staff – None

Public Comment Opened.

Monica Kim and David Chuong(Owner's daughter and fiance): The alcohol license expired while her mother was out of the country and she was managing the restaurant.

Public Comment Closed.

Motion to approve Use Permit 14-017 based on Findings of Fact 1-5 and Conditions of approval 1-13.

Commissioner Chase/Johnson

VOTE: 5-0
AYES: All Commissioners present
NOES: None
ABSTAIN: None

Findings of Fact

1. The activity or use does not jeopardize, endanger or result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
2. The activity or use does not result in repeated nuisance activities or police interventions within the premises or in close proximity of the premises, including but not limited to criminal activities, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
3. The activity or use does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute.
4. The upkeep and operating characteristics of the activity or use are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
5. The applicant for a liquor license receives a Letter of Public Convenience or Necessity issued by the City of San Bruno for an application which would (not) tend to create a law enforcement problem, or if issuance would result in or add to an "Undue Concentration" of licenses, required due to either of the following conditions:
 - c. The applicant premises are not located in a crime reporting district that has a twenty percent greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the San Bruno Police Department that are identified by the department in the compilation and maintenance of statistical information on reported crimes and arrests.

- d. The applicant premises are not located in an area of Undue Concentration, which is defined to exist when an original application or premises-to-premises application is made for a retail on-sale license in a census tract where the ratio of existing on-sale retail licenses to population in the census tract exceeds or will exceed the ratio of retail on-sale licenses to population in San Mateo County.

CONDITIONS OF APPROVAL

Community Development

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary Hearing to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Use Permit 14-017 shall not be valid for any purpose. Use Permit 14-017 shall expire one (1) year from the date of approval unless the plan is executed.
2. Use Permit 14-017 shall be operated by the owner and any successor in interest, according to plans approved by the Planning Commission on January 20, 2015, labeled Exhibits C and D, except as required to be modified by these Conditions of Approval. Any modification to the approved plans or any deviation or change in the business activities shall require prior approval by the Community Development Director. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
3. The applicant shall continue to conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front, and rear of the building.
4. The hours of operation shall be limited to 11:30 a.m. to 2:30 p.m. and 5:30 p.m. to 9:30 p.m. Monday through Saturday, and 5:30 p.m. to 9:30 p.m. Sundays. Any changes from the hours of operation shall require prior authorization of the Community Development Director. Any change that results in a later closing time shall also require review by the Police Department.
5. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
6. The Community Development Director may call this use permit project back to the Planning Commission if he/she finds that the business is not complying with the required performance standards or conditions of approval.
7. The restaurant operator shall ensure that garbage and recyclables are properly stored inside the appropriate garbage enclosure.
8. All signs shall be approved by the Planning Division under a separate application and must comply with Fire Department Conditions of Approval. Signs shall be installed prior to any Final Inspection.
9. The applicant shall provide the signed copy of the Summary of Hearing to the Alcohol,

Beverage and Control Board (ABC). The signed summary of hearing will serve as the Letter of Public Convenience of Necessity as required by the ABC.

10. Conditions of Approval (Conditions 1-35) for UP-04-21 and PE-04-02, approved on June 15, 2004, concerning trash, parking, address numbers, lighting, and similar operational criteria, shall continue to apply to this permit.

Police Department

11. The applicant shall comply with all State Alcohol and Beverage Control (ABC) requirements. The applicant shall provide a copy of the approved ABC License Planning Commission to the City.
12. The applicant is responsible for providing emergency contact information to the Police Department for after hour's emergencies.
13. Alcohol consumption shall be limited to the interior of the restaurant area. At no time shall alcohol be consumed outside of the restaurant.

6. Discussion

A. City Staff Discussion: Staff asked for three volunteers for the next ARC meeting in January. Commissioners Chase, Johnson, and Biasotti volunteered.

B. Appointment of Chair and Vice Chair

Chair: Commissioner Johnson

Nomination Peterson/Chase

VOTE: 5-0
AYES: All Commissioners present
NOES: None
ABSTAIN: None

Vice Chair: Commissioner Chase

Nomination Peterson/Mishra

VOTE: 5-0
AYES: All Commissioners present
NOES: None
ABSTAIN: None

Commissioner Petersen: Asked about the status of a new Planning Commissioner

Director Woltering: Recently, staff has put together and forwarded to the City Manager the materials requested for the recruitment process to proceed.

Commissioner Chase: Asked how long the Commission can continue with six members.

Director Woltering: While the by-laws suggest the Planning Commission composition to be seven member, it is allowable to have six members.

Commissioner Chase: Asked if there is a required timeline.

Director Woltering: There is no specified timeframe for the replacement to occur. However, staff anticipates the process to proceed shortly, given that the recruitment assessment materials have been prepared.

7. Adjournment

Meeting was adjourned at 7:35 pm

David Woltering
Secretary to the Planning Commission
City of San Bruno

Perry Petersen, Chair
Planning Commission
City of San Bruno

NEXT MEETING: February 17, 2015



567 El Camino Real
 San Bruno, CA 94066
 Voice: (650) 616-7074
 Fax: (650) 873-6749
www.sanbruno.ca.gov

STAFF

David Woltering, AICP, *Community Development Director*
 Mark Sullivan, AICP, *Long Range Planning Manager*
 Matt Neuebaumer, *Associate Planner*
 Brian Millar, AICP, *Contract Senior Planner*
 Paula Bradley, AICP, *Contract Associate Planner*
 Marc Zafferano, *City Attorney*

PLANNING COMMISSION

Mary Lou Johnson, *Chair*
 Kevin Chase, *Vice Chair*
 Joe Sammut
 Sujendra Mishra
 Rick Biasotti
 Perry Petersen

**PLANNING COMMISSION
 STAFF REPORT
 AGENDA ITEM NO. 5.A.
 February 17, 2015**

PROJECT LOCATION

1. Address: 749 Magnolia Avenue
2. Assessor's Parcel No: 020-062-060
3. Zoning District: R-1 (Low Density Residential)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A:** Site Location
B: Photographs
C: Site Plan, Floor Plans, and Elevations
D: Green Building Statement

REQUEST

Request for a Use Permit to exceed the 44% lot coverage requirement (46%) and to exceed 1,825 square feet of living area with a one car garage per Sections 12.200.030.B.3 and 12.200.080.A.2 of the San Bruno Municipal Code. Kunal Patel (Applicant & Owner) **UP-14-020**.

RECOMMENDATION

Staff recommends that the Planning Commission approved Use Permit 14-020 based on Findings of Fact 1-6 and Conditions of Approval 1-26.

REVIEWING AGENCIES

Community Development Department
 Public Services Department
 Fire Department

LEGAL NOTICE

1. Notices of public hearing mailed to owners of property within 300 feet on February 6, 2015.
2. Advertisement published in the San Mateo Daily Journal, Saturday, February 7, 2015.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301.e: Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the west side of Magnolia Avenue between Sycamore Avenue and Kains Avenue. This is a rectangular shaped lot with a total size of 5,000 square feet. The property is

currently developed with a one-story single-family dwelling with 1,528 square feet of living area. The existing dwelling consists of three bedrooms, two bathrooms, a living room, dining room, family room, kitchen, laundry room, and a one car garage. The home was constructed in 1947 and is located in the Mill Park No. 3 subdivision.

ADDITIONAL INFORMATION

- **Accessory Structures:** There is one accessory structure in the rear yard.
- **Code Enforcement:** There are no active code enforcement cases.
- **Easements:** There is a 5'-0" Public Utility Easement located along the rear property line.
- **Heritage Trees:** There are no heritage tree located in the rear yard.
- **Previous additions or alterations:** There have been no previous additions or alterations to the subject property.

SURROUNDING LAND USES

North: Sycamore Avenue – R-1 (Single Family Residential)
South: Kains Avenue – R-1 (Single Family Residential)
East: Acacia Avenue – R-1 (Single Family Residential)
West: Cypress Avenue – R-1 (Single Family Residential)

PROJECT DESCRIPTION

The applicant is proposing to construct a one-story addition to an existing one-story home. The existing family room, laundry room, and the bathroom located towards the rear of the home would be demolished and replaced with a new master bedroom, family room, laundry room, and a new bathroom. The proposed project would result in a 407 square foot net new addition. The applicant is proposing to incorporate a stucco finish for the entire exterior of the home. The existing horizontal siding located on the upper portion of the front elevation would remain. Additionally, a stone veneer base is proposed along the front elevation, which would wrap around the left and right side elevation. If approved and constructed, this would be a four-bedroom, three-bathroom home.

Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	Same
Lot Area		5,000 s.f.	5,000 s.f.	Same
Lot Coverage		2,200 (44%)	1,888 (38%)	2,295 s.f. (46%)
Gross Floor Area		2,750 s.f.	1,754, s.f.	2,161 s.f.
Floor Area Ratio		.55	.35	.43
Building Setbacks	Front	15'-0"	18'-0"	Same
	Rear	10'-0"	28'-6"	15'-2"
	R Side	5'-0"	3'-0"	5'-0"
	L Side	5'-0"	5'-0"	Same
Building Height		28'-0"	15'-3"	Same
Covered Parking		2 spaces	1 Space	1 Space

Notes:

- Use Permit required for exceeding the 44% lot coverage requirement.
- Use Permit required for exceeding 1,825 s.f. of living with a one car garage.

Square Footage Breakdown:

	Ground floor	Garage	Total
Total	1,935	226	2,161

Notes:

- 1,935 s.f. of living area proposed, along with a 226 s.f. one-car garage.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee reviewed this project at its January 15, 2015 meeting. The Architectural Review Committee forwarded the project to the Planning Commission with the following recommendations:

- Update the project data chart to accurately reflect existing and proposed conditions.
- Indicate the existing and proposed window type and trim. Staff recommends incorporating wood window trim for all proposed windows, thereby matching the existing residence.
- Accurately label the existing north side elevation on sheet A-4.
- Include a written statement describing the type of green building measures that will be implemented at the time of construction.
- The existing detached accessory building must be shown on the site plan. This detached accessory building shall be located outside of the Public Utility Easement and be located at least 6'-0" from the main dwelling.

The applicant submitted revised plans addressing the comments referenced above; these plans are attached to this staff report as Exhibit C.

PUBLIC COMMENT

Staff sent the required legal notice on February 6, 2015. Staff has not received any comments as of the writing of this report.

ANALYSIS AND RECOMMENDATION

Analysis:

The applicant is proposing to construct a 407 square foot addition. A Use Permit is required as the expansion exceeds the 44% lot coverage requirement, and exceeds 1,825 s.f. of living area while only providing a one-car garage. The proposed expansion meets the floor area, setback, and height requirements of the zoning district. Specifically, the proposed floor area would amount to 2,161 square feet, which corresponds to a .43 FAR. The height would remain the same at 15'-3", where 28'-0" is the height limit. The front, rear, and side setbacks for the proposed addition would be in compliance with the setback requirements.

Staff finds that the proposed addition is well integrated with the existing single-family dwelling, is compatible with the immediate neighborhood, and consistent with the Residential Design Guidelines. The addition would be located at the rear of the existing home, maintaining the simple building form, which is common throughout the neighborhood. The neighborhood consists of a variety of exterior materials ranging from horizontal siding, stucco, and wood shingle siding. The proposed addition and existing home would incorporate a stucco finish. Furthermore, the addition would incorporate a composition shingle roof, which would match the existing roof material. The new windows will also incorporate wood window trim, thereby matching the existing residence.

Regarding lot coverage, staff finds that with the addition there would still be a relatively large amount of useable rear yard area. Specifically, the subject property has a rear yard that is 15'-2" – 32'-0" deep. The rear yard area would also contain a new patio, with the remaining area consisting of landscaping. The front yard measures 18'-0" deep from the front property line providing additional useable outdoor space.

Regarding parking, the applicant has applied for a Use Permit to exceed 1,825 square feet of living area while only providing a one-car garage. The proposed expansion would amount to a total of 1,935 square feet of living area. The current one-car garage is setback from the front portion of the existing home. As a result, the site contains a long driveway located adjacent to the northern side property line. This circumstance allows the applicant to park additional vehicles within the driveway space. As proposed, staff supports the current parking configuration.

Findings:

*Pursuant to the City's Municipal Code, the Commission shall grant the Use Permit if it makes the following findings. Required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made.*

- 1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)**

With the condition that the applicant obtain a building permit prior to construction, the home would be constructed according to the California Building Code (CBC) and, therefore, would not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)

The architectural features of the project are compatible with the surrounding neighborhood. The project includes an addition to the rear of the home and would include the same basic building form and roofline as the existing home. The home's overall height would remain the same, at 15'-3", which is below the height limit of 28'-0". The setback of the addition meets the Municipal Code standards. The proposal would benefit the City and the surrounding neighborhood by improving the property in a well-designed manner and by its conformance to all of the development regulations as set forth in the Municipal Code. Therefore, staff determines that the project would not be detrimental to improvement in the neighborhood or to the general welfare of the City.

Regarding parking, the applicant has applied for a Use Permit to exceed 1,825 square feet of living area while only providing a one-car garage. The proposed expansion would amount to a total of 1,935 square feet of living area. The current one-car garage is set back from the front portion of the existing home. As a result, the site contains a long driveway located adjacent to the northern side property line, which allows the applicant to park additional vehicles within the driveway space.

3. That the proposed development is consistent with the general plan. (SBMC 12.108.040.H)

The San Bruno General Plan designates the property as a Low-Density Residential district. The existing single-family dwelling is consistent with the General Plan designation.

General Plan Policy LUD-3 states, "protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale." The proposal would be complementary to other single-family homes in the area. The design of the project reinforces the residential character of the neighborhood.

4. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)

The proposal includes a one-story addition to an existing single-story home. The overall height of the home would remain the same at 15'-3", which is below the limit of 28'-0". The left side setback would continue the existing 5'-0" setback and the right side setback to the addition would measure 5'-0". Therefore, the structure should not unreasonably restrict or interfere with light and air on the adjacent properties.

The overall design and scale of the home is consistent with the neighborhood, which consists primarily of single-story homes, with some two-story homes.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood. (SBMC 12.108.040.G)

The applicant proposes to construct a one-story addition to the rear of the existing single-story home. The addition maintains the basic building form and rooflines of the existing house. The exterior materials would be consistent throughout the house. Specifically, the addition and existing home would incorporate a stucco finish. Furthermore, the addition would incorporate a composition shingle roof, which would match the existing home. Staff finds that the general appearance of the residence would be in keeping with the neighborhood and would not be detrimental to the City.

6. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.1)

Staff finds that the new home conforms to the basic design principles of the Residential Design Guidelines. The proposed addition would respect the scale, bulk, and character of the immediate neighbors and adjacent homes, and has consistent construction materials throughout. The project maintains the simple building form, which is common throughout the neighborhood. The landscaping area currently exceeds the Municipal Code requirement and the applicant has stated the existing landscaping would remain.

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 14-020 based on Findings of Fact 1-6 and Conditions of Approval 1-26.

Findings of Fact

1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)
2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)
3. That the proposed development is consistent with the general plan. (SBMC 12.108.040.H)
4. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood. (SBMC 12.108.040.G)

6. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.I)

CONDITIONS OF APPROVAL

Community Development

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 14-020 shall not be valid for any purpose. Use Permit 14-020 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit shall be built according to plans approved by the Planning Commission on February 17, 2015 labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, the site shall be landscaping according to the plans approved by the Planning Commission on February 17, 2015 and any site landscaping damaged during

construction shall be replanted to the satisfaction of the Community Development Director.

10. FAA notification and approval is required prior to building permit issuance. Alternatively, the City has established an exemption form, which may be submitted to the City in-lieu of FAA notification.
11. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development.

Public Services Department

12. If the project results in more than 2,500 square feet of new or replaced impervious surfaces, the applicant shall incorporate one of the required C.3.i site design measures as required by the Municipal Regional Permit at the time of building permit submittal.
13. Please note that the front property line is located 5.5 feet behind the sidewalk along Elm Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 5.5 feet from back of sidewalk along Magnolia Avenue. S.B.M.C. 8.08.010.
14. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2013.
15. An Encroachment Permit from Public Services Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit.
16. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 -inch. S.B.M.C. 8.12.010.
17. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on Magnolia Avenue per S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.
18. If not present, the applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-02 dated August 2011. Older clean outs not meeting current city standards shall be replaced.
19. Paint address number on face of curb near driveway approach. Lettering shall be black, 4 inches or larger, and painted on a white background. Indicate the location of the address numbers on the site plan.
20. An Erosion control plan and storm water pollution prevention plan is required. The plan must show existing storm drain inlets and other storm water collection locations protected by silt

screens or silt fence. Work shall conform to the current NPDES requirements. S.B. Municipal Code 12.16.020.

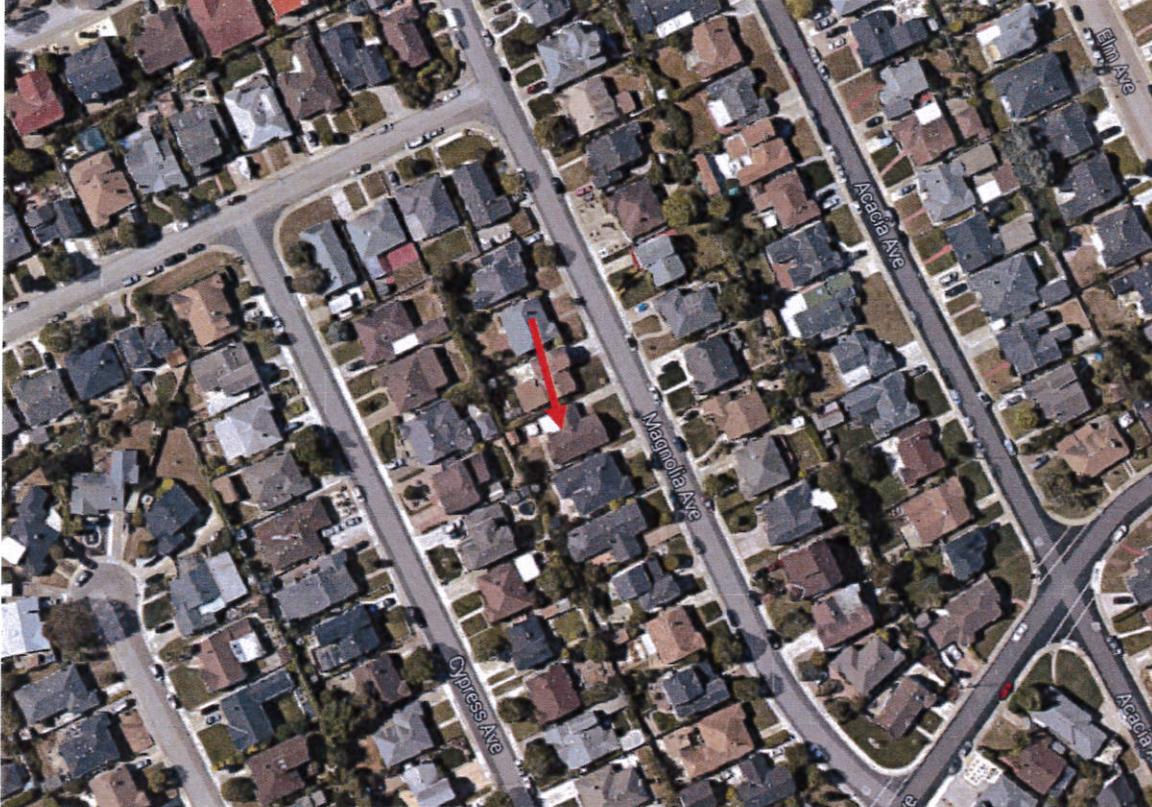
21. Storm water from new roof down spouts and other on-site drainage, shall be drained into landscaping. Alternatively, stormwater shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail ST-03.
22. The building permit plans shall include a site plan that shows all property lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020
23. Perform water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing water meter is sufficient to serve proposed water demand. If existing meter is undersized, a larger meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of an upgraded water meter and lateral. S.B.M.C. 10.14.020/110. Indicate on the plans the location of the existing water meter and the available water pressure at the property.

Fire Department

24. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
25. Provide hard-wired smoke detectors with battery backup as required by building code.
26. Provide spark arrester for chimney if not currently in place.

Date of Preparation: February 13, 2015
Prepared by: Matt Neuebaumer, Associate Planner

Exhibit A: Site Location



**749 Magnolia Avenue
020-062-060
UP-14-020**

Exhibit B: Photographs



Subject Site



Neighboring Properties

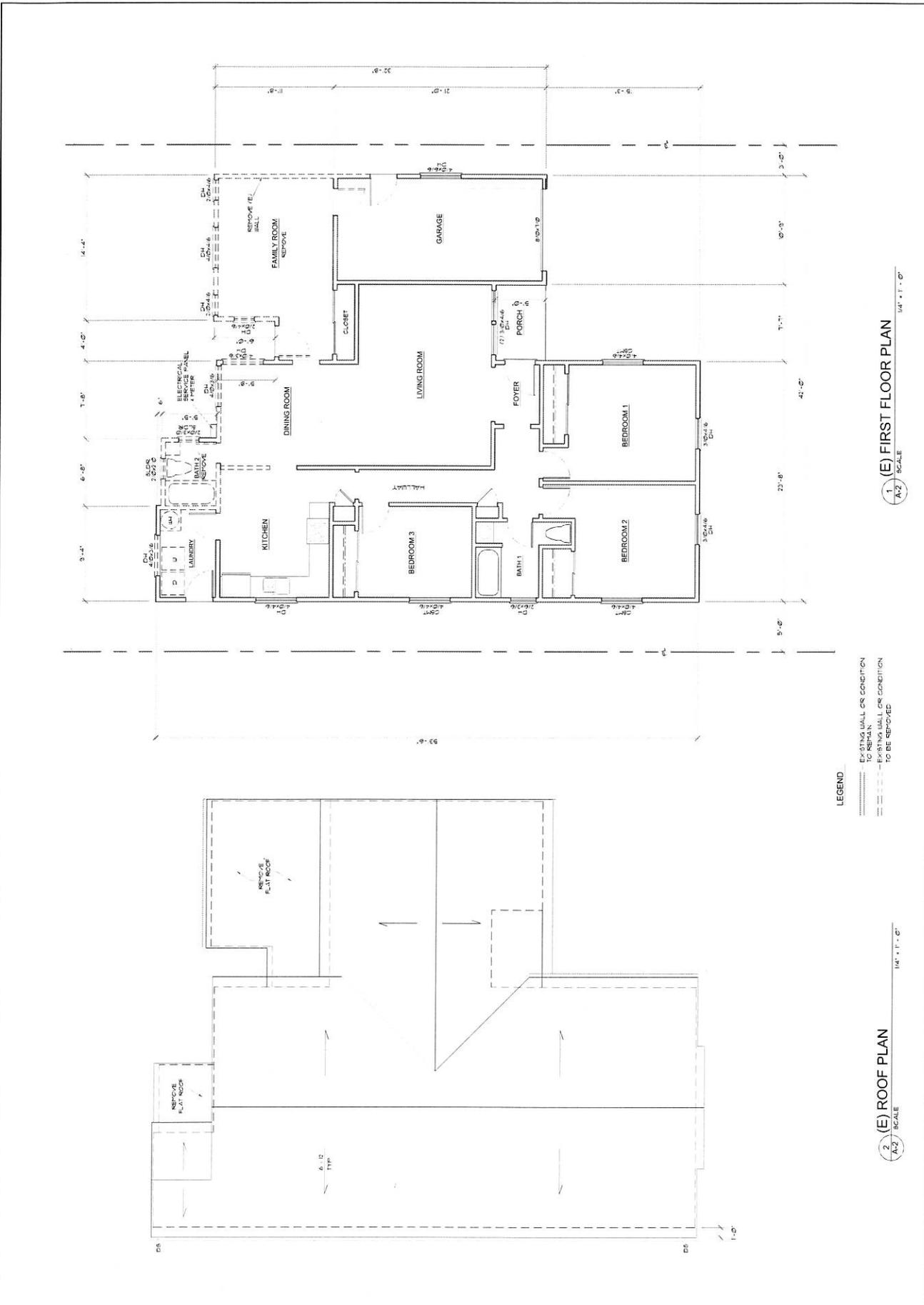
DATE	11-09-14
DRAWN	AS NOTED
CHECKED	HE
FOR	PATEL
SHEET	1

A-2
2x 34x11

ADDITION
SAN BRUNO, CA 94066
OWNER: KUNAL PATEL

749 MAGNOLIA AVENUE
AP# 020-082-080

HECTOR G. ESTIPONA
ARCHITECT
221 BOWEN AVENUE
SOUTH SAN FRANCISCO, CA 94080
TEL: 415.625.8211
WWW.HGESTIPONA.COM

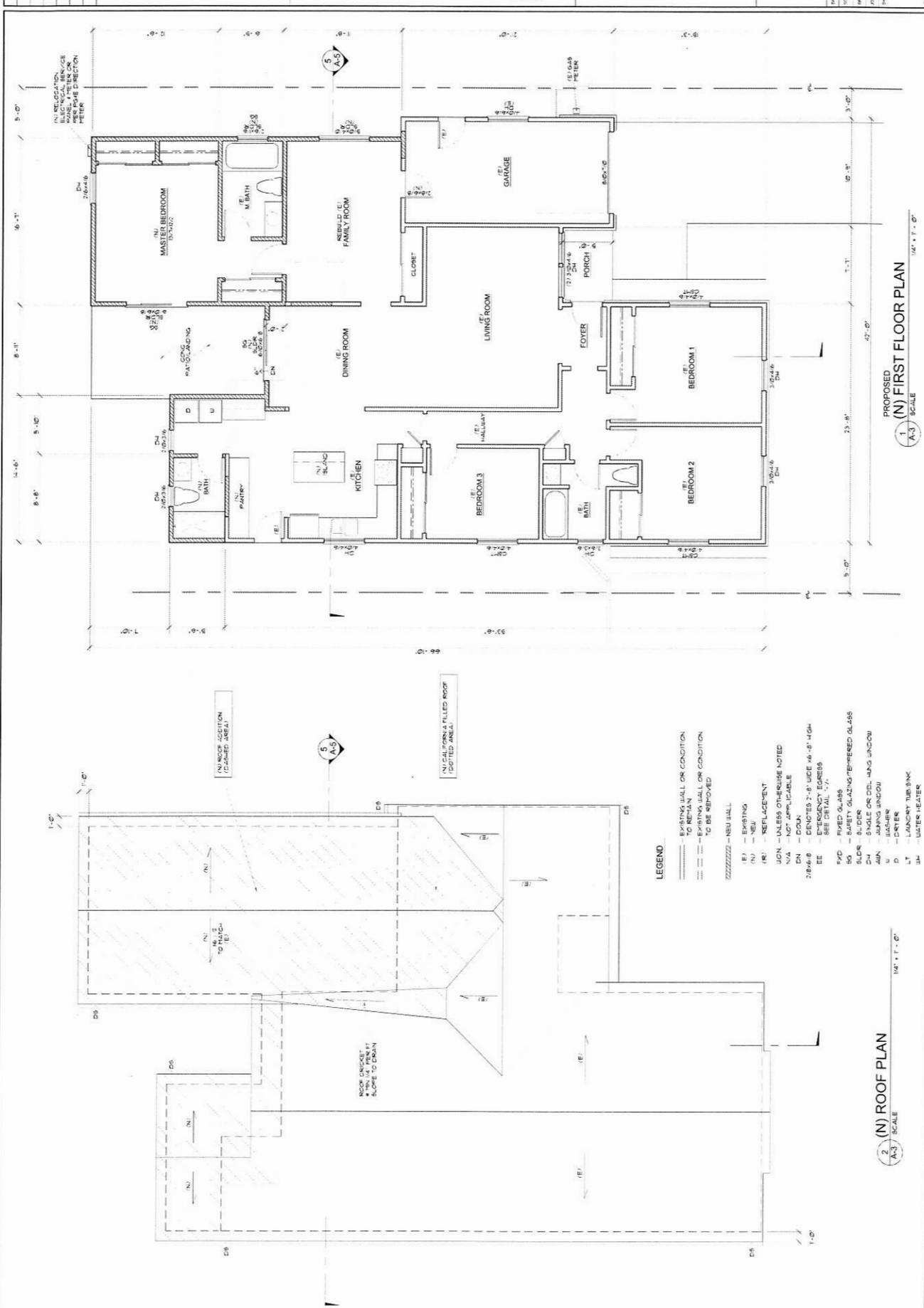


LEGEND

- EXISTING WALL OR CONDITION
- - - EXISTING WALL OR CONDITION TO BE REMOVED

(E) FIRST FLOOR PLAN
1/A2 SCALE 1/4" = 1' - 0"

(E) ROOF PLAN
2/A2 SCALE 1/4" = 1' - 0"



PROPOSED
 1. (N) FIRST FLOOR PLAN
 A-3 SCALE
 1/4" = 1'-0"

2. (N) ROOF PLAN
 A-3 SCALE
 1/4" = 1'-0"

- LEGEND**
- EXISTING WALL OR CONDITION
 - EXISTING WALL OR CONDITION TO BE REMOVED
 - NEW WALL
 - (E) - EXISTING
 - (N) - NEW
 - (R) - REFLECTED
 - UN - UNLESS OTHERWISE NOTED
 - N/A - NOT APPLICABLE
 - DN - DOWN
 - 2'-8" x 8" - DENOTES 2'-8" WIDE x 8'-0" HIGH EMERGENCY EGRESS SEE DETAIL 177
 - PVD - FIXED GLASS
 - SG - SAFETY GLAZING/TEMPERED GLASS
 - DL - DOUBLE GLAZING
 - DL - SINGLE OR DOUBLE GLAZING WINDOW
 - AW - ALUMINUM WINDOW
 - U - WINDOW
 - D - DRYER
 - LT - LAUNDRY TUB/SINK
 - SH - WATER HEATER

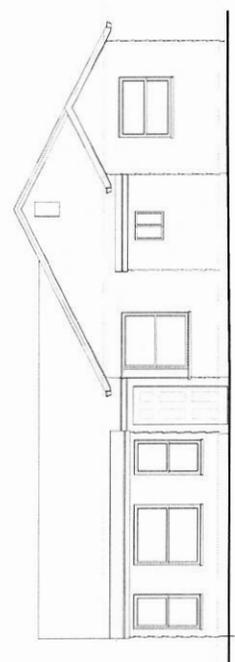
NO.	REVISIONS
1	02-07-15
2	02-07-15

HECTOR G. ESTIPONA
 ARCHITECT
 223 BONAVENTURE AVENUE
 SOUTH SAN FRANCISCO, CA 94080
 TEL: 415.362.1234
 GHEC@GHEC.COM

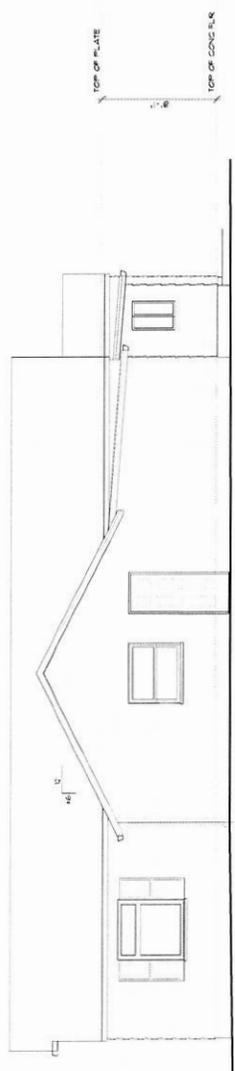
ADDITION
 749 MAGNOLIA AVENUE
 SAN BRUNO, CA 94066
 AP# 020-062-090
 OWNER: KJMAL PATEL

DATE: 11-09-14
 SCALE: AS NOTED
 DRAWN: HE
 FOR: PATEL
 SHEET: A-4
 OF: 10

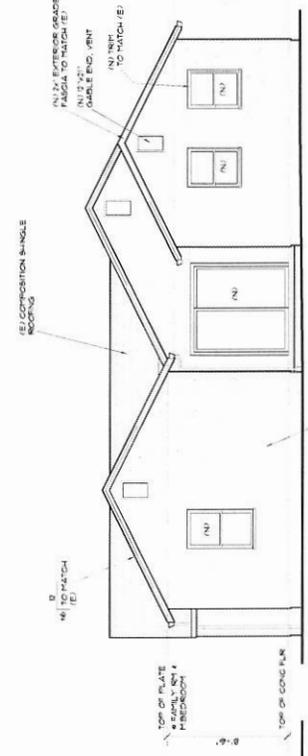
A-4



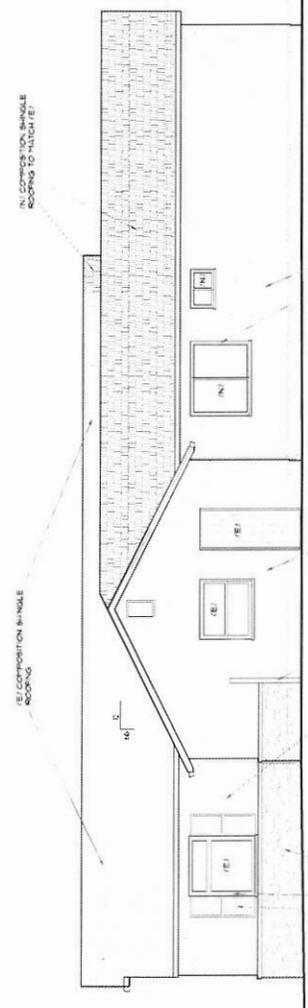
2 (E) RIGHT SIDE ELEVATION
 1/4" = 1' - 0"
 A-4 SCALE



1 (E) REAR ELEVATION
 1/4" = 1' - 0"
 A-4 SCALE



3 (N) REAR ELEVATION
 1/4" = 1' - 0"
 A-4 SCALE



4 (N) RIGHT SIDE ELEVATION
 1/4" = 1' - 0"
 A-4 SCALE

749 MAGNOLIA AVENUE
SAN BRUNO, CA 94066
AP# 020-062-060

CALGREEN MANDATORY MEASURES

A- GENERAL

1. Site Development: Section 4.106

A plan has been developed, and will be implemented, to manage stormwater drainage during construction.

2. Construction Waste Reduction, Disposal, and Recycling: Section 4.408.

A minimum of 60% of the non-hazardous construction and demolition waste generated at the site will be diverted to an offsite recycle, diversion, or salvage facility per City of San Bruno amendment and CALGreen Section 4.408.

3. Building Maintenance and Operations: Section 4.410

An operation and maintenance manual will be provided to the building occupant or owner.

4. Installer Special Inspector Qualification: Section 702

HVAC system installers will be trained and certified in the proper installation of HVAC system and equipment by a recognized training/certification program.

5. Verification: Section 703

Upon request, verification of compliance with this Code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with 2013 CALGreen Code requirements.

6. Rodent Proofing: Section 4.406.1

Annual spaces around pipes, electric cables, conduits, or other openings in sole/ bottom plates at exterior wall shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

B- ENERGY EFFICIENCY (2013 California Building Energy Efficiency Standards)

1. All domestic hot water system piping with a nominal diameter of 3/4" (19 mm) or larger, whether buried or unburied must be insulated. Section 150.0 (j)2A ii.

The insulation thickness shall be selected shall be selected based on the conductivity range in Table 120.3-A.

2. Indoor lighting shall comply with new mandatory measure requirements per Section 150.0(k)

3. Duct insulation compliance: Section 150.0 (m)1

All air-distribution system ducts and plenums installed, are sealed and installed to meet the requirements of CMC Section 601, 602, 603, 604, 605 and Standard 6-5. Supply air and return-air ducts and plenum are insulated to a minimum installed level of R-6 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements.

4. Duct Sealing & Leakage Testing: Section 150.0 (m)11

- If the air-handling unit is installed and the ducts are connected directly to the air handler, the total leakage of the duct system shall not exceed 6% of the nominal system air handler airflow.

- If the air-handling unit is not yet installed, the total leakage of the duct system shall not exceed 46% of the nominal system air handler airflow.

5. Return duct design/fan power, airflow testing, and grill sizing requirements: Section 150.0 (m) 13.

- Shall have a hole for the placement of a static pressure probe (HSPP), or permanently installed static pressure probe (PSPP) in the supply plenum downstream of the air conditioning evaporator coil.

The size, location, and labelling shall of the HSPP or PSPP shall conform to the requirements specified in Reference Residential Appendix RA3.3.1.1

6. Water Heating System: Section 150.0 (n)
 - A 120v electrical receptacle that is within 3'-0" from the water heater and accessible to the water heater with no obstruction.
 - A category III or IV vent, or Type B with straight pipe between the outside termination and space where the water heater is installed.
 - A gas supply line capacity of at least 200,000 Btu/hour
7. A new third- party HERS verification for ventilation for indoor quality quality. Section 150.0(o)
8. Fenestration separating conditioned space from unconditioned space or outdoor shall meet the requirements of either item 1 or 2 below:
 1. Fenestration, including skylight products, must have a maximum U-Factor of .58.
 2. The weighted average U-factor of all fenestration, including skylights products, shall not exceed 0.58.
9. Luminaire efficiency level per 2013 CA Building Energy Efficiency Standards Code Table 150.0 -B
10. Refrigerant charge verification for ducted package units, mini splits, and other units (Newly Constructed Residential only) Section 150.1 (c)7.
11. A radiant barrier required in Climate Zone 3 per TABLE 150.1-A. Section 150.1 (c) 2
12. Installed fenestration products shall have an area weighted average U-factor and SHGC no greater than the applicable value in TABLE 150.1-A. Section 150.1(c)3 A.

C- WATER EFFICIENCY AND CONSERVATION (2013 CALGreen Section 4.301)

(See CALGreen Section 301,1 for existing building alterations)

Plumbing fixtures in conformance with the following for indoor use:

1. The effective flush volume of all water closets shall not exceed 1.28 gallons/flush Section 4.303.1.1
2. The effective flush volume of urinal shall not exceed 0.5 gallons/flush. Section 4.301.1.2.
3. Showerhead shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerhead shall be certified to the performance criteria of the U.S. EPA Watersense Specifications. Section 4.303.1.3
4. The maximum flow rate of lavatory faucets shall not exceed 1.5 gpm @ 60 psi. Section 4.303.1.4.1
5. The maximum flow rate of kitchen faucets shall not exceed 1.8 gpm @ 60 psi. Section 4.303.1.4.4
6. An automatic irrigation system controller for landscaping will be provided by the builder and installed at the time of final inspection. Section 4.304.1

D- FIREPLACE (CALGreen Section 4.503)

- Any gas fireplace shall be a direct-vent sealed-combustion type.
- Any wood stove or pellet stove shall comply with U.S. EPA phase II emission limits where applicable.

E- POLLUTANT CONTROL (CALGreen Section 4.504)

1. At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings will be covered with tape, plastic, sheet metal, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system. Section 4.504.1
2. Paints and coatings shall be comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure as shown on table 4.504.3. Section 4.505.2.2.
3. Aerosol paints and coatings shall be meet the product weighted MIR limits for ROC and other toxic compound. Section 4.504.2.3.
4. Documentation provided that verifies compliance with VOC finish material. Section 4.504.2.4.
5. Carpet system installed in the building interior shall meet the testing and product requirement of the following: Section 4.504.3.
 1. Carpet & Rug Institute's Green Label Plus Program.
 2. California Department of Public Health.
 3. NFF/ANSI 140 at the Gold Level.
 4. Scientific Certifications Systems Indoor Advantage.

6. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with one or more of the following: Section 4.504.4.
 1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS)
 2. Products compliant with CHPS criteria certified under the Greenguard Children and Schools program.
 3. Certification under the Resilient Floor Covering Institute (CFCI) FloorScore program.
 4. Meet the California Department of Public Health.
7. Hardwood plywood, particleboard, medium density fiberboard (MDF) composite wood products used on interior and exterior of the building shall comply with low formaldehyde emission standards. Section 4.504.5.
8. Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. Section 4.504.2.1.

F- INTERIOR MOISTURE CONTROL (CALGreen Section 4.505)

- A capillary break shall be installed if a slab on grade foundation system is used. The use of a 4" thick base of a 1/2" or larger clean aggregated under a 6 mm vapor retardant with joint lapped not less than 6" will be provided unless an engineered design has been submitted and approved by the Building Division. Section 4.505.2 & CRC R506.2.3.
- Building materials with visible water damage shall not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Section 4.505.3.

G- INDOOR AIR QUALITY & EXHAUST: (CALGreen Section 4.506)

- Exhaust Fans that are ENERGY STAR- compliant and terminate outside the building shall be provided in every Bathroom.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat.

H- ENVIRONMENTAL COMFORT: (CALGreen Section 4.507)

The heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods:

1. Heat loss and gain values in accordance with ANSI/ACCA 2 Manual D-2004 or equivalent.
2. Duct system are sized according to ANSI/ACCA 1, Manual D-2009 or equal.
3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2004 or equal.



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.sanbruno.ca.gov>

STAFF

David Woltering, AICP, *Community Development Director*
Mark Sullivan, AICP, *Long Range Planning Manager*
Matt Neuebaumer, *Associate Planner*
Brian Millar, AICP, *Contract Senior Planner*
Paula Bradley, AICP, *Contract Associate Planner*
Marc Zafferano, *City Attorney*

PLANNING COMMISSION

Mary Lou Johnson, *Chair*
Kevin Chase, *Vice-Chair*
Rick Biasotti
Sujendra Mishra
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO.5.B
February 17, 2015**

PROJECT LOCATION

1. Address: 448 San Mateo Avenue
2. Assessor's Parcel No: 020-364-270
3. Zoning District: C-B-D (Central Business District)
4. General Plan Classification: Central Business District

EXHIBITS

- A:** Site Location
B: Photographs
C: Site Plan, Floor Plans, and Elevations
D: Murals

REQUEST

Request for an Architectural Review Permit to allow architectural changes to the façade of an existing storefront, and a Use Permit to allow alcohol beverage sales within a restaurant, per Sections 12.84.210, 12.96.120.c.12, and 12.108.010 of the San Bruno Municipal Code. Jin Yoon (Owner), Melvin Pare – Isla Restaurant (Applicant) **AR-14-003/UP14-015.**

RECOMMENDATION

Staff recommends that the Planning Commission approve Architectural Review Permit AR14-003 and Use Permit 14-015 with staff recommendations, based on Findings of Fact 1-13 and conditions of approval 1-24.

REVIEWING AGENCIES

Community Development Department
Public Services Department
Fire Department
Police Department

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the east side of the 400 block of San Mateo Avenue in downtown San Bruno, at the intersection with Cypress Court. The subject site is 22,500 square feet and is developed with a two-story commercial structure. The structure is currently vacant, and was last occupied by the

Paper Moon restaurant. Partial demolition of the interior space previously occurred and further interior demolition is currently underway. Cleo's Brazilian Steakhouse is located directly to the south of the subject site in a separate building, though located on the same lot. A private parking lot containing 21 parking spaces is located directly to the rear of the structure, with an additional 12 angled on-street parking spaces located along the Cypress Court frontage. The parking lot is shared with the adjoining restaurant, Cleo's Brazilian Steak House.

SURROUNDING LAND USES

North: Cypress Court - C-B-D Zone/R-2 Zone, Central Business District/Low Density Residential District
South: Taylor Avenue - C-B-D Zone/R-2 Zone, Central Business District/Low Density Residential District
East: Mastick Avenue - R-2 Zone, Low Density Residential District
West: El Camino Real - C-Zone/C-N Zone, General Commercial/Neighborhood Commercial

BACKGROUND

In 2009 the Planning Commission approved a Use Permit to serve alcoholic beverages and a Parking Exception to locate Cleo's Brazilian Steak House in the adjoining lease space at 446 San Mateo Avenue.

At its January 12, 2015 meeting, the Architectural Review Committee considered the Architectural Review Permit (AR14-003) for the project, and recommended approval of AR14-003 to the Planning Commission, subject to the applicant's inclusion of additional exterior design modifications (addressed below).

PROJECT DESCRIPTION

The applicant is proposing to relocate their existing Isla Restaurant from its current location at 422 San Mateo Avenue, located along this same block of San Mateo Avenue. The proposed restaurant expansion requires a Use Permit (UP14-015) to allow alcohol beverage sales within the new restaurant area. No expansion of the existing commercial structure is proposed. The proposed restaurant is a permitted use under the both the Zoning Ordinance's CBD Zone as well as in the Transit Corridors Plan.

Interior remodeling would include expanding the commercial kitchen and to the layout of the dining room. A mezzanine area would also be expanded on the second floor, and would be used for storage. Project plans for AR14-003 include the following improvements to the façade:

San Mateo Avenue Frontage (Front Elevation)

1. Installation of a new glass storefront doorway.
2. Replace existing windows, which include an arch element, with windows adjoining the dining room.
3. Replacing the existing storefront doorway with a new window.
4. Removal of existing neon lighting, small lights and signage.
5. Placement of new decorative wall lights by the windows and doorway.
6. Use of a ledge veneer stone (over the existing stucco finish) below the windows and by the edge of the building leading to the Cypress Court frontage.
7. Use of an Ipe raw wood veneer on the upper portion of the façade.
8. Use of a tile accent band.
9. New signage program.
10. Use of a cherry cola paint on the existing stucco finish.
11. Installation of a new awning running above the entry doorway and windows, with use of a black

fabric cover.

Cypress Court Frontage (Side Elevation)

12. Relocation of side entry door. The new door will be smaller, located at the end of the dining room.
13. Replace existing windows, using three printed murals along the rear half of the building leading to the parking lot.
14. Replace small wall lights with new, decorative wall lighting.
15. Use of a cherry cola paint on the existing stucco finish, along with use of the stone veneer and tile trim.
16. Removal of the existing small sign by the doorway.

Mastick Avenue (Rear Elevation)

17. Placement of new, decorative wall lights.
18. Use of a cherry cola and accent paint on the existing stucco finish.
19. Installation of a solid rear door.
20. Installation of a small awning above the rear door.
21. New signage.

ANALYSIS & RECOMMENDATION

An Architectural Review Permit is required for the proposed architectural changes, as the changes are visible from the public right-of-way per San Bruno Municipal Code Chapter 12.108.

The applicant is proposing to upgrade the existing building interior and exterior as part of their relocated restaurant. The applicant is proposing a more modern appearance to the existing building by installing large rectangular windows along the San Mateo Avenue and Cypress Court frontages, use of a stone veneer, tile accent and a bold exterior color (cherry cola). The proposed color scheme matches that used in the existing Isla Restaurant. No building expansion is proposed. The location of the new front entry doorway along the San Mateo Avenue frontage, combined with placement of new and larger windows, will help create a more visually accessible restaurant space. Placement of the new transparent glass front entry door and location of the dining tables inside by the transparent windows, allowing patrons to see out and passersby to see into the restaurant, will also help improve the street vibrancy. This will be consistent with the Transit Plan Corridors vision for San Mateo Avenue, which calls for orientation of building entryways and focusing the use on the front of the building (San Mateo Avenue).

Overall, staff finds that the proposed architectural changes will ensure that the exterior modifications are architecturally consistent with the City's Transit Corridors Plan design provisions. The applicant has incorporated recommendations of the Architectural Review Committee, which included extension of the stone veneer along the side elevation, simplifying the color scheme, and in use of mural accents along the side elevation.

With respect to the proposed alcohol sales, the restaurant use is consistent with and permitted under both the Transit Corridors Plan and the Zoning Code designations of C-B-D (Central Business District). However, the sale of alcohol requires Planning Commission approval. Staff does not anticipate any negative effects from alcohol sales in conjunction with the proposed use. There will be no separate bar area in the restaurant, and sale of beer and wine would be incidental to the serving of food. The Police Department has also reviewed the application and has recommended conditions of approval on the project. If any operational issues arise in the future related to the use permit, the Community Development Director has the authority to call the item back to the Planning Commission for review.

RECOMMENDATION

Staff recommends that the Planning Commission approve Architectural Review Permit AR 14-003 and Use Permit 14-015 based on Findings of Fact 1-13 and Conditions of Approval 1-24.

Findings of Fact: Use Permit

Staff finds that the proposed restaurant with alcohol sales will comply with all the required performance standards of the Municipal Code, under Section 12.84.210. The performance standards are listed in bold followed by staff's analysis:

- 1. The activity or use does not jeopardize, endanger or result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area. (SBMC 12.84.210.B.1)**

The use of the property as a restaurant with beer, wine, and distilled spirit sales is compatible with surrounding uses, which include other restaurants, retail stores, and other similar uses.

- 2. The activity or use does not result in repeated nuisance activities or police interventions within the premises or in close proximity of the premises, including but not limited to criminal activities, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests. (SBMC 12.84.210.B.2)**

The sale of beer, wine, and distilled spirits will be conducted in conjunction with the existing restaurant. The hours of operation will be 11:00 a.m. until 11:00 p.m., seven days a week. These hours are not anticipated to pose any operational concerns. The Community Development Director has the ability to call this use permit back to the Planning Commission for review, if he/she finds that the use is negatively impacting the surrounding neighborhood. Therefore, if any unforeseen impacts occur, the use can be further reviewed.

- 3. The activity or use does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute. (SBMC 12.84.210.B.3)**

By obtaining this Use Permit, and subsequently obtaining approval from the State Department of Alcohol and Beverage Control, the applicant will be in compliance with local and state regulations. As required by the local and state law, the City will issue a "need and necessity" letter to the Department of Alcohol and Beverage Control upon approval of this Use Permit.

- 4. The upkeep and operating characteristics of the activity or use are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. (SBMC 12.84.210.B.4)**

As stated above, the use of the property as a restaurant with beer, wine, and distilled spirits sales is

compatible with surrounding uses, which include other restaurants, retail stores, and other similar uses. The closest residential neighborhood is on Mastick Avenue, adjacent to and east of the existing restaurant.

5. **The applicant for a liquor license receives a Letter of Public Convenience or Necessity issued by the City of San Bruno for an application which would tend to create a law enforcement problem, or if issuance would result in or add to an “Undue Concentration” of licenses, required due to either of the following conditions:**
 - a. **The applicant premises are located in a crime reporting district that has a twenty percent greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the San Bruno Police Department that are identified by the department in the compilation and maintenance of statistical information on reported crimes and arrests. (SBMC 12.84.210.5.a)**
 - b. **The applicant premises are located in an area of Undue Concentration, which is defined to exist when an original application or premises-to-premises application is made for a retail on-sale license in a census tract where the ratio of existing on-sale retail licenses to population in the census tract exceeds or will exceed the ratio of retail on-sale licenses to population in San Mateo County. (SBMC 12.84.210.5.b)**

The application project site is not located in a crime-reporting district that has a 20% greater number of reported crimes in a geographical area within the boundaries of the city, nor is it located in an area of Undue Concentration. Therefore this finding is not applicable.

Findings of Fact: Architectural Review Permit:

Pursuant to the City’s Municipal Code, the Commission shall grant the Architectural Review Permit if it makes the following findings:

1. **That the location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.**

The applicant is proposing an updated façade that improves the exterior appearance of the building but does not alter the existing configuration of the building or projection towards the public right-of-way. In this respect, staff does not anticipate any negative impact on vehicular or pedestrian traffic. The improvements to the building should benefit the immediate area, since these alterations will promote investment in the neighborhood.

2. **That the accessibility of the off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.**

The proposed alterations to the façade will not affect the current uses of the building (a continuation of restaurant uses), except to improve the appearance of the structure. The façade improvement does not cause a hazardous or inconvenient off-street parking condition.

3. **That sufficient landscape areas have been reserved for the purposes of separating or**

screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking areas from the street and adjoining building areas from paved areas to provide access from buildings to open areas. In addition, that adequate guarantees are made, such as the filing of a performance bond, to insure maintenance of landscaped areas.

The San Bruno Municipal Code requires that sites located in the C-B-D (Central Business District) have 5% landscaping. The lot does not contain 5% landscaping coverage as the building is set to the property line on the San Mateo Avenue and Cypress Court frontages, and as the majority of the rear portion of the lot, by Mastick Avenue, is developed with parking spaces. There is a small planter, well maintained and planted with shrubs, between Mastick Avenue and the parking lot. The applicant has included use of two free-standing pots along the front elevation.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The applicant is simply proposing upgrades to the façade of the structure. With this project, no setbacks will change and the height of the building will remain the same. The adjoining building, occupied by Cleo's Restaurant, is developed to the side property line. Neither adjacent property, light or air will be affected by this façade alteration.

This project will maintain and enhance architectural features on the building. Specifically, the applicant is proposing to provide a more modern appearance of the existing restaurant building by installing new and larger windows and glass front door features on the San Mateo Avenue frontage, combined with installation of ledge veneer stone, accent tile, lpe raw wood veneer, new exterior paint, and extension of a new awning across the front façade. Like several other projects recently approved in the vicinity, this proposal will encourage further development in the area. The Central Business District along San Mateo Avenue has a mixture of commercial type buildings and this project will be consistent with the design and scale of the neighborhood.

- 5. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district.**

The nearest residential district is east of the subject site along Mastick Avenue. The alteration of this site, with an improved exterior appearance, will not impact the neighborhoods since no expansion or intensification of the site will occur as part of this proposal.

- 6. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site.**

The extent of this project is a revised façade for the commercial retail business, which will have no significant impact on the natural topography or landscaping of the area.

- 7. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The proposed changes are complementary to the greater downtown area. Specifically, the applicant is proposing to provide a more modern appearance of the existing restaurant building by installing new and larger windows and glass front door features on the San Mateo Avenue frontage, combined with installation of ledge veneer stone, accent tile, lpe raw wood veneer, new exterior paint, and extension of a new awning across the front façade. Staff finds that the alternations will not be detrimental or harmful to the development or nearby properties or the greater City of San Bruno.

- 8. That the proposed development is consistent with the San Bruno General Plan.**

General Plan Guiding Policy ED-I encourages improving San Mateo Avenue as an appealing commercial street to conduct business. In this particular case, the proposed changes will update and provide a more modern appearance to the building, enhance commercial activity in the downtown area, meeting General Plan economic development and design objectives.

CONDITIONS OF APPROVAL – Conditional Use Permit

Community Development

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary Hearing to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Architectural Review Permit AR14-003 and Use Permit 14-015 shall not be valid for any purpose. The Architectural Review Permit and Use Permit shall expire one (1) year from the date of approval unless the plan is executed.
2. Architectural Review Permit AR14-003 and Use Permit UP14-015 shall be operated by the owner and any successor in interest, according to plans approved by the Planning Commission on February 17, 2015, labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans or any deviation or change in the business activities shall require prior approval by the Community Development Director. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
3. The hours of operation shall be limited to 11:00 a.m. until 11:00 p.m., seven days per week. Any changes from the hours of operation shall require prior authorization of the Community Development Director. Any change that results in a later closing time shall also require review by the Police Department.
4. The Community Development Director may call this use permit project back to the Planning Commission if he/she finds that the business is not complying with the required performance standards or conditions of approval.
5. The applicant shall provide the signed copy of the Summary of Hearing to the Alcohol, Beverage and Control Board (ABC). The signed summary of hearing will serve as the Letter of Public Convenience

of Necessity as required by ABC.

Police Department

6. The applicant shall comply with all State Alcohol and Beverage Control (ABC) requirements. The applicant shall provide a copy of the approved ABC license to the City prior to commencing the alcohol sales operation.
7. The applicant is responsible for providing emergency contact information to the Police Department for after-hour's emergencies.
8. Alcohol consumption shall be limited to the interior of the restaurant area. At no time shall alcohol be consumed outside of the restaurant.

CONDITIONS OF APPROVAL – Architectural Review Permit

Community Development

1. The applicant shall continue to conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front, and rear of the building.
2. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
3. The restaurant operator shall ensure that garbage and recyclables are properly stored inside the appropriate garbage enclosure.
4. All signs must be approved by the Planning Division under a separate application and must comply with Fire Department Conditions of Approval. Signs shall be installed prior to any Final Inspection.
5. Calculate final occupant load in accordance with Table 1004.1.2 of the 2013 CBC.
6. Additionally, recalculate restroom facilitation fixture count in conformance with occupant load determined using totals established per 2013 CBC, Table 1004.1.2. Coordinate calculations with 2013 CPC, Section 422 and Table 421.1.
7. Required exits shall swing out towards the path of egress and shall swing over the public right of way.
8. Clearly show conformance with disability accessibility standards (i.e., path of travel, ramps, doors, restroom facilitation, and drinking fountains).

Fire Department

9. Fire sprinkler system in building will require modification. Currently, riser and FDC's for this system are located in neighboring building, with improper Fire Department access. Due to proposed modification of occupancy, fire sprinkler system serving the business to be reconfigured to be unique to the address.
10. UL300 modifications shall be under separate permit.
11. Provide a Knox Box for business.
12. Fire alarm modifications under separate permit.

Public Services

13. Submit a water demand calculation to confirm that the existing water meter and water lateral can provide adequate water supply.
14. Any work within the public right-of-way requires an encroachment permit from the Public Services Department.
15. Awnings, canopies, and any proposed encroachments shall comply with Chapter 32 of the 2013 California Building Code.
16. Show on the plans the existing or new sewer cleanout. Commercial cleanouts shall be a minimum of 6 inches in diameter.

Date of Preparation: February 13, 2015
Prepared by: Brian Millar, Contract Senior Planner

Exhibit A
448 San Mateo Avenue
APN: 020-364-270
AR-14-003 / UP14-015

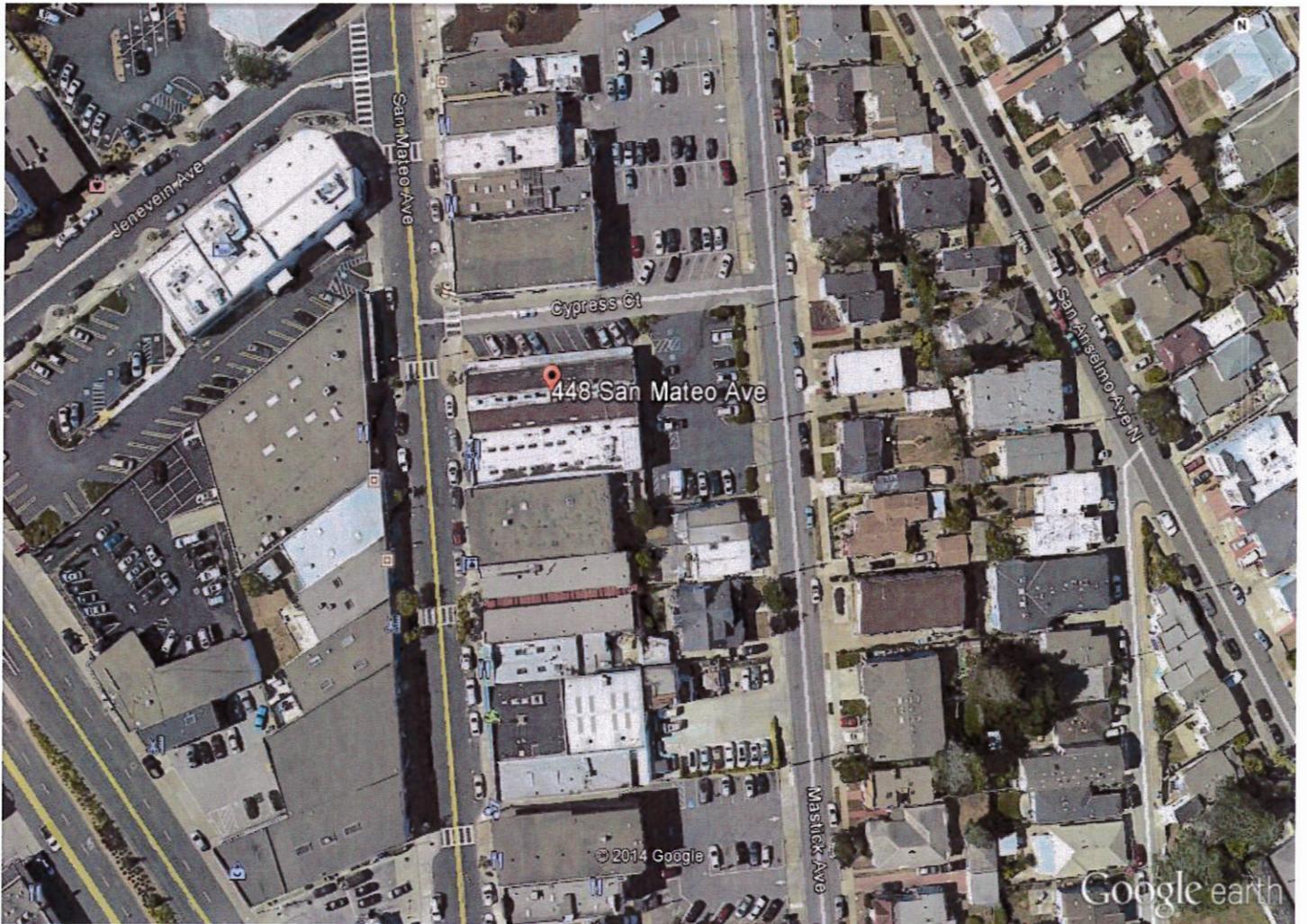


Exhibit B
Front Elevation – Along 448 San Mateo Avenue



Side Elevation – Along Cypress Court



ISLA RESTAURANT

PROJECT SUMMARY
 - LOT AREA: 22,500 SF
 - (C) BUILDING AREA: 8,527 SF
 AREA OF REMODEL: 5,627 SF
 - CONSTRUCTION TYPE: III-B (SPRINKLERED)
 - ZONING: C-3-B
 - ZONING CODE: C-3-B
 - ZONING CODE: C-3-B
 - ZONING CODE: C-3-B
 OWNER: MOUNI PARIK
 OWNER ADDRESS: SITE

COMPLIANCE CODES
 CITY OF SAN BRUNO ORDINANCES
 2013 CBC (CALIFORNIA BUILDING CODE)
 2013 CBC (CALIFORNIA ELECTRICAL CODE)
 2013 CBC (CALIFORNIA MECHANICAL CODE)
 2013 CBC (CALIFORNIA PLUMBING CODE)
 2013 CBC (CALIFORNIA FIRE CODE)
 2013 CBC (CALIFORNIA TREE CODE)

SCOPE OF PROJECT
 1) TENANT IMPROVEMENT OF EXISTING BUILDING FOR A NEW RESTAURANT.



ISLA RESTAURANT
 448 SAN MATEO AVE
 SAN BRUNO, CA
 510-415-0583
 1370 THIEL RD.
 HAYWARD, CA

NO.	DATE	DESCRIPTION
2-1-15		

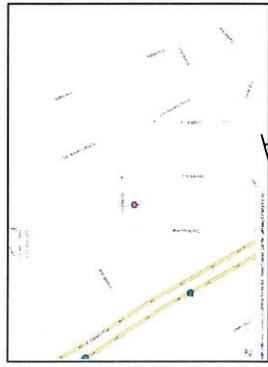
SITE PLAN

PROFESSIONAL ENGINEER
 L.J. Caballero & Associates
 897 Oak Park Blvd.
 No. 17
 CA, 94549
 Phone: 805-473-8208
 Fax: 805-473-1735

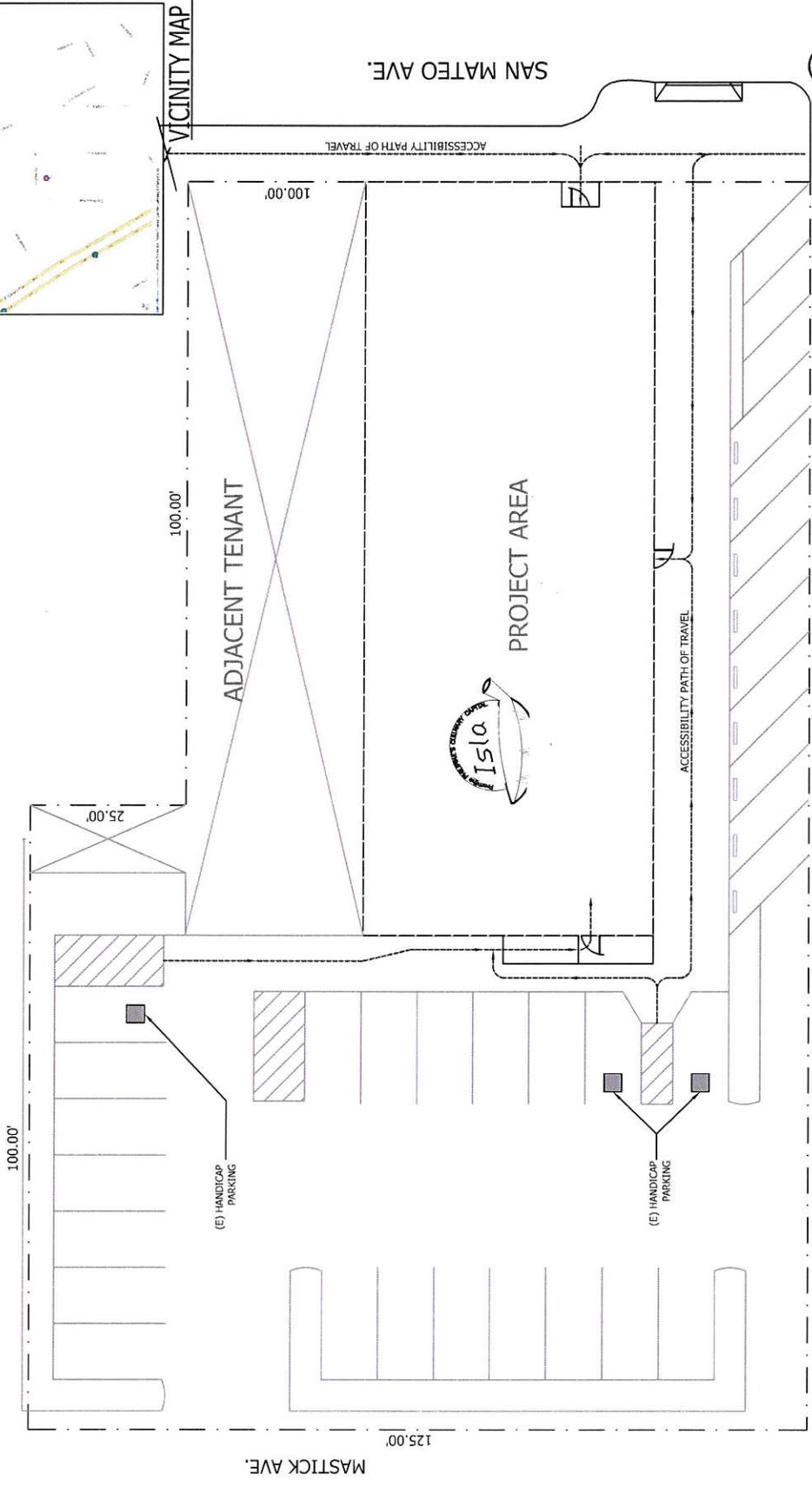


DESIGNED BY
 L.J. CABALLERO
APPROVED BY
 ARNOLDO H.
 AS SHOWN

A-0



VICINITY MAP



SITE PLAN
 SCALE: 1/8" = 1'-0"



AAACADWORKS@GMAIL.COM
510-415-0983

ISLA RESTAURANT
448 SAN MATEO AVE.
SAN BRUNO, CA

DATE	2-1-15
BY	
CHECKED	
APPROVED	

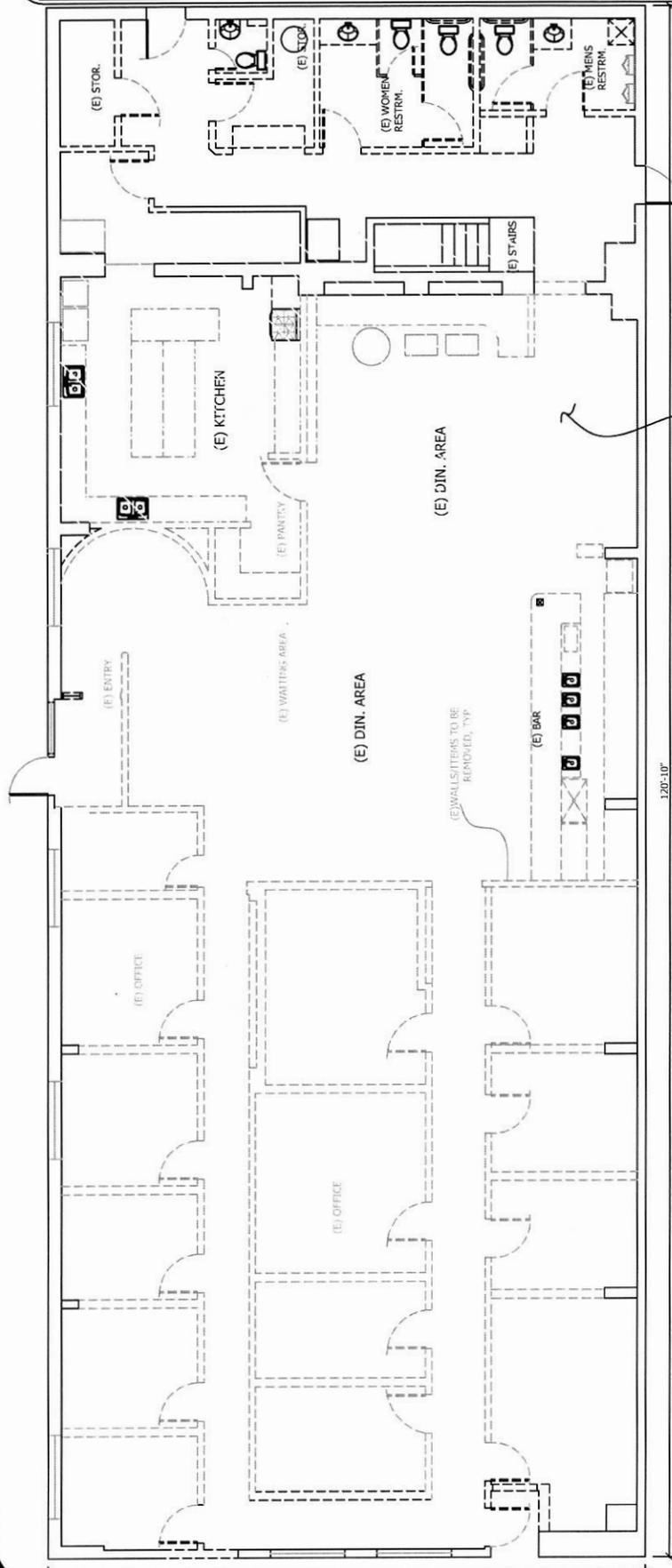
EXISTING FLOOR PLAN

PREPARED BY:
L.J. Caballero & Associates
897 Oak Park Blvd.,
No. 107
Pismo Beach, CA 93449
Phone: 805-473-8208
Fax: 805-473-1735



DESIGNED BY:
L.J. CABALLERO
DATE:
ARNOLDO H.
AS SHOWN

A-1



(E) MEZANINE (STORAGE AREA) ABOVE KITCHEN AREA = 1,079sf (CLG. HT. = 10')



(E) FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

ISLA RESTAURANT
 448 SAN MATEO AVE.
 SAN BRUNO, CA
 510-415-0883
 AAACADWORKS@GMAIL.COM

2-5-15

AAACADWORKS

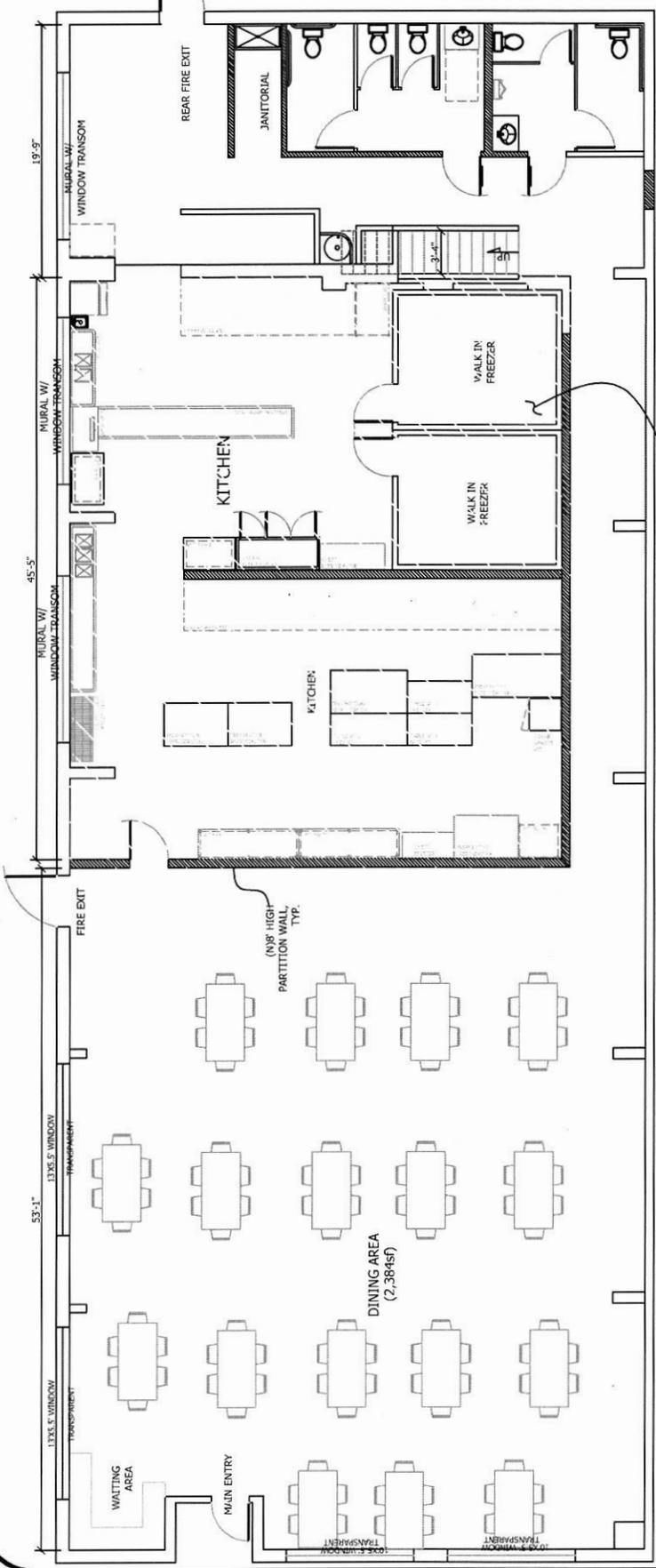
NEW FLOOR
 PLAN /
 ELEVATIONS

ARCHITECT: UJ CABALLERO & ASSOCIATES
 897 Oak Park Blvd,
 No. 107
 Pismo Beach, CA 93449
 Phone: 805-731-8208
 Fax: 805-473-1735

PHILIPPINE'S CULINARY CAPITAL

L.J. CABALLERO
 ARNOLDO H.
 AS SHOWN

A-2



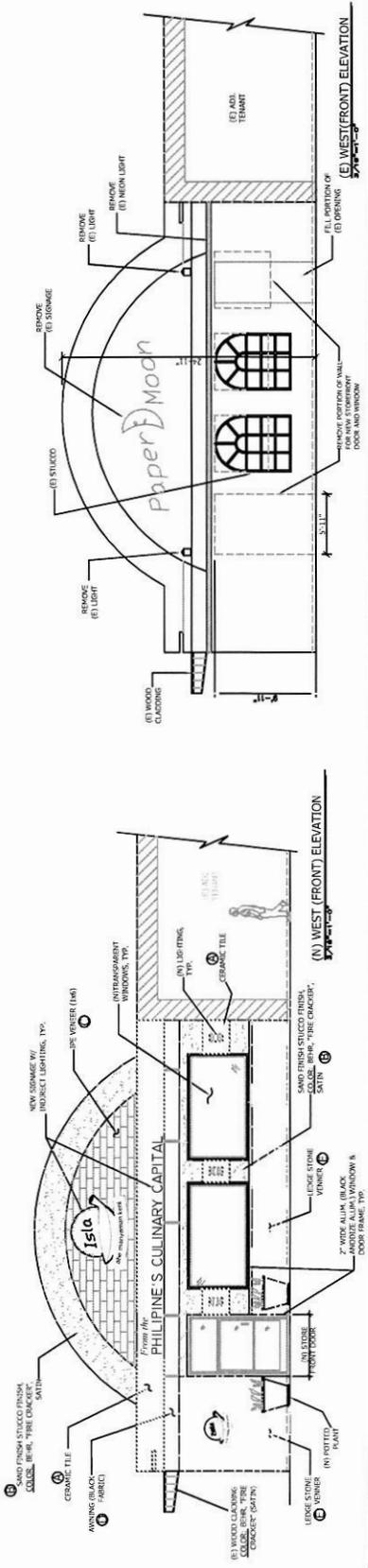
(N) FLOOR PLAN
 1/4" = 1'-0"

(N) EXTENDED MEZANINE
 (STORAGE AREA) = 1,799sf
 (CLG. HT. = 10')

EXIT/EGRESS ANALYSIS:
 - FOR 159 MAX. PERSONS A MINIMUM OF 2 EXITS REQUIRED,
 WHICH ARE APART BY NO MORE THAN HALF THE LENGTH OF THE
 DIAGONAL LENGTH OF THE AREA BEING SERVED
 -- MINIMUM DOOR WIDTHS ARE 3' WITH PANIC HARDWARE.

DINING AREA OCCUPANT LOAD CALC.:
 2,384 S.F. / 15 = 159 MAX. PERSONS.

KITCHEN AREA OCCUPANT LOAD CALC.:
 2,160 S.F. / 200 = 11 MAX. PERSONS.



(N) WEST (FRONT) ELEVATION
 1/4" = 1'-0"

(E) WEST (FRONT) ELEVATION
 1/4" = 1'-0"



EXHIBIT D



MT. PINATIP



SISJIG FESTIVAL
ANGELES CITY, PAMPANGA



TRADITIONAL FILIPINO KITCHEN





567 El Camino Real
 San Bruno, CA 94066
 Voice: (650) 616-7074
 Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

David Woltering, AICP, *Community Development Director*
 Mark Sullivan, AICP, *Long Range Planning Manager*
 Matt Neuebaumer, *Associate Planner*
 Brian Millar, AICP, *Contract Senior Planner*
 Paula Bradley, AICP, *Contract Associate Planner*
 Marc Zafferano, *City Attorney*

PLANNING COMMISSION

Mary Lou Johnson, *Chair*
 Kevin Chase, *Vice-Chair*
 Rick Biasotti
 Joe Sammut
 Sujendra Mishra
 Perry Petersen

**PLANNING COMMISSION
 STAFF REPORT
 AGENDA ITEM NO. 5.C
 February 17, 2015**

PROJECT LOCATION

1. Address: 406-418 San Mateo Avenue
2. Assessor's Parcel No: 020-364-320, 020-364-120, 020-364-130, 020-364-140
3. Zoning District: C-B-D (Central Business District)
4. General Plan Classification: Transit Oriented Development
5. Transit Corridors Plan: C-B-D Character Area

Attachment

- A:** Location Map
B: Photographs
C: Plans
D: Resolution 2014-114:
 Exhibit A: City Council Conditions of Approval
E: Parking and Transportation Demand Management Plan

REQUEST

Request for a Vesting Tentative Tract Map and a Conditional Use Permit to create up to five ground floor airspace commercial condominium units within a previously approved mixed-use commercial and residential development per Chapter 12.38, 12.88, and 12.112 of the San Bruno Municipal Code. The total area involving the commercial condominium units is 6,975 square feet. Signature Land Advisors, Inc. (Applicant) & San Bruno Plaza Investor, LLC. (Owner).

RECOMMENDATION

Staff recommends the Planning Commission approve Vesting Tentative Tract Map Application VTM14-001 and Conditional Use Permit Application UP-15-001 based on Findings of Fact 1-9 and Conditions of Approval 1-35.

REQUIRED LEGAL NOTICE

1. Notices of public hearing mailed to property owners and residents within 600 feet of the subject site on February 6, 2015.
2. Advertisement published in the San Mateo Daily Journal, Saturday, February 7, 2015.

ENVIRONMENTAL ASSESSMENT

No additional environmental analysis is required for the proposed Vesting Tentative Tract Map and Conditional Use Permit, as potential impacts have been considered and needed mitigation identified

in a previously Certified EIR.

The 406-418 San Mateo Avenue project is located within the Transit Corridors Plan (TCP) area. A Program Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program was prepared for the TCP and was adopted by the City Council on February 12, 2013. Per California Environmental Quality Act (CEQA) Guidelines sections 15168 (Program EIR), 15162 (Subsequent EIRs and Negative Declarations), and 15183 (Projects Consistent With a Community Plan or Zoning), subsequent individual projects can utilize a previously certified program EIR. The 406-418 San Mateo Avenue property was analyzed in the TCP EIR at a programmatic level, with potential impacts identified and mitigations applied in the program EIR to avoid or reduce potentially significant impacts. The applicant has agreed to comply with all applicable required mitigation measures.

SURROUNDING LAND USES

North: Cypress Lane – C-B-D (Central Business District)

South: Taylor Avenue – R-2 (Low Density Residential)

East: Mastick Avenue – R-2 (Low Density Residential)

West: San Mateo Avenue – C-B-D (Central Business District)

EXISTING CONDITIONS

The subject property is approximately one acre in area (41,469 square feet) and is located at the southern entrance to downtown San Bruno on the corner of San Mateo Avenue and Taylor Avenue. The project site is zoned Central Business District (C-B-D). The property consists of four lots that are developed with existing structures and a parking lot. The largest lot is developed with a large concrete structure, the former El Camino Theater building, and a parking lot to the rear. The three adjoining lots to the north are developed with single story commercial structures that were formerly occupied as restaurants or bars. The existing structures located at the subject property have been vacant for several years. The site is an attractant for nuisances, including dumping and graffiti, and the existing buildings are in a significant state of disrepair and present a poor image as the gateway to downtown.

The west side of the site faces the downtown commercial uses on San Mateo Avenue and commercial uses on El Camino Real. The east and south sides face the San Bruno Park residential neighborhood across Mastick Avenue and the Cupid Row neighborhood across Taylor Avenue.

BACKGROUND

The City Council approved a three-story mixed-use commercial and residential development with approximately 6,975 square feet of commercial space, 83 residential units, and a sub grade parking garage containing 106 parking spaces at the subject site at the October 28, 2014 City Council Meeting. The City Council approval required the following actions:

- An Amendment to the San Bruno 2009 General Plan to allow residential uses to be considered on the ground floor level on a case-by-case basis as a conditional use, except on San Mateo Avenue.
- An Amendment to the San Bruno Transit Corridors Plan (TCP) to allow residential uses to be considered on the ground floor level on a case-by-case basis as a conditional use, except on San Mateo Avenue.
- An Ordinance amending the development standards within the C-B-D Zoning District. (The 2nd Reading took place at the November 25, 2014 Planning Commission meeting).
- A Conditional Use Permit approving 21 ground floor residential units, and a Parking Exception to allow the proposed number of units with 106 sub-grade parking spaces.
- One additional loading zone parking space along San Mateo Avenue adjacent to the project site.

- An Architectural Review Permit to construct a new building that would be visible from the public right-of-way.

PROJECT DESCRIPTION & ANALYSIS

The applicant has since submitted a Vesting Tentative Tract Map and Conditional Use Permit application to create up to five ground floor airspace commercial condominium units. This type of application requires review from and approval from the Planning Commission. Approval of this Vesting Tentative Map application, followed by the approval of the Department of Real Estate, will allow the applicant to sell the commercial condominium units individually. Tentative Tract Maps are effective for a two-year period with up to a three-year extension as granted by the Planning Commission. This Vesting Tentative Tract Map would not affect the residential portion of the proposed development. Therefore, the 83 residential would continue to be rental units, which would be owned and operated by one property owner.

Staff has included a condition of approval requiring the applicant to submit Covenants Conditions and Restrictions (CC&Rs). The CC&Rs will set forth the rules for the individual condominium owners and the Property Owner's Association. The CC&Rs, would be recorded with the Final Map. Staff finds that the Vesting Tentative Tract Map to create up to five airspace commercial condominium units will not negatively impact surrounding residents, property owners, or the greater downtown and Transit Corridors Plan area.

PUBLIC COMMENT

The surrounding neighborhood has been informed about the proposed Vesting Tentative Tract Map and Conditional Use Permit to create up to five airspace condominium units through a legal notice that was mailed on February 6, 2015. Staff has not received any comments as of the writing of this report.

Findings:

Required finds are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made.

With respect to the **Vesting Tentative**, the Planning Commission finds:

- 1. The proposed tract map, together with the provision for its design and improvement, is consistent with the general plan and any specific plan as specified in Section 65451 of the Government Code. (SBMC 12.36.220.A)**

The General Plan designation for the site is Transit Oriented Development. The site is also located within the Central Business District (C-B-D) character. The request to establish up to five commercial condominium units is consistent with both the General Plan and the Transit Corridors Plan. General Plan Land Use Policy LUD-16 states, "Promote new housing and mixed-use development within Downtown to provide a larger market base for neighborhood retail shops. Establish pedestrian connections between retail fronting San Mateo Avenue and housing on the back half of blocks." As proposed, the project includes commercial uses fronting San Mateo Avenue, and residential units on the ground floor fronting Taylor Avenue and Mastick Avenue.

2. The real property to be subdivided, and each lot or parcel to be created is of such character that it can be used safely for building purposed without danger to health or peril from fire, flood, geologic hazard or other menace. (SBMC 12.36.220.B)

Conditions of approval have been included to comply with the Fire Department and Public Services Department requirements. These conditions of approval will ensure that each condominium lot to be created can be safely developed without danger to health from fire, geologic hazard, and ground contamination.

3. Each lot or parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the applicable provisions of the zoning ordinance. (SBMC 12.36.220.C)

The three-story mixed-use commercial and residential development includes 83 residential units, 6,975 square feet of commercial space, and 106 subgrade parking spaces. The Vesting Tentative Tract Map would allow for up to five ground floor commercial condominium units to be established. The entire development, including the ground floor commercial condominium units would be developed in accordance with the applicable provisions of the zoning ordinance.

4. The site is physically suitable for the type of proposed density of development. (SBMC 12.36.220.D)

The subject property is approximately one acre in area (41,469 square feet). The property consists of four lots that are developed with existing structures and a parking lot. The largest lot is developed with a large concrete structure, the former El Camino Theater building, and a parking lot to the rear. The three adjoining lots to the north are developed with single story commercial structures. The three-story mixed-use development would include 83 residential units, and 6,975 square feet of commercial space, resulting in a density of 87 units per acre. The project site has a General Plan Land Use Designation of Transit Oriented Development and is located within the Central Business District (C-B-D) character area. The site is physically suitable for the mixed-use development with a density of 87 units per acre.

5. The design of the subdivision and improvements, and the type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems(SBMC 12.36.220.E)

Various conditions of approval have been included to ensure the improvements are not likely to cause substantial environmental damage or cause serious public health problems. For example, a nesting bird survey is required prior to any demolition/grading activities that are planned to take place during the nesting/breeding season of native bird species (typically February through August). Additionally, a CalOSHA-certified contractor will have to prepare lead-based paint survey and control plan.

6. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision. (SBMC 12.36.220.F)

The commercial condominium units will provide additional commercial land uses that will benefit the greater public. The public will have access to each of the commercial condominium units. Staff has

included a condition of approval requiring direct access from San Mateo Avenue to each of the commercial condominium units.

With respect to the **Conditional Use Permit**, the Planning Commission finds:

7. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.1)

With the proposed conditions of approval including that the applicant obtain a building permit prior to construction, the proposed project would be constructed according to the California Building Code (CBC) and therefore will not be detrimental to the health, safety, and general welfare of the persons residing in the neighborhood. In addition, the mixed-use development, which includes 6,975 square feet of commercial space, would play a key role as a catalyst for economic development and revitalization in the greater downtown area and throughout the entire TCP area. The TCP emphasizes creating a vital, pedestrian-friendly Central Business District for shopping, entertainment and dining, as well as new residential uses.

8. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city; and. (SBMC 12.112.050.2)

The subject property is approximately one acre in area (41,469 square feet) and is located at the southern entrance to downtown San Bruno on the corner of San Mateo Avenue and Taylor Avenue. The property consists of four lots that are developed with structures and a parking lot. The existing structures located at the subject property have been vacant for several years. The site is an attractant for nuisances, including dumping and graffiti, and the existing buildings are in a significant state of disrepair and present a poor image as the gateway to downtown.

The three-story mixed-use residential and commercial development is an allowed use in the C-B-D zoning district, and staff does not find that the creation of five commercial condominium units will be detrimental to the property. The conditions of approval require the establishment of Covenant Conditions and Restrictions (CC&Rs). The CC&Rs will set forth the rules for the individual condominium owners and the Property Owner's Association.

9. Will not be inconsistent with the general plan. (SBMC 12.112.050.3)

The General Plan designation for the site is Transit Oriented Development. The site is also located within the Central Business District (C-B-D) character. The request to establish up to five commercial condominium units is consistent with both the General Plan and the Transit Corridors Plan. General Plan Land Use Policy LUD-16 states, "Promote new housing and mixed-use development within Downtown to provide a larger market base for neighborhood retail shops. Establish pedestrian connections between retail fronting San Mateo Avenue and housing on the back half of blocks." As proposed, the project includes commercial uses fronting San Mateo Avenue, and residential units on the ground floor fronting Taylor Avenue and Mastick Avenue.

RECOMMENDATION

Staff recommends the Planning Commission approve Vesting Tentative Tract Map Application VTM14-001 and Conditional Use Permit Application UP-15-001 based on Findings of Fact 1-9 and Conditions of Approval 1-35.

Findings of Fact

1. The proposed tract map, together with the provision for its design and improvement, is consistent with the general plan and any specific plan as specified in Section 65451 of the Government Code. (SBMC 12.36.220.A)
2. The real property to be subdivided, and each lot or parcel to be created is of such character that it can be used safely for building purposed without danger to health or peril from fire, flood, geologic hazard or other menace. (SBMC 12.36.220.B)
3. Each lot or parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the applicable provisions of the zoning ordinance. (SBMC 12.36.220.C)
4. The site is physically suitable for the type of proposed density of development. (SBMC 12.36.220.D)
5. The design of the subdivision and improvements, and the type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems. (SBMC 12.36.220.E)
6. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision. (SBMC 12.36.220.F)
7. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.1)
8. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city; and. (SBMC 12.112.050.2)
9. Will not be inconsistent with the general plan. (SBMC 12.112.050.3)

CONDITIONS OF APPROVAL

Community Development Department

1. Applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within thirty (30) days of Planning Commission approval. Until such time as the Summary is filed, VTM14-001 and UP15-001 shall not be valid for any purpose. VTM14-001 shall expire two (2) years from the date of Planning Commission approval unless the Final Map has been approved and recorded prior to the two (2) year date.
2. All conditions of approval herein shall apply to the project in its entirety, regardless of the individual department under which the condition is listed. These conditions of approval and any other conditions associated with any further approvals of The Plaza project shall run with the

- land, and any and all successors in interest of the property shall comply with all conditions of said approval.
3. The subdivider shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of this application.
 4. The Vesting Tentative Map (VTM14-001) and Conditional Use Permit (UP15-001) application to create up to five ground floor airspace commercial condominium units, also, as applicable, is subject to the Conditions of Approval included as Exhibit A within Resolution No. 2014-114, approved by the City Council on October 28, 2014. Resolution No. 2014-114 is attached for reference.
 5. The main point of access to each individual commercial unit shall be achieved from San Mateo Avenue.
 6. Each commercial property owner shall implement and abide by the Parking and Transportation Demand Management Plan approved by the City Council (See Attachment E). On an annual basis each commercial property owner shall submit a report to the Community Development Department for the first five years, and every other year thereafter, describing the on-going implementation of the Parking and Transportation Demand Management measures selected for the project. Any changes to the Parking and Transportation Demand Management Plan shall require approval in writing from the Community Development Director. The Parking and Transportation Demand Management Plan shall be included within the Covenants, Conditions, and Restrictions (CC&Rs).
 7. A Property Maintenance and Management Plan shall be created for the commercial units. The Property Maintenance and Management Plan for the commercial units shall be prepared in conjunction with the Property Maintenance and Management Plan for the entire site. The Property Maintenance and Management Plan shall clearly identify the responsible party for general maintenance of common commercial areas. A copy of the Property Maintenance and Management Plan shall be included within the Covenants, Conditions, and Restrictions (CC&Rs) and shall be made available to all commercial property owners as the individual units are sold.

Public Services

8. Each individual commercial unit requires a separate water service lateral and wastewater service lateral. Each unit requires an application to be submitted to the City.
9. The Applicant shall provide a water and sewer demand calculation for each proposed commercial unit. The City shall verify if the proposed water and sewer demands can be accommodated by the City's existing infrastructure or if improvements to the City infrastructure is needed.
10. The Applicant shall be responsible for all improvements required to satisfy water and sewer demands. This includes, but is not limited to, City infrastructure upgrades, City staff time, and any fees required to process the application or any required permits.
11. All water tie-ins must be a minimum of 1 inch in diameter and all water meters must be a minimum of 1-inch in size.

12. All sewer tie-ins must be a minimum of 6 inches in diameter and must be accompanied with a property line clean-out.
13. All water connections must satisfy City, Fire Department, and San Mateo County regulations including, but not limited to, the installation of an above-grade back flow device.
14. Private utilities are not allowed within public right-of-way and above ground utilities shall not create tripping hazards and shall be appropriately screened and secured. City staff must be able to access backflow devices at all times.
15. City crews will install all water tie-ins from the main to the water meter at the Applicant's sole cost. This includes, but is not limited to, concrete and asphalt work required to for the installation.
16. Sewer tie-ins require and any work within the public right-of-way require an encroachment permit from the Public Services Department.
17. Water and/or sewer utility installations on private property require a building permit from the Community Development Department.
18. Trenching will not be allowed in newly-resurfaced or newly-reconstructed streets without approval from the City Engineer.
19. Each individual commercial unit shall satisfy all local fire code requirements and the Fire Department shall be notified of any application to install water service.
20. Any phasing of Final Maps shall meet the requirements California Subdivision Map Act and Chapter 12.40 Final Maps of San Bruno Municipal Code, whichever is more restrictive.
21. Prior to recordation of the first final tract map, an improvement plan for public improvements shall be submitted by the Applicant to the city for review and comment.
22. Prior to recordation of the first final tract map, the Applicant shall submit to the City for review and comment a schedule of development plan.
23. Prior to the recordation of the first final tract map, the Applicant shall enter into a master subdivision agreement with the city.
24. Prior to the recordation of the first final tract map a final electrical plan for the installation of street lights shall be submitted by the subdivider for review and comment.
25. Prior to the recordation of the first final tract map, the Applicant shall submit to the city for review and comment a landscaping planting plan.
26. A drainage study prepared by a Civil Engineer registered in California shall be submitted at the time of the filing of the Final Map. (12.36.070)
27. A Property Owner's Association shall be formed and the applicant shall submit proposed Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs shall incorporate all required language referenced within these conditions of approval. The CC&Rs shall be approved by the City prior to recordation of the Final Map and shall be recorded as deed restrictions with the Final Map.
28. A statement of the improvements proposed to be made or previously installed by the private utility company or public agency and the time within which such improvements are proposed to

be made or completed, and statements from such private utilities or public agencies as to the adequacy of the right-of-way or easements proposed.

29. The Applicant shall provide scaled cross-sections throughout the Final Map.
30. The Applicant shall provide dewatering plans as part of the grading permit application.
31. The Applicant shall include a description of the work proposed at the City-owned parking lot, north of the proposed development, and apply for and receive any required permits prior to commencement of any approved work.

Fire Department

32. The CC&Rs shall identify responsible party or parties to ensure that water is maintained to both the residential portion and individual commercial units for the purpose of supplying the NFPA 13 fire protection sprinkler system(s).
33. The CC&Rs shall identify responsible party or parties to ensure that both the residential and individual retail units incorporate one common NFPA fire alarm system and monitoring service for both fire sprinkler and fire alarm systems, to be monitored from a centralized master panel within the complex.
34. Due to multiple potential retailers, at least two series 4400 Knox Boxes will be required for the complex to maintain business and residential keys for Fire Department access purposes.
35. Fire Service to commercial condominium units shall be to the satisfaction of the Fire Marshall.

Date of Preparation: February 13, 2015
Prepared by: Matt Neuebaumer, Associate Planner



406-418 San Mateo Avenue

020-364-320, 020-364-120, 020-364-130, 020-364-140

Attachment A- Site Location



406-418 San Mateo Avenue Front Elevation

Attachment B – Photographs



South Elevation



Rear Elevation

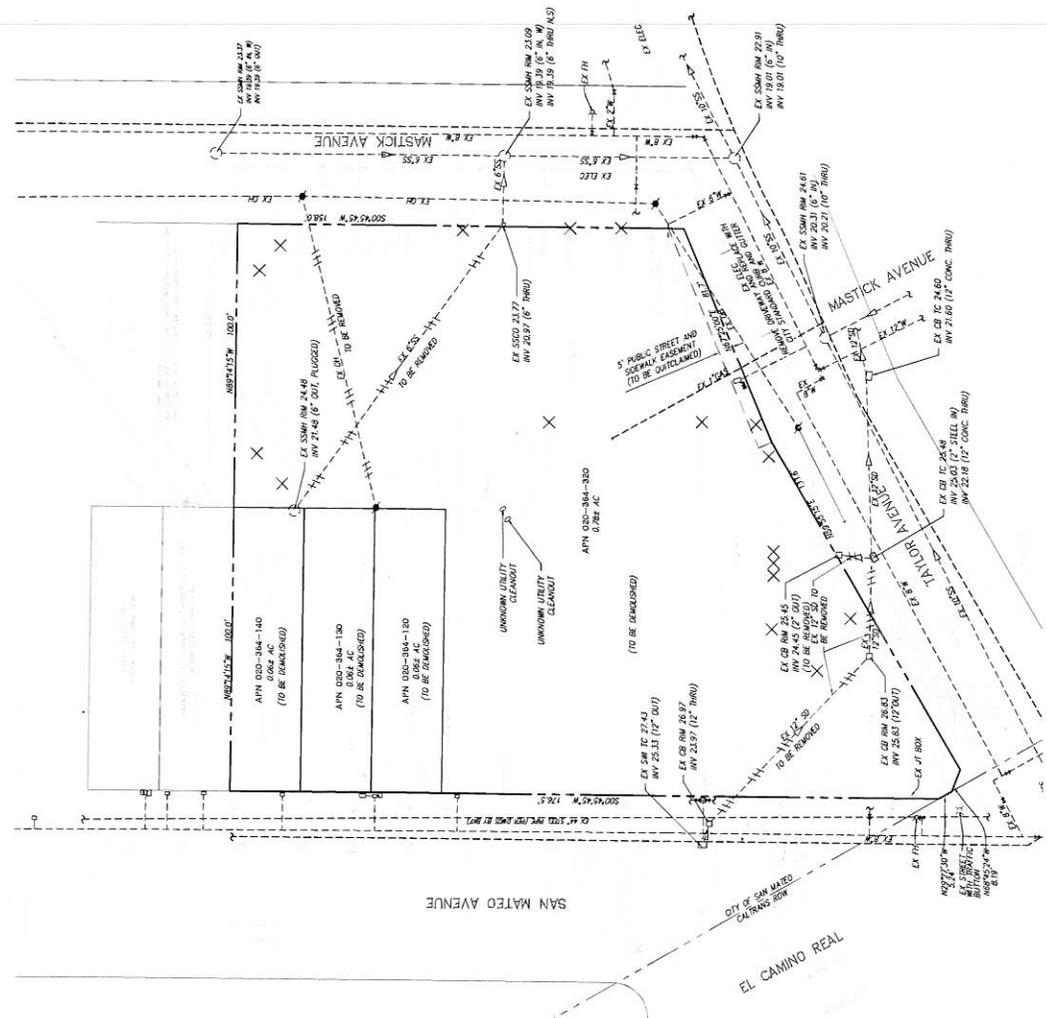
Attachment B – Photographs



RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4650 RIVER ST., SUITE 100
 OAKLAND, CA 94612 • TEL: (415) 764-1500 • FAX: (415) 764-1501

DATE: DECEMBER 4, 2014 JOB NO. 10083 SHEET 2 OF 8

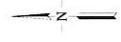
EXISTING CONDITION PLAN
THE PLAZA
 CITY OF SAN BRUNO, SAN MATEO COUNTY, CALIFORNIA
 FOR: SIGNATURE LAND ADVISORS, INC.



LEGEND

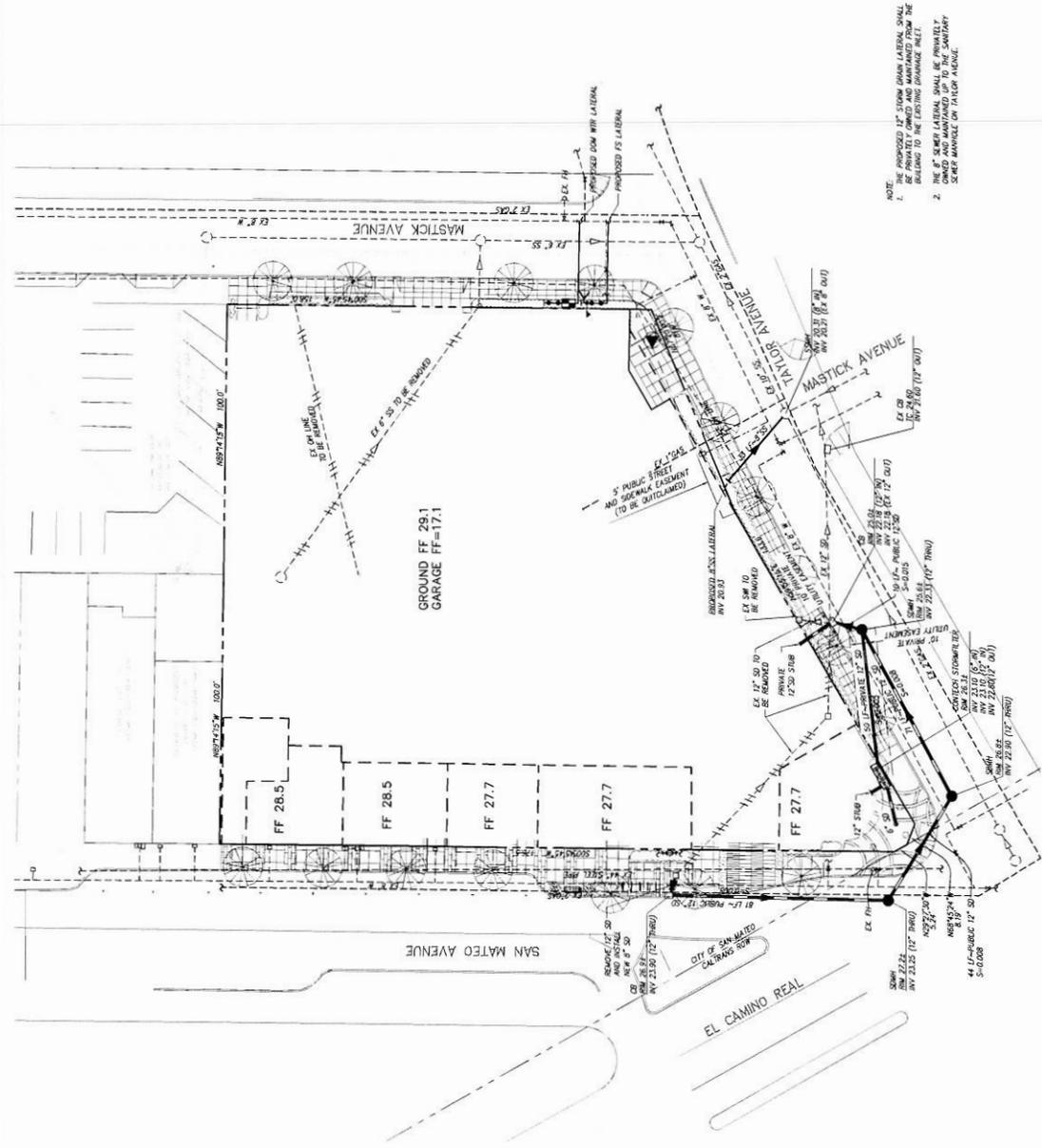
- TREE TO BE REMOVED X
- EXISTING UTILITY TO BE REMOVED - - - - -

NOTE: TREES ON THE SUBJECT PROPERTY SHALL BE REMOVED.
 2. TWO MATURE TREES LOCATED IN THE SAN MATEO AVENUE RIGHT-OF-WAY WILL REMAIN.
 3. PARCELS APN 020-384-120, 130 AND 140 WILL REMAIN AS EXISTING AND WILL NOT BE INCLUDED IN THIS PROJECT.



15/08/2015 10:02:10 AM 10/08/2015 10:02:10 AM 10/08/2015 10:02:10 AM 10/08/2015 10:02:10 AM

PROPOSED UTILITY PLAN
THE PLAZA
 CITY OF SAN BRUNO, SAN MATEO COUNTY, CALIFORNIA
 FOR SIGNATURE LAND ADVISORS, INC.



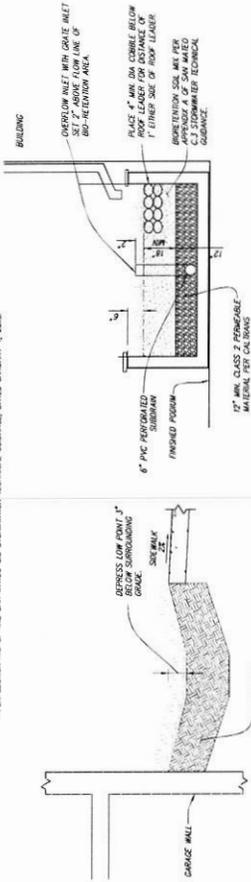
NOTE:
 1. THE PROPOSED 12" DRAIN MAIN LATERAL SHALL BE MAINTAINED BY THE OWNER AND SHALL BE OWNED AND MAINTAINED UP TO THE SANITARY SEWER MANHOLE ON TAYLOR AVENUE.
 2. THE 8" WATER LATERAL SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER.



PRELIMINARY STORM WATER TREATMENT CALCULATIONS

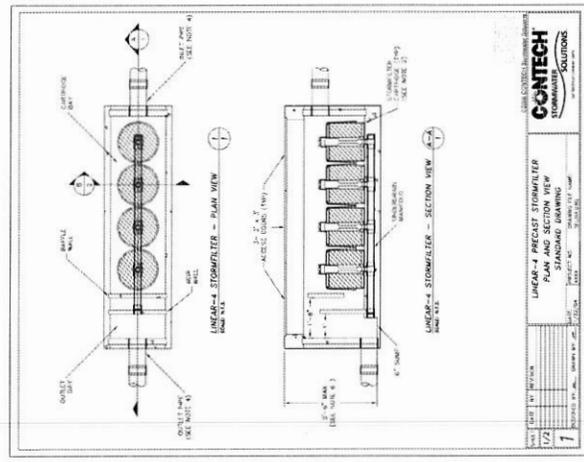
DRAINAGE MAP AREA ID (DMA)	SURFACE	IMP. USED	SOILING FACTOR	TREATMENT REQUIRED	PROVIDED TREATMENT BY MANUFACTURER 4 CANNED SOGS
DMA 1	ROOF COURTYARD/WALKWAY	CONTECH STORMFILTER	0.08	0.08 US	550 SF
DMA 2	ROOF	PLANER BOX	0.40**	160 SF	100 SF
DMA 3	WALKWAY	SELF-RETAINING AREA	2.1	84 SF	100 SF

**SEE CONTECH STANDARD DETAIL BELOW
 **SEE SECTION 4.3 OF THE SAN MATEO C.J. STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 4, 2023



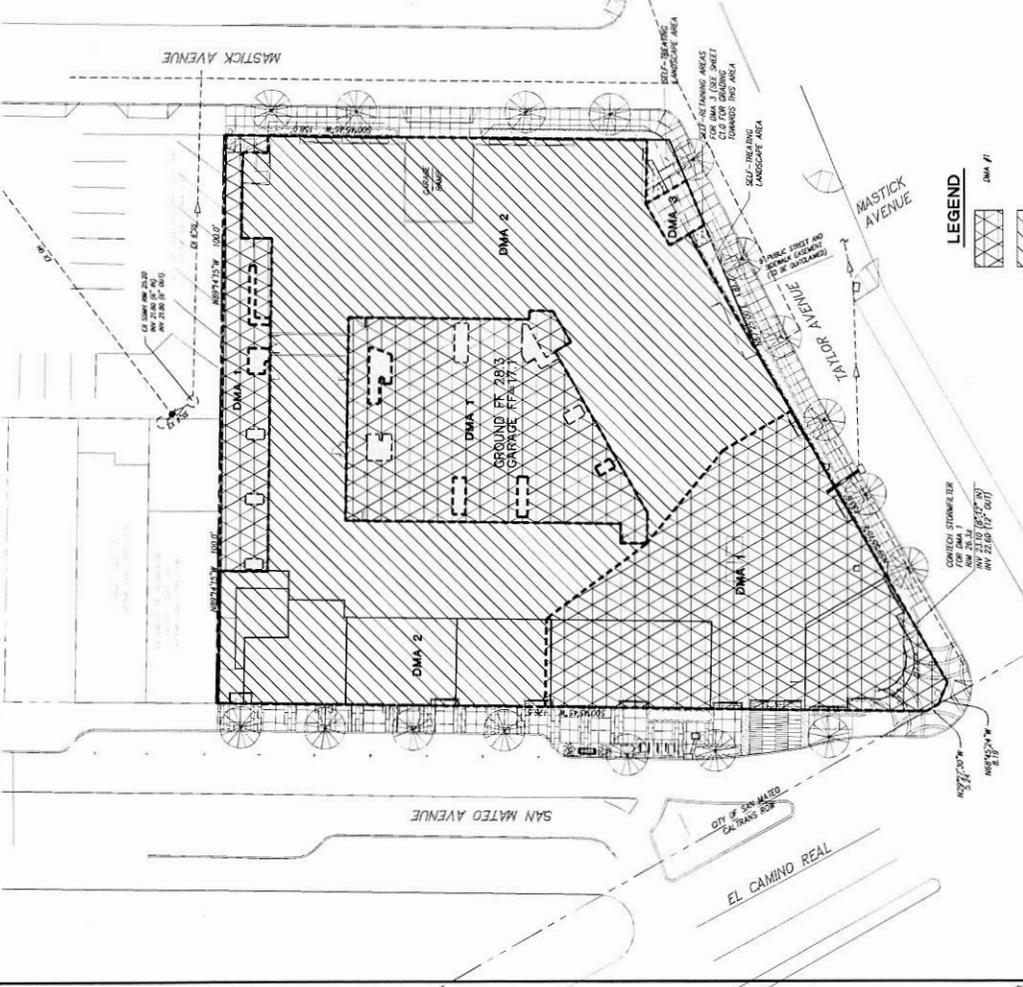
BIO-RETENTION PLANTER BOX
NOT TO SCALE

SELF-TREATING AREA
NOT TO SCALE



LINEAR STORMFILTER - PLAN AND SECTION VIEW
NOT TO SCALE

- NOTE:
- THE PROJECT PROPRIETOR TO OCCUPY THE ENTIRE PARCEL, BOTH FUTURE AND EXISTING, AND TO MAINTAIN THE EXISTING AND FUTURE PARCEL BOUNDARIES AND PROPERTY LINES. THE GARAGE OUTLINE (BOTH) IS SHOWN DASHED.
 - STORMWATER BY CONTECH SHALL BE SIZED TO INCREASE FOR USE OF FUTURE DEVELOPMENT. THE FUTURE DEVELOPMENT SHALL BE SIZED TO ACCOMMODATE THE FUTURE DEVELOPMENT.
 - CONSTRUCTION SHALL BE SIZED TO ACCOMMODATE THE FUTURE DEVELOPMENT. THE CONSTRUCTION SHALL BE SIZED TO ACCOMMODATE THE FUTURE DEVELOPMENT.
 - FINAL LAYOUT AND DESIGN SHALL BE PROVIDED BY THE ARCHITECT.
 - TOTAL SELF-RETAINING LANDSCAPE AREA IS 314 SF.



LEGEND

[Symbol]	DMA 1
[Symbol]	DMA 2
[Symbol]	TREATMENT BOUNDARY
[Symbol]	PLANTER BOXES
[Symbol]	SELF-RETAINING AREA FOR (DMA 3)

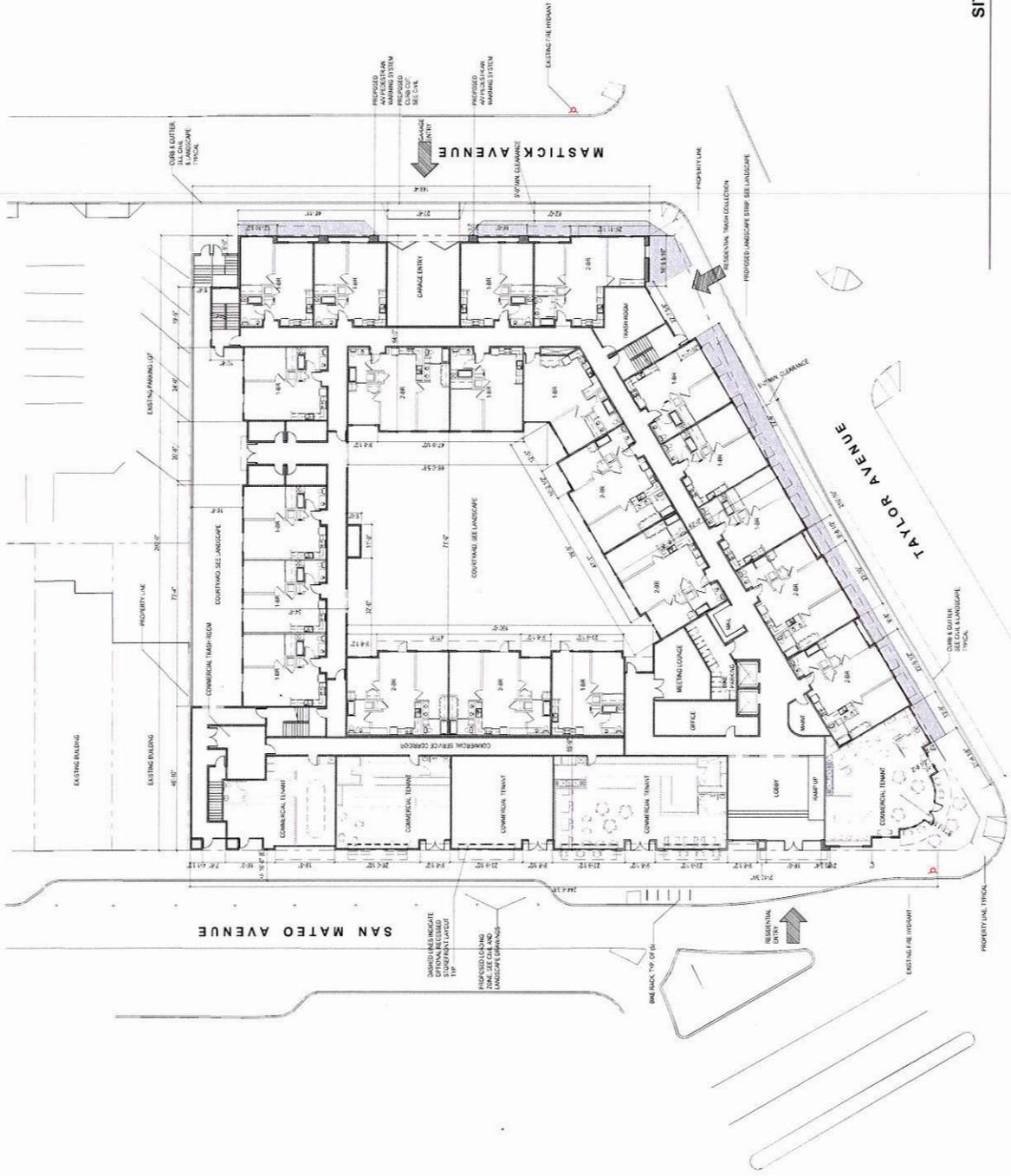
STORMWATER TREATMENT PLAN

THE PLAZA

CITY OF SAN BRUNO, SAN MATEO COUNTY, CALIFORNIA
 FOR SIGNATURE LAND ADVISORS, INC

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS & PLANNERS & SURVEYORS
 1775 CALIFORNIA STREET, SUITE 200
 SAN BRUNO, CA 94061
 PHONE: (415) 221-7100 FAX: (415) 221-7332
 WWW: WWW.RJASOLUTIONS.COM

DATE: DECEMBER 4, 2024 JOB NO. 10883 SHEET 3 OF 8



SITE/GROUND FLOOR PLAN

THE PLAZA
SAN BRUNO, CALIFORNIA

A1
2014.10.28
SHEET 7 OF 8

Signature Land Advisors, Inc.
1000
1000
1000
1000

YHIA
ARCHITECTS
1000
1000
1000
1000

Signature Land Advisors, Inc.
1000
1000
1000
1000

YHIA
ARCHITECTS
1000
1000
1000
1000

Signature Land Advisors, Inc.
1000
1000
1000
1000

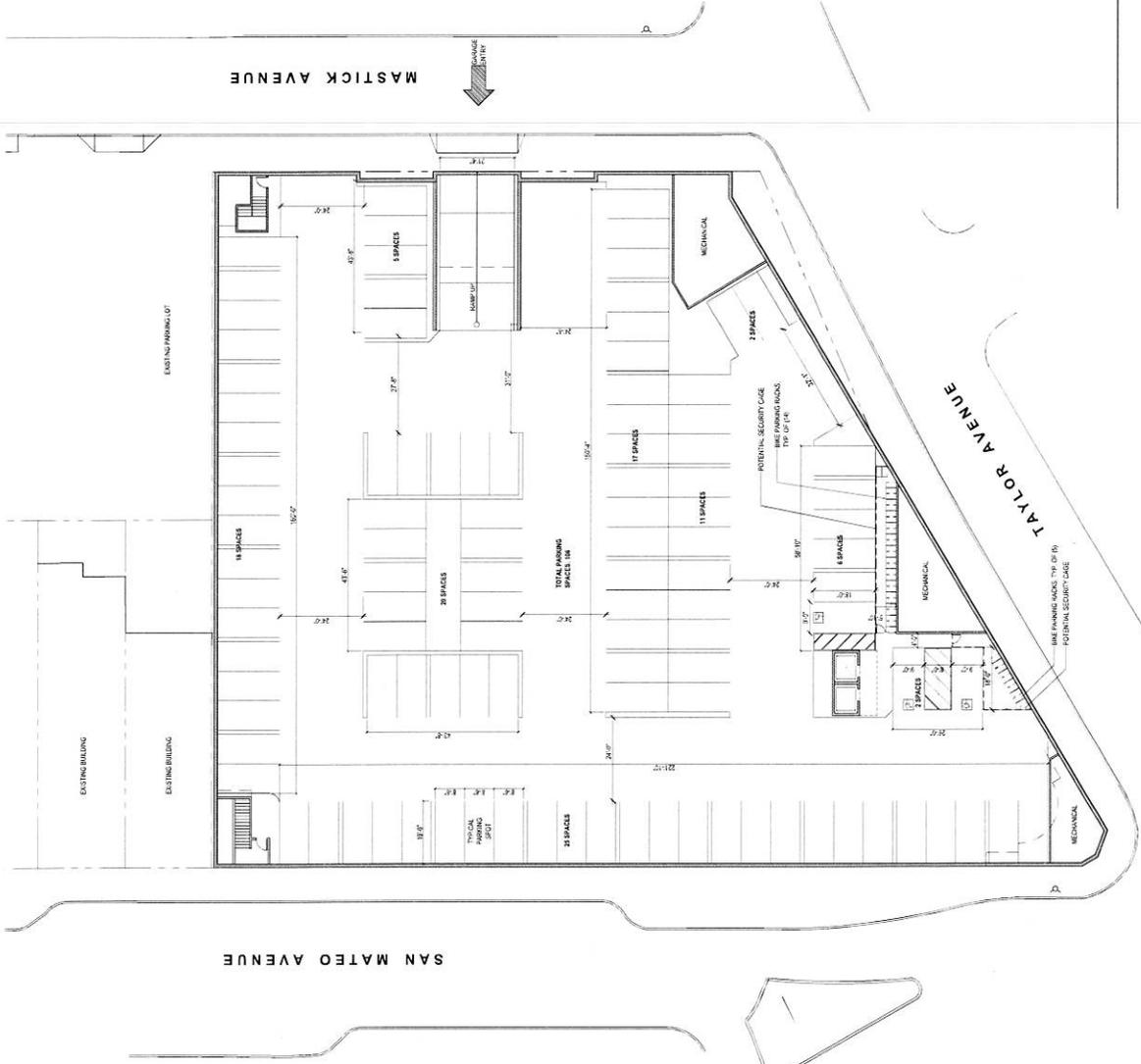
YHIA
ARCHITECTS
1000
1000
1000
1000

Signature Land Advisors, Inc.
1000
1000
1000
1000

YHIA
ARCHITECTS
1000
1000
1000
1000

Signature Land Advisors, Inc.
1000
1000
1000
1000

YHIA
ARCHITECTS
1000
1000
1000
1000



BASEMENT PLAN

THE PLAZA
SAN BRUNO, CALIFORNIA

Signature
and
Advisors, Inc.
ARCHITECTS



YHIA
ARCHITECTS
1475 Elgin Street
San Bruno, CA 94066
Tel: (650) 339-1100
Fax: (650) 339-1101
www.yhia.com

A2
2014.08.08
SHEET 6 OF 6

BASEMENT PLAN

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO APPROVING AN
ARCHITECTURAL REVIEW PERMIT FOR THE PROPOSED MIXED USE
DEVELOPMENT LOCATED AT 406-418 SAN MATEO AVENUE
(APN 020-364-320, 020-364-120, 020-364-130, 020-364-140)

WHEREAS, Signature Land Advisors, Inc. ("Applicant") submitted an application for the certain 0.95 acre site located at 406-418 San Mateo Avenue in the City of San Bruno and more particularly described as Assessor's Parcel Numbers 020-364-320, 020-364-120, 020-364-130, and 020-364-140 ("Property"); and

WHEREAS, the Applicant desires to develop a mixed use building on the Property, with associated infrastructure, including approximately 6,975 square feet of retail uses on the ground floor, 83 residential units on the ground floor, second floor, and third floor, and a subgrade parking structure containing 106 parking spaces ("Project"); and

WHEREAS, on **August 14, 2014**, the Architectural Review Committee reviewed the application and provided a favorable recommendation of the Project with comments to be forwarded to the Planning Commission; and

WHEREAS, on **October 7, 2014**, the Planning Commission of the City of San Bruno, conducted a duly-noticed public hearing pursuant to Section 65353 of the California Government Code and has passed Resolution 2014-05 recommending approval of an Architectural Review Permit; and

WHEREAS, on **October 28, 2014**, the City Council of the City of San Bruno, conducted a duly-noticed public hearing pursuant to Section 65353 of the California Government Code to consider the Architectural Review Permit; and

WHEREAS, on **October 28, 2014**, the City Council of the City of San Bruno, conducted a duly-noticed public hearing pursuant to Section 65353 of the California Government Code and has passed Resolution 2014-110 amending the San Bruno 2009 General Plan to ensure consistency with the proposed Project; and

WHEREAS, on **October 28, 2014**, the City Council of the City of San Bruno, conducted a duly noticed public hearing pursuant to Section 65353 of the California Government Code and has passed Resolution 2014-111 amending the San Bruno Transit Corridors Plan to ensure consistency with the proposed Project; and

WHEREAS, on **October 28, 2014**, the City Council of the City of San Bruno, conducted a duly noticed public hearing pursuant to Section 65353 of the California Government Code, waived the first reading and introduced Ordinance No. 1828 amending Chapter 12.96.120 of Title 12 (Land Use) of the San Bruno Municipal Code to ensure consistency with the proposed Project; and

WHEREAS, on **October 28, 2014**, the City Council of the City of San Bruno, conducted a duly noticed public hearing pursuant to Section 65353 of the California Government Code and has passed Resolution 2014-112 approving a Conditional Use Permit and Parking Exception for the proposed Project; and

WHEREAS, the Project is consistent with the San Bruno 2009 General Plan; and

WHEREAS, the Project is consistent with the San Bruno Transit Corridors Plan; and;

WHEREAS, The Project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and the San Bruno environmental review procedures. The proposed Project is located within the Transit Corridors Plan (TCP) area. A Program Environmental Impact Review (EIR) and Mitigation Monitoring and Reporting Program was prepared for the TCP and was adopted by the City Council on February 12, 2013. The 406-418 San Mateo Avenue property was analyzed in the TCP EIR at a programmatic level, with potential impacts identified and mitigation applied in the program EIR to avoid or reduce potentially significant impacts. Under CEQA Guidelines, individual projects can utilize a previously certified program EIR if all

potentially significant environmental impacts of the proposed individual project. (1) have been previously identified (i.e., are not new) and are not substantially more severe than those identified in the previous EIR, (2) have been avoided or mitigated to the extent feasible as a result of the previous EIR, and (3) have been examined in sufficient detail in the previous EIR to enable those impacts to be avoided or mitigated by the mitigations in the EIR, site-specific project revisions, or the imposition of uniformly applicable development policies. The certified TCP EIR and the Project meet these CEQA conditions and no additional environmental review is required.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of San Bruno, based on the facts in the staff reports, written and oral testimony, and exhibits presented, makes the following findings of fact:

1. With respect to the Architectural Review Permit, the Planning Commission hereby finds:
 - a. That the location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;
 - b. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses;
 - c. That sufficient landscape areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking areas from the street and adjoining building areas from paved areas and to provide access from buildings to open areas. In addition, that adequate guarantees are made, such as the filing of a performance bond, to insure maintenance of landscaped areas;
 - d. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood;
 - e. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district;
 - f. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site;
 - g. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood;
 - h. That the proposed development is consistent with the general plan.

BE IT FURTHER RESOLVED that the San Bruno City Council hereby approves the Architectural Review Permit subject to the conditions of approval attached hereto as **Exhibit A**.

---oOo---

I hereby certify that foregoing **Resolution No. 2014 - 114** was introduced and adopted by the San Bruno City Council at a regular meeting on October 28, 2014, by the following vote following vote:

AYES: Councilmembers: Ibarra, Medina, O'Connell, Salazar, Mayor Ruane

NOES: Councilmembers: None

ABSENT: Councilmembers: None

I hereby certify this to be a full, true and correct copy of the document it purports to be, the original of which is on file in my office.

Dated: 1-28-15

Nicky S. Haskin, Deputy City Clerk
City Clerk of the City of San Bruno

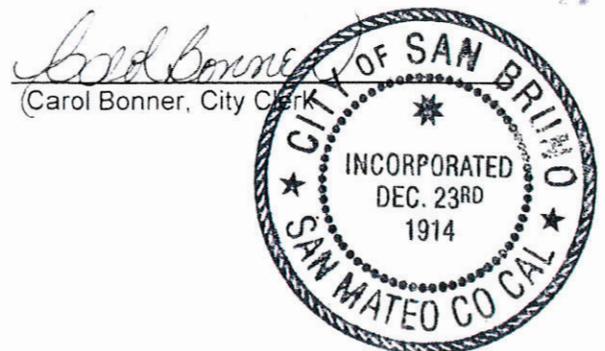


Exhibit A

CONDITIONS OF APPROVAL DOWNTOWN MIXED-USE PROJECT 406-418 SAN MATEO AVENUE

I. General Conditions

Community Development Department

1. All conditions of approval herein shall apply to the project in its entirety, regardless of the individual department under which the condition is listed. These conditions of approval and any other conditions associated with any further approvals of The Plaza project shall run with the land, and any and all successors in interest of the property shall comply with all conditions of said approval.
2. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development.
3. The project shall be built according to plans reviewed by the Planning Commission on October 7, 2014 and approved by the City Council on October 28, 2014 labeled "The Plaza 406-418 San Mateo Avenue", except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require review and approval by the Community Development Director.
4. Applicant shall obtain a City of San Bruno building permit before construction can proceed.
5. Prior to Final Inspection, all pertinent Conditions of Approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. Applicant shall demolish the existing buildings within six (6) months from effective date of this resolution. The timeline for demolition may be extended by the Community Development Director by an additional six (6) months. The effective date shall be as described in Condition of Approval II-1.
7. The project shall comply with all aspects of the 2013 California Building Code.
8. The applicant shall comply with all aspects of the Heritage Tree Ordinance (SBMC Section 8.25).
9. The applicant shall pre-wire the project to allow for adaptation for solar in all common areas.

Public Services

10. If there is any conflict between previous approvals and the conditions of approval, these conditions of approval shall govern, unless approved by the City Engineer.
11. The Applicant shall replace all curb, gutter, and sidewalk fronting the project site.
12. All sidewalks, curb & gutter shall be monolithic, and all transverse grades shall be 2%. Gutters shall have grades that create positive flow into the City's stormwater system and shall not create any ponding within the public right-of-way.
13. New driveway approaches shall be installed in accordance with the City Standard Details.

14. Applicant shall obtain core samples of the existing structural section on San Mateo, Taylor, and Mastick Avenues. The Applicant shall reconstruct or overlay (if a structural section calculation can so justify) the roadway pavement section. Applicant shall have a report of results prepared by a qualified Civil Engineer.
15. Quieter (rubberized or open grade asphalt) pavement shall be used along the portion of Taylor Avenue fronting the project site if reconstruction of the roadway is required. (TCP Mitigation Measure 11-6).
16. The Applicant shall install approved signage and striping throughout the development. A STOP sign or a Yield sign shall be installed at the development exit to the satisfaction of the City Engineer.
17. The Applicant shall install a loading zone along northbound San Mateo Avenue to the satisfaction of the Public Services Department.
18. A pedestrian warning system, consisting of visual and audible warning signals that would be triggered when vehicles are existing the subgrade garage shall be installed. The visual and audible warning signals shall be designed in a way to be sensitive to the surrounding residential neighborhood. Convex mirrors shall also be installed at the point where vehicles are exiting the subgrade garage into the public right-of-way.
19. All drainage improvements shall be to the satisfaction of the City Engineer.
20. San Bruno Water will operate and maintain water facilities up to the water meters. The Applicant shall design and construct water facilities according to San Bruno Standard Details and Specifications.
21. Applicant shall provide a mutually agreed upon rooftop antenna installation location to accommodate "Remote Water Meter Reading" system. Location shall include access to dedicated 110V, 20 amp circuit and conduit run to San Bruno Cable point of connection.
22. The Applicant shall identify whether each commercial unit will have its own individual water meter or if a master meter will be used.
23. Backflow protection on water services shall be required. The backflow preventer shall be above grade, and shall be located on private property, accessible to Public Services staff from the outside for testing subject to the City Engineer's approval.
24. Regarding grading, area drain grates in landscaped or dirt areas shall be cast iron, and shall be a minimum of 0.75 square foot in area.
25. The City reserves the right to require the Applicant to provide easements for public utilities as needed.
26. The Applicant shall acquire at its own cost all off-site easements, rights-of-way, and land required for the development.
27. The Applicant shall dedicate on all pertinent maps any and all public utility easements required for all public utilities on private lots or parcels. All proposed utility easements, any City required non-access strips, and all other easements in general shall also be shown on any pertinent maps.
28. Applicant shall convey these private easements to its successors, with the stipulation that they shall be perpetually the owner's responsibility for maintenance and repair, and the owners will hold and save the City of San Bruno harmless from all claims of any kind related to them.

29. Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plans for each site design, source control and treatment measure requiring maintenance.
30. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site.
31. Trash storage areas (including recycling or food compactor areas or similar areas), wash areas, loading docks, repair/maintenance bays, and equipment or material storage areas shall be completely covered. Covered areas shall be sloped so that spills and washwater flow to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
32. Discharges from indoor/outdoor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants shall be plumbed to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
33. Interior level parking garage floor drains, and any other interior floor drains, shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
34. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.
35. On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.
36. Project shall incorporate landscaping that minimizes irrigation and runoff, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping.
37. Swimming pools, hot tubs, spas and fountains shall have a connection to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards. This connection could be a drain in the pool to the sanitary sewer or a cleanout located close enough to the pool so that a hose can readily direct the pool discharge into the sanitary sewer cleanout.
38. Restaurants and grocery stores shall have a sink or other cleaning area large enough to clean the largest mat or piece of equipment. The cleaning area shall be indoors or in a roofed area outdoors, connected to a grease separator prior to discharging to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards.
39. Boiler drain lines, roof top equipment with drain lines, and/or equipment for washing and/or steam cleaning activities shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
40. Air conditioning condensate shall drain to landscaping, or alternatively may be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

41. Roof drains shall drain away from the building and be directed to landscaping or a stormwater treatment measure.
42. Self-treating areas must be designed to store and infiltrate the rainfall that lands on the self-treating area. Refer to Section 4.2 of the C.3 Technical Guidance.
43. Self-retaining areas must be designed to store and infiltrate the rainfall run-off volume described in the MRP Provision C.3.d (80% capture volume), for rainfall that lands on the self-retaining area and the impervious surface that drains to the self-retaining area. Refer to Section 4.3 of the C.3 Technical Guidance.
44. No treatment measures shall have standing water more than 5 days, for vector control.
45. Infiltration treatment measures or devices shall be designed in accordance with the infiltration guidance in Appendix E of the C.3 Technical Guide.
46. Soil media within the bioinfiltration measure shall consist of 18 inches of biotreatment soil consistent with the Attachment L of the MRP.
47. Biotreatment measures (including bioretention areas, flow-through planters and non-proprietary tree well filters) shall be sized to treat at least 50% of run-off per the Special Projects criteria of the applicable drainage area (all impervious areas and applicable landscaped areas) using flow or volume based sizing criteria as described in the Provision C.3.d of the MRP, or using the simplified sizing method (4% rule of thumb), described in the C.3 Technical Guidance and based on the flow-based sizing criteria in Provision C.3.d.i.(2)(c).
48. Plant species used within the biotreatment measure area shall be consistent with Appendix A of the C.3 Technical Guidance.
49. Biotreatment soil mix for biotreatment measures shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour, and shall be in conformance with Attachment L of the MRP, which is included in Appendix K of the C.3 Technical Guidance.
50. Design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in Chapter 6 of the C.3 Technical Guidance.
51. Design of non-LID treatment measures shall be consistent with applicable technical guidance in Chapter 6 of the C.3 Technical Guidance.
52. High flow-rate media filter products shall be certified by the Technical Assessment Protocol Ecology (TAPE) of the Washington State Department of Ecology as meeting the TAPE protocol General Use Level Designation for Basic Treatment. For TAPE program information and use level designation statements see:
<http://www.ecy.wa.gov/programs/wq/stormwater/newtech/basic.html>
53. Hydraulic sizing of high flow-rate media filters shall meet the hydraulic sizing criteria identified in Provision C.3.d and shall also be sized in accordance with the flow rate that was certified by the Washington State Department of Ecology Technical Assessment Protocol Ecology (TAPE) protocol General Use Level Designation for Basic Treatment.
54. Applicant shall clearly demonstrate, using Manufacturer's cut sheet or equivalent informational material and calculations, that non-LID treatment measures used are adequate for the area requiring treatment.

55. Project documentation for Special Projects proposing to use high flow-rate media filters shall include the following information for City staff to prepare a narrative discussion of the feasibility or infeasibility of 100% LID treatment:
- a) Completed C.3 and/or C.6 Development Review Checklist or Stormwater Requirements Checklist, including the section regarding feasibility of infiltration and rainwater harvesting and use.
 - b) A description of the site drainage, including the site slope, direction of flow, and how the site was divided into drainage management areas that will each drain to a separate stormwater treatment measure.
 - c) A description of any drainage management areas for which self-treating or self-retaining areas (such as pervious pavement, green roofs or landscaped areas) or LID treatment measures are provided.
 - d) An explanation of how the routing of drainage has been optimized to route as much drainage as possible to LID features and facilities (if any).
 - e) A description of constraints to providing on-site LID, including a description of portions of the site that are proposed to drain to vault-based high flow rate media filters include some areas that are not covered by buildings. This description shall explain why pervious paving is not used for impervious paved areas that are proposed to drain to a non-LID treatment measure, and it shall explain why LID measures cannot be constructed in any proposed landscaped areas within an area that is proposed to drain to a non-LID treatment measure.
 - f) A description of constraints to providing off-site LID, including a statement regarding whether the project applicant owns or otherwise controls land within the same watershed of the project that can accommodate in perpetuity off-site bioretention facilities adequately sized to treat the runoff volume of the primary project.
56. The Geotechnical Engineer who prepared the geotechnical report shall review all improvement plans prior to submittal of plans to the City and conduct any inspections, testing and other actions during construction that are called for the geotechnical report.
57. The grading plans shall minimize the need for off haul from the Project Site. Design shall incorporate all elements of the applicable soils report(s) and include a pre-and post-consolidation plan. The grading plans shall be signed by the Geotechnical Engineer indicating that plans are in compliance with the geotechnical report and subject to review and approval of the City Engineer.
58. If the geotechnical report reveals significant future settlement will occur, all surface drainage systems shall be designed to provide a minimum of two percent slope after settlement, and shall be satisfactory to the City Engineer.
59. The erosion control plan sheets shall be included as separate, numbered sheets in the grading plan of the improvement plans. The Applicant shall pay for the erosion control measures depicted on the plan.

The Applicant proposes to relocate several City owned and other agency owned utilities and improvements to accommodate the proposed development. Applicant will be responsible to relocate utilities and improvements, to establish appropriate easements to contain the relocated facilities, to remove or abandon in place retired utilities and facilities. The Applicant will be responsible to pay for all direct and indirect costs associated with summary abatement process.

60. All private utilities (storm, sanitary, water, electric, gas, etc) and private street facilities within the development shall be maintained and repaired by the Applicant and its successors and shall be memorialized in maintenance and operations agreement.

Fire Department

61. Provide an approved NFPA 13 fire sprinkler system, inclusive of garages and retail portions of the project with a Type I - 2 1/2" standpipe system with connections in all floor stairways so that all rooms of the units can be reached with a 150 foot length of hose. If combustible construction is used, fire sprinklers will be provided throughout the attic areas (if void space exists) with a separate riser and flow switch.
62. Architect to demonstrate that path of travel is adequate to reach the interior residential courtyard from street level with a rescue ladder measuring 20 feet, 2 inches (bedded length of a 35 foot extension hand ladder) in length without obstruction.
63. The fire sprinkler systems shall be monitored (flow & tamper by each floor & attic) by an approved fire alarm system which reports to a UL listed central station. The fire alarm system shall be a UL certified installation.
64. Remote annunciators and manual pulls to initiate a general alarm to be installed in the main stairwells at ground levels and shall provide horn/strobes throughout the retail buildings and garage.
65. A master graphic annunciator panel shall be provided in the FACP room showing the building in alarm and type of alarm.
66. Building fire sprinkler system fire department connections (FDC's) shall be located on the address side of the building at approved location. Separate double detector check valves (DDCV's) with incorporated FDC's for the building shall be provided.
67. In lieu of fire sprinkler bells, an exterior rated horn/strobe shall be mounted eight (8) feet above grade immediately adjacent to the building FDC.
68. Fire alarm system to be equipped with the capability of providing visual notification upgrade capabilities as needed in residential units for hearing impaired tenants.
69. Building exterior siding and roof materials shall be fire-resistant or non-combustible rated.
70. Smoke control system (if applicable) for lower garage floors to allow for fire department override and control.
71. Unit building address numbering system and street names will require approval of the Fire Marshal and Building Official. The existing address numbering size to remain and painted to be of a contrasting color.
72. Knox Boxes shall be provided. Two sets of keys shall be provided for each Knox Box.
73. Elevator(s) to have no shunt trips. Sprinklers at the top of the shafts are to be eliminated and a smoke detector placed at the top of the shaft (on the back side of a fire rated access panel door) in lieu of the sprinkler. This removes the requirement for a "shunt trip" which can limit firefighter use of the elevators. The same shall apply to the elevator equipment room.
74. Fire extinguishers shall not be obstructed or obscured from view.
75. Manually operated flush bolts or surface bolts not permitted.
76. The unlatching of any door in exit paths shall not require more than one operation.

77. In the event of power failure, an emergency electrical system shall automatically illuminate the means of egress.
78. Exit and exit access doors shall be marked by approved exit signs readily visible from any direction of egress travel.
79. Exit signs shall be internally or externally illuminated at all time. Signs shall be connected to an emergency power system that provides illumination for not less than 90 minutes in case of primary power loss.
80. FACP and other utility rooms shall be identified on entry door faces.
81. Electrical service equipment shall have a 36 inch working space at all times.
82. All drapes, hangings, curtains, upholstered fabric furniture, and other decorative material that would tend to increase the fire and panic hazard shall be made from a non-flammable material or shall be treated and maintained in a flame retardant condition with a flame-retardant rating approved by the State Fire Marshal. Insure that ratings meet California standards.
83. Commercial cooking equipment that produces grease laden vapors shall be provided with an automatic fire extinguishing system listed and labeled for its intended use.
84. Unit smoke detection systems shall be designed and located to prevent false alarms set by the smoke generated by cooking.
85. Separate permits to be issued for the fire service underground, fire alarm system, and the fire sprinkler system.
86. Laminated and color printed Fire Department pre-fire plans and building site plans shall be provided as required by the Fire Marshal. Building site plans will show the locations of all utility shut-offs, fire hydrants, FDC's, standpipe connections, fire alarm pull stations, fire alarm control panels, remote annunciators, Knox boxes, and other important building features. The developer shall pay the City for updated digital maps and their reproduction for fire department response maps not to exceed \$1,500.00.

Police Department

87. All individual units shall have an address/unit number securely attached to the front door or adjacent to the door.
88. The main building shall have an address number that is of a contrasting color from the building, so it is clearly visible. The building address number shall be either front lit or back lit, so it is clearly visible at night. The size of the address numbers shall be determined by the Fire Marshall.
89. The front doors shall all have a minimum 1-ince deadbolt lock. The door frame shall be made of wood or metal. The deadbolt shall recess at least 1-inch past the fascia into the solid door frame.
90. All windows and sliding glass doors shall have a ventilation locking mechanism. This allow the occupants to open and window or door to allow fresh air inside the units, but still restricts entry, because of the ventilation lock.
91. All front doors hall have a peep hole viewer.
92. Parking lots and associated garage, driveways, circulation area, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with lighting of sufficient

- wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness.
93. All exterior doors shall have their own light source which will adequately illuminate entry/exit areas at all hours in order to:
 - a) Make any person the premises clearly visible.
 - b) Provide adequate illumination for person entering and exiting the building.
 94. Landscaping shall be the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encourage along fence and property lines and under vulnerable windows. Landscaping shall not conceal doors or windows from view, nor provide access to the roof.
 95. Stairwells and elevator lobbies shall be of open design whenever structurally possible.
 96. Other line of sight obstructions (including recessed doorways, alcoves, etc.) shall be avoided on building exterior walls, and interior hallways.
 97. Metal halide, or other bright white light source, shall be utilized. No dark areas should exist inside the structure.
 98. Alcoves and other visual obstructions that might constitute a hiding place shall be eliminated whenever structurally possible. Pillars, columns and other open construction shall be utilized over a solid wall design.
 99. Whenever possible, stairwells shall be of open design. When, by necessity, a stairwell is enclosed, convex mirrors shall be placed at each stairwell landing, and the stairwell doors shall employ as much transparent material as fire code allows.
 100. Bars or grating shall be utilized to impede pedestrian access to the structure from ground-level openings. Landscaping contiguous to this grating shall be the type that does not block natural light fenestration into the garage.
 101. Access control to the garage such as an electronic gate shall be utilized as a crime prevention measure and used for authorized use only. The Police Department and Fire Department shall be provided access to the gate.
 102. CCTV surveillance shall be utilized throughout the parking structure.
 103. All entrances to parking areas shall be posted with appropriate signs per 22658(a) CVC, to assist in removal of vehicles at the property owners/managers request.
 104. Whenever possible, open fencing design such as wrought iron, tubular steel, or densely linked and heavy-posted chain-link shall be utilized in order to maximize natural surveillance while establishing territoriality.
 105. Stairwell landings shall allow for a sixty-inch turning radius for use by the Police and Fire Departments.

San Bruno Cable

106. The applicant shall be responsible for the labor and materials in proofing the existing conduits as well as the installation of the underground distribution cable. San Bruno Cable will provide the distribution cable (TFC T10 625).
107. The applicant shall be responsible for all repairs, if any, of the existing CATV underground vaults and conduit risers to each building's demarcation point (utility closet).

108. The applicant shall provide Christy B-36 with 12" extensions (22 1/4"w x 35 1/4"l x 12"h, with 12" extension) utility underground vaults for a pull box (traffic rated vaults for street) into the building's MPOE if needed. In addition, install two schedule 40 two-inch conduits into the joint trench to the building with a pull rope.
109. The applicant shall provide a grounded wire for attachment to the cable equipment at the demarcation point with a minimum gauge of 14 in the MPOE and IDF rooms.
110. The applicant shall provide dedicated 115 VAC duplex receptacles in each IDF and MPOE for San Bruno Cable.
111. The location of new power supply will be determined in the new design and shall require a 15A-115 VAC single duplex outlet.
112. The applicant shall be responsible for individual service drops of each unit's main gang box or unit's internal panel hopefully in a closet to the MPOE (Utility) Closet using Single Mode Single fiber Plenum Drop. 115 AC will be needed nearby to connect a 24VDC Transformer to power the ONT (Optical Node Terminator device) at the internal panel in each unit.
113. The applicant shall provide internal wiring within the newly constructed units that will consist of both RG6 (77% braid Trishield) and Cat5E cable and routed in homerun design for each outlet. Additional outlets shall be wired homerun to the main gang box or unit's internal panel. Each residential unit shall have a main outlet in the living room and additional outlets in each bedroom. No splicing of cables within the units. All cables shall conform to cable department's requirements and terminated with an F-connector and Cat5E RJ45 jack at each wall pate outlet.
114. All plans to relocated, add, or modify San Bruno Cable's infrastructure and its equipment in any way shall require approval by San Bruno Cable TV.

II. Prior to Building Permit Issuance

Community Development

1. Applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within thirty (30) days of City Council approval. Until such time as the Summary is filed, Conditional Use Permit, Parking Exception, and Architectural Review Permit shall not be valid for any purpose. The effective date of the Conditional Use Permit, Parking Exception, and Architectural Review Permit shall be the effective date of the associated Ordinance. The Conditional Use Permit, Parking Exception, and Architectural Review Permit shall expire if a building permit is not obtained within one (1) year of the effective date.
2. The signed copy of the Conditions of Approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. Provide exit analysis including computation, calculating size, travel distance and location of requires exits on all floors. Means of egress shall comply with 2013 California Building Code, Chapter 10. Remove all accessory use areas and remove and relocate access doors to the commercial trash room in exit passageway.
4. A detailed recycling and garbage plan shall be approved by the Community Development Director, the Building Department, the Fire Marshal, and San Bruno Garbage prior to

- issuance of a building permit. Prior to the issuance of the first certificate of occupancy, Applicant shall submit documentation to the Building Department that the materials have been recycled in accordance with the approved plan.
5. All proposed business identification signs shall require prior city approval in accordance with Chapter 12.104 of the Municipal Code.
 6. A property maintenance and management plan shall be prepared for the entire property. The property maintenance and management plan shall include, but not be limited to, the following:
 - a) Clearly identify the use of all balconies and define what can and cannot be stored on the balcony.
 - b) General cleaning of litter and debris on-site
 - c) Maintenance of all exterior building materials
 - d) Window Cleaning, etc.
 7. A plan showing the location of any temporary contractor's storage yard or construction trailer on the property, including security fencing and lighting, shall be submitted to the Community Development Director for approval prior to installation and prior to building permit issuance. Applicant shall provide interim landscaping as required by the Community Development Director.
 8. Prior to the issuance of a City building permit, a maintenance agreement in a form approved by the City Attorney shall be signed by Applicant for the maintenance of the proposed street trees, medians, and irrigation systems, and all utility fixtures located within the public right-of-way, which agreement shall run with the land and be binding upon successors in interest of Applicant. All landscaping shall be properly maintained and comply with the City of San Bruno Water Efficient Landscape and Irrigation Guidelines.
 9. A Master Sign Program shall be created and approved for the entire development and for each use within the development.
 10. Prior to issuance of a City building permit, the applicant shall merge all parcels so that the site consist of one buildable lot.
 11. The applicant shall conduct a site-specific health risk assessment using air quality dispersion modeling methodologies and screening thresholds recommended by the BAAQMD to demonstrate that, despite a location within 25 feet of El Camino Real, modeled site-specific exposures would be less-than-significant. Alternatively, the applicant shall mitigate anticipated community risks and hazards through implementation of the following mitigations (TCP Mitigation Measure 5-2):
 - a) Where residential uses or other sensitive receptors are proposed to be located within 25-feet of El Camino Real, or identified through site-specific health risk assessment using air quality dispersion modeling to indicate potentially significant exposure, then air filtration units shall be installed and maintained. The ventilation systems shall be installed to achieve BAAQMD effectiveness performance standards in removing PM2.5 from indoor air. The system effectiveness requirement shall be determined during final design, when the exact level of exposure is known, based on proximity to these sources;
 - b) Locate ventilation air intakes and operable windows away from these sources;
 - c) Where appropriate, install passive (drop-in) electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph);

- d) Consider tiered plantings of trees, such as redwood, deodar cedar, live oak and oleander, between sensitive uses and these sources;
 - e) Consider plan implementation phasing that delays occupancy of units with highest exposure so that source emissions regulations and vehicle fleet turnover that would result in lower emissions may take more effect and lower exposure levels (since emission rates will decrease in the future, projects developed later in the Transit Corridors Plan buildout timeframe would have less exposure);
 - f) Avoid locating truck loading zones near sensitive units;
 - g) Require rerouting of nearby heavy-duty truck routes;
 - h) Enforce illegal parking and/or idling restrictions on heavy-duty trucks in the vicinity;
 - i) Install indoor air quality monitoring units in buildings.
12. The applicant shall implement a combination of the following measures to the satisfaction of the Community Development Director for all food service and odor generating uses (TCP Mitigation Measure 5.3):
- a) For restaurant or cooking uses, use of such devices as integral grease filtration or grease removal systems, baffle filters, electrostatic precipitators, water cooling/cleaning units, disposable pleated or bag filters, activated carbon filters, oxidizing pellet beds, and catalytic conversion, as well as proper packaging and frequency of food waste disposal, and exhaust stack and vent location with adequate consideration of nearby receptors; and
 - b) For new residential dwellings within 300 feet of existing paint spraying operations (e.g., auto body shops), cleaning operations (e.g., dry cleaners), or other uses with the potential to cause odors, identification and adequate disclosure of potential odor impacts in notices to prospective buyers or tenants.
13. The project applicant shall retain a qualified biologist (subject to approval by City staff) to conduct a nesting bird survey prior to any demolition/grading activities that are planned to take place during the nesting/breeding season of native bird species (typically February through August). The survey shall include all potential nesting habitat on the project site and within 200 feet of the grading boundaries. Where the 200-foot distance encompasses trees on other private properties, the biologist shall survey the trees using binoculars. The survey shall be conducted no more than 14 days prior to commencement of demolition/grading activities.
- If active nests of bird species protected by the Migratory Bird Treaty Act or the California Fish and Game Code (which, together, apply to all native nesting birds) are present in the demolition/grading zone or within 200 feet of the zone, temporary construction fencing shall be erected within the project site at a minimum of 100 feet around the nest site. This temporary buffer may be greater depending on the bird species and demolition/grading activity, as determined by the biologist.
- At the discretion of the biologist, demolition and grading within the fenced area shall be postponed or halted until juveniles have fledged and there is no evidence of a second nesting attempt. The biologist shall serve as a construction monitor during any periods when demolition/grading activities will occur near active nests to ensure that no inadvertent impact on these nests will occur.
14. A lead-based paint survey and control plan prepared by a CalOSHA-certified contractor shall be required prior to demolition.

15. The applicant shall submit a Traffic Control Plan to the satisfaction of the City Engineer prior to construction related activities.
16. Prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with nearby noise-sensitive facilities so that construction activities and the event schedule can be scheduled to minimize noise disturbance. The plan shall stipulate the measure that result in compliance with the noise ordinance.
17. The applicant shall submit for City approval a noise study, consistent with the requirements of the California Building Code, to identify noise reduction measures necessary to achieve compatibility with City General Plan-identified land use/noise compatibility standards and State Title 24 noise compatibility standards. The noise study shall be approved by the City's Building Division prior to issuance of a building permit. Identified noise reduction measures, in order of preference so that windows can be opened, may include (TCP Mitigation Measure 11-1).
 - a) Site and building design so as to minimize noise in shared residential outdoor activity areas by locating such areas behind the buildings, in courtyards, or orienting the terraces toward the interior of lots rather than streets;
 - b) Site and building design so as to minimize noise in the most intensively occupied and noise-sensitive interior spaces of units, such as bedrooms, by placing such interior spaces and their windows and other openings in locations with less noise exposure;
 - c) Design of windows, doors, and other sound transmission paths such as ventilation openings, walls, and roofs to achieve a high Sound Transmission Class (STC) rating and/or other noise-attenuating characteristics.
 - d) Installation of forced air mechanical ventilation systems in all units exposed to noise levels exceeding Title 24 standards to allow residents the option of reducing noise by keeping the windows closed.

Public Services

18. Prior to issuance of Building Permit, the Applicant shall enter into an Improvement Agreement to guarantee installation of all improvements required of the project and to provide for payment of all City inspection and plan check charges associated with the installation of public and private improvements, including, but not limited to sanitary sewer laterals, water facilities, storm drains and street lights.
19. The Applicant shall pay all required utility fees and post all applicable bonds for infrastructure improvements to be dedicated to the City prior to building permit issuance.
20. At the time that any building permit is issued for any new building, the Applicant shall pay for all current, on-site service connection fees (including but not limited to Water and Wastewater).
21. The applicant shall submit a detailed construction and staging plan that shall be reviewed and approved by the City prior to building permit issuance. Existing on-street parking shall not be impacted by project construction without permission from the Public Services Department.
22. The Applicant shall provide the name and number of the construction contact person. The contact information shall also be made available for the neighborhood.
23. The applicant is responsible for coordinating and obtaining the appropriate permits for work within the State right-of-way.

24. The Applicant shall apply for an Encroachment Permit from the Public Services Department for work in the City public right-of-way, easements or property in which the City holds interest.
25. The applicant shall submit an Encroachment Permit for traffic control of roadways during construction. The applicant shall indicate on the plan the detour route and shall post detour signs at the perimeter of the site. In addition, 15 days prior to the roadway traffic control, the applicant shall post a lighted sign to the satisfaction of the City Engineer indicating the dates of the traffic control.
26. Property Owner shall enter into a Maintenance Agreement with the City to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according to the approved Maintenance Plan(s). The Maintenance Agreement shall be recorded against the property.
27. A Maintenance Plan for every stormwater treatment control measure or applicable site design measure, inclusive of maintenance and inspection checklists and Maintenance Inspection Report Forms, shall be submitted to the City for review and approval prior to issuance of a grading permit. A copy of the final, approved Maintenance Plan(s) shall be made a part of the Maintenance Agreement. A copy of the final, approved Maintenance Plan(s) shall also be on file with the Engineering Division.
28. The Applicant shall apply for and obtain a Grading Permit. Plot and Finished Grading Plan shall be prepared by a California licensed Civil Engineer.
29. Prior to the issuance of grading permit, the applicant shall provide Public Services Department with a plan indicating the amount of soil to be removed, disposal sites, the number of truck trips required and the proposed haul routes. Final haul route shall be approved by the City Engineer.
30. Grading plans with appropriate erosion control measures shall be required for the development. Grading plans shall show all adjacent properties sufficiently to assure that the proposed grading does not negatively impact adjacent lands and shall incorporate drainage features necessary to assure continued drainage without erosion from adjacent properties.
31. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the City of San Bruno and the Regional Water Quality Board subsequent to the approval and issuance of grading and building permits, and prior to the approval of the Improvement Plans.
32. Prior to the issuance of a grading permit, Applicant shall obtain from the California State Water Resources Control Board a General Construction Activity Storm Water Permit under the National Pollutant Discharge Elimination System (NPDES) if applicable. Applicant shall comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities. The permit shall include any work by public and/or private utilities performing work on behalf of Applicant, if applicable.
33. Temporary control structures shall remain in place until the site is completely developed. A Maintenance Plan shall be submitted to the City Engineer indicating contractor responsibility for complying with the erosion control plan for the duration of the construction project. The Maintenance Plan shall include dust control, but is not limited to BMP's as outlined in the Storm Water Pollution Prevention Plan (SWPPP), and shall be to the satisfaction of the City of San Bruno and meet all Regional Water Quality Control Board (RWQCB) requirements.

34. Applicant shall submit a complete Geotechnical analysis/report at the time of building permit submittal. Applicant shall implement the recommendations of a geotechnical report by a registered Geotechnical Engineer. The geotechnical investigation shall provide data to evaluate the geotechnical conditions of the site and provide seismic, landslide and mudslide evaluation and recommendations and recommendations for appropriate soil engineering to reduce seismic hazards.
35. Prior to the issuance of any permits, certificates of insurance shall be provided to the City verifying that both the Applicant and any contractors have public liability insurance. The amount and type of insurance shall be reviewed by the City and shall be sufficient to cover damages that may result from construction and operations. The insurance limits shall be as required by the City Attorney. Combined single limit coverage and the policy shall be subject to review and approval of the City Attorney.
36. Prior to building permit issuance the applicant shall hold a preconstruction conference with City staff. The Applicant shall arrange for the attendance of the construction managers, contractor, and all subcontractors who are responsible for grading and erosion and sedimentation protection controls.
37. Haul routes for construction shall be reviewed and approved by the City Engineer, via the City's hauling permit process.
38. Applicant shall coordinate with City staff regarding sidewalk design and street light design prior to building permit issuance.
39. Applicant shall coordinate with City staff to ensure the existing easement is abandoned.

Fire Department

40. Safety plan for construction process to be approved by the Fire Marshal prior to building permit issuance.

III. Improvement Plans

Public Services

1. An improvement plan for public improvements shall be submitted by the Applicant to the City for review, comment and approval. The improvement plans shall include public streets, sidewalks, sewers, storm drains, water, electrical, streetlights, other utilities, and landscaping.
2. Improvement Plans must be prepared pursuant to the City of San Bruno Municipal Code (Muni Code), State Law and Regulations and Standard Engineering Practice, where the Muni Code shall govern in the event of a conflict.
3. Applicant shall pay a deposit to the City in the amount of \$30,000 at the time Improvement Plans are submitted to the City for review. Actual costs for staff time shall be deducted from this deposit. From time to time the City may require payment of additional deposit amounts to ensure that there are adequate funds available to pay for City services. At the end of the project, any remaining deposit amount will be refunded.
4. Storm drainage improvements shall be private. Storm drain facilities and laterals, including those within the public right-of-way shall be private. City responsibility shall terminate at manholes and drainage inlets.
5. The street storm drain system shall be designed to withstand a 25-year storm. The 100 year storm shall be contained within the right-of-way.

6. Hydraulic calculations will be required to be prepared by a registered civil engineer and submitted for City review and approval at the time that the improvement plans are submitted. Calculations shall include a tributary area map.
7. All project runoff shall be treated to meet C.3 requirements of the Municipal Regional Permit.
8. Interceptors or other storm pollution control systems per NPDES requirements shall be installed for storm water from roadways that are not filtered by vegetated swale or other biological pretreatment facilities.
9. A final hydrology and hydraulic report prepared by a qualified California Registered Civil Engineer shall be submitted to the City for review and approval to demonstrate full compliance with drainage system design requirement. Post-construction runoff into the storm drain shall not exceed pre-construction runoff levels. The Applicant's design professional shall evaluate the project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer.
10. In conjunction with submittal of Grading Plans, the Applicant shall file a Notice of Intent for storm water discharge with the Regional Water Quality Control Board. A copy of the filing shall be submitted to the City Engineer as part of the required Improvement Plans for the site.
11. LID treatment measures to be shown on final improvement or grading plans shall not differ materially from the LID treatment measures presented on the project's approved development plan without written approval from the City.
12. Joint trenches under sidewalks shall include telephone, City of San Bruno (CSB) Cable TV, electrical, communication, and gas lines. The trench width and depth shall be to the standards of the utility companies and to the satisfaction of the City Engineer.
13. Utility clearances between utility mains, CSB Cable TV, sewers, structures or other objects shall be to the satisfaction of the City Engineer and comply with San Bruno Standard Specification 33 10 50.
14. Prior to approval of the improvement plans, the Applicant shall provide written approval of the development improvement plans from all affected utility companies, including, but not limited to, Pacific Gas and Electric, CSB Cable TV and Telephone demonstrating their review and approval of the proposed improvements.
15. Applicant shall submit a project phasing plan with the Improvement Plans.
16. The Improvement Plans shall include complete electrical plans as separate sheets, showing the proposed streetlight system in the public right-of-way. Information in the lighting plan shall include, but is not limited to, the following: pole type(s), luminaire type(s), conductor and wiring schedule, points of connection, lamp wattage, pull box locations, load and intensity calculation. The streetlights shall be installed and operational prior to the issuance of a Certificate of Occupancy for the first building in the project.
17. Construct streetlights to City requirements at intersections.
18. Applicant shall indicate the number of sewer laterals required for the Project. Laterals are considered at the discretion of the City Engineer.

19. Any map and plans must be prepared to standard engineering practice and the City of San Bruno Municipal Code (Muni Code). In the event of conflict, the Muni Code shall govern unless approved by the City Engineer.
20. All Improvement Plans shall be submitted on 24"x36" standard plan sheets. Scale shall be sufficiently large for clarity and review. Street Improvement Plans and Profiles shall have a minimum of 1"=20' scale. The Site Plan and Grading Plans shall have a minimum scale of 1"=40'. Submit an AutoCAD version of the final improvement plan to the City.
21. The Applicant shall submit engineered Improvement Plans (including specifications & engineers cost estimates) for approval by the City Engineer, showing the infrastructure necessary to serve the Development. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities including City Cable TV service, traffic control devices, retaining and/or sound walls, waterlines, sanitary sewers, and storm drains, street lighting, common area landscaping and other project improvements.
22. The Applicant shall provide, as part of its Improvement Plans submittal and/or building plan submittal, detailed structural calculations and design details for retaining walls and sound walls, which may be constructed as part of the Project. Walls shall incorporate drainage features recommended in the geotechnical report to ensure proper drainage. The aesthetic design shall be to the satisfaction of the Planning Director. The structural and drainage design shall be to the satisfaction of the City Engineer and Building Official.
23. The Applicant shall provide all field survey data related to the project. The data shall be provided in AutoCAD drawing files.

IV. Construction Process

Community Development

1. The applicant shall implement the following dust control measures during demolition of existing structures (TCP Mitigation 5-1):
 - a) Water active demolition areas to control dust generation during demolition of structures and break-up of pavement.
 - b) Cover all trucks hauling demolition debris from the site.
 - c) Use dust-proof chutes to load debris into trucks whenever feasible.
2. The applicant shall implement the following dust control measures during all construction phases (TCP Mitigation Measure 5-1):
 - a) Water all active construction area at least twice daily.
 - b) Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c) Cover all trucks hauling soil, sand and other loose materials, or require all trucks to maintain at least two feet of freeboard.
 - d) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
 - e) Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
 - f) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - g) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

- h) Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
 - i) Limit traffic speeds on unpaved roads to 15 miles per hour.
 - j) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - k) Replant vegetation in disturbed areas as quickly as possible.
 - l) Consult with the BAAQMD prior to demolition of structures suspected to contain asbestos to ensure that demolition/ construction work is conducted in accordance with BAAQMD rules and regulations.
3. The following best management controls on emissions by diesel-powered construction equipment used by construction contractors, where applicable (TCP Mitigation Measure 5-1):
- a) When total construction projects at any one time would involve greater than 270,000 square feet of development or demolition, a mitigation program to ensure that only equipment that would have reduced NOX and particulate matter exhaust emissions shall be implemented. This program shall meet BAAQMD performance standards for NOx standards--e.g., should demonstrate that diesel-powered construction equipment would achieve fleet-average 20 percent NOX reductions and 45 percent particulate matter reductions compared to the year 2010 ARB statewide fleet average.
 - b) Ensure that visible emissions from all on-site diesel-powered construction equipment do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired or replaced immediately.
 - c) The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors).
 - d) Diesel equipment standing idle for more than three minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.
 - e) Signs shall be posted to alert workers that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.
 - f) Properly tune and maintain equipment for low emissions.
4. If prehistoric or historic-period archaeological resources are encountered during future grading or excavation, work shall avoid altering the materials and their context until a qualified professional has evaluated, recorded and determined appropriate treatment of the resource, in consultation with the City. Project personnel shall not collect cultural resources. Cultural resources shall be recorded on DPR 523 historic resource recordation forms. If it is determined that the proposed development could damage a unique archaeological resource, mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. (TCP Mitigation Measure 7-1).
5. If paleontological resources are encountered during future grading or excavation, work shall avoid altering the resource and its stratigraphic context until a qualified paleontologist has evaluated, recorded and determined appropriate treatment of the resource, in consultation with the City. Project personnel shall not collect cultural

- resources. Appropriate treatment may include collection and processing of “standard” samples by a qualified paleontologist to recover micro vertebrate fossils; preparation of significant fossils to a reasonable point of identification; and depositing significant fossils in a museum repository for permanent curation and storage, together with an itemized inventory of the specimens. (TCP Mitigation Measure 7-3).
6. Any removal or demolition which may impact any amount of ACM shall be performed by a registered CalOSHA asbestos abatement contractor in compliance with CalOSHA and Bay Area Air Quality Management District (BAAQMD) standards.
 7. All remediation, removal, and disposal requirements for soil, surface water, and/or groundwater contamination shall comply with standard regulations administered and enforced by the DTSC, Regional Water Quality Control Board (RWQCB), San Mateo County Department of Environmental Health, California Division of Occupational Safety and Health (CalOSHA), U.S. Environmental Protection Agency (EPA), and other jurisdictional agencies. (TCP Mitigation Measure 8-1).
 8. General construction hours shall be limited to between the hours of 7:00 am – 6:00 pm Monday through Friday. Community Development Director approval shall be required for all proposed weekend work. Any proposal for weekend work shall be made in writing at least three weeks in advance of requested weekend work.
 9. The applicant shall comply with the following measures to reduce demolition and construction noise impacts on adjacent uses (TCP Mitigation Measure 11-4):
 - a) Construction Equipment Mufflers and Maintenance. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - b) Equipment Locations: Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project site.
 - c) Construction Traffic: Route all construction traffic to and from the construction sites via designated truck routes where possible. Prohibit construction-related heavy truck traffic in residential areas where feasible.
 - d) Quiet Equipment Selection: Use quiet construction equipment, particularly air compressors, wherever possible.
 - e) Temporary Barriers: Construct solid plywood fences around construction sites adjacent to residences, operational businesses, or noise-sensitive land uses.
 - f) Temporary Noise Blankets: Temporary noise control blanket barriers should be erected, if necessary, along building facades of construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. (Noise control blanket barriers can be rented and quickly erected.)
 - g) Noise Disturbance Coordinator: For larger construction projects, the City may choose to require project designation of a "Noise Disturbance Coordinator" who would be responsible for responding to any local complaints about construction noise. The Disturbance Coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures 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. (The project sponsor should be responsible for designating a Noise Disturbance Coordinator, posting the phone number, and providing construction schedule notices. The Noise Disturbance Coordinator would work directly with an assigned City staff member.)

10. Vibration-generating activity shall be limited to between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Vibration-generating activity shall be prohibited on weekends and holidays.
11. The applicant shall comply with the following ground-borne vibration abatement measures (TCP Mitigation Measure 11-3).
 - a) Notify occupants of land uses located within 200 feet of proposed pile-driving activities of the project construction schedule in writing.
 - b) Investigate in consultation with City staff possible pre-drilling of pile holes as a means of minimizing the number of percussions required to seat the pile.
 - c) Conduct a pre-construction site survey documenting the condition of any historic structure located within 200 feet of proposed pile driving activities.
 - d) Monitor pile driving vibration levels to ensure that vibration does not exceed appropriate thresholds for the potentially affected building (5mm/sec or 0.2 inches/sec ppv for structurally sound buildings).

Public Services Department

12. Traffic control, regulatory, warning, guide signs and markings (including fire hydrant pavement markers) shall be installed in conformance with the Manual of Uniform Traffic Control Devices, and as directed and approved by the City Engineer.
13. City streets shall not be closed permanently during construction of the project and a process shall be put in place so sufficient notification is given to the neighborhood.
14. Applicant shall coordinate installation of stormwater treatment measures with the City and shall arrange to have a municipal Special Inspector or designated third party inspector present at the time of installation. Applicant shall be responsible for all fees associated with special stormwater inspections during construction.
15. Applicant shall arrange and pay for final inspection of installed treatment measure by City's Special Inspector within 45 days of installation or project construction completion, whichever comes first.
16. Continuous site inspection shall be provided by a Geotechnical Engineer at the Applicant's expense during trenching and backfill operations. The Geotechnical Engineer shall take compaction tests, and shall submit test results to the Public Services Department.

Fire Department

17. Fire department access shall be maintained at the site throughout construction, with a minimum of 20 feet of width.

V. Prior to Occupancy

Community Development

1. The applicant shall meet with staff and Recology regarding regularly scheduled trash, recycling, and compost collection.

Public Services

2. Prior to project acceptance by the City, the Applicant shall retain a Civil Engineer to prepare "as-built" or "record" drawings, and the drawing shall be submitted in AutoCAD and PDF formats.

3. Prior to project acceptance by the City, the Applicant shall prepare "Maintenance and Responsibility" drawings and shall be submitted in AutoCAD and PDF formats.
4. For all work to be dedicated to the City, Applicant shall provide six copies of an operations and maintenance manual with all certifications, warranties, guarantees, and proof of payment to outside agencies.
5. Improvement Plans must be prepared pursuant to the City of San Bruno Municipal Code (Muni Code), State Law and Regulations and Standard Engineering Practice, where the Muni Code shall govern in the event of a conflict

VI. On-Going

Community Development

1. All trash, recycling, and composting bins shall remain inside of the trash room located within the building until the time of collection. At no time shall trash, recycling, or composting bins be stored within the public right-of-way, or be visible from the public right-of-way.
2. Applicant shall comply with all requirements of San Bruno Municipal Code Chapter 5.16 regarding procedures for regulating and abating graffiti. Applicant shall install measures reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti, including, without limitation, the following:
 - a) Applicant or owner shall immediately remove any graffiti at the property;
 - b) Right of access by City forces to remove graffiti;
 - c) Application, installation and/or use of anti-graffiti materials to the surface or structure such as anti-etching films or anti-graffiti paints;
 - d) Installation and use of landscaping so as to screen or to provide a barrier to the surface or structure;
 - e) Installation and use of additional lighting;
 - f) Building design modifications or changes to surface or structure; and
 - g) Applicant or permittee shall supply the City with sufficient matching paint and/or anti-graffiti material on demand for use in the abatement of graffiti by City forces.
3. The applicant shall implement the Parking and Transportation Demand Management plan approved by the City Council. On an annual basis the Property Manager shall submit a report to the Community Development Department for the first five years, and every other year thereafter, describing the on-going implementation of the Parking and Transportation Demand Management measures selected for the project. Any changes to the Parking and Transportation Demand Management plan shall require approval in writing from the Community Development Director.

Public Services

4. Property Owner shall be responsible for conducting all servicing and maintenance as described and required by the stormwater treatment measure Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.

5. Approved Maintenance Plans shall be kept on-site and made readily available to maintenance crews. Maintenance plans shall be strictly adhered to.
6. By April 1 each year, Maintenance Inspection and Servicing Reports for the stormwater treatment systems shall be submitted to the City for the previous calendar year (January 1 through December 31).
7. Site access shall be granted to representatives of the City, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems. A statement to that effect shall be made a part of the Maintenance Agreement recorded for the property.
8. Property Owner shall be required to pay for all municipal inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the City.
9. The Applicant and its successors shall be responsible for maintenance of the sewer lateral up to the proposed manhole on Taylor Avenue.

Fire Department

10. Required means of egress shall be continuously maintained free of obstructions.



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: September 5, 2014
 To: Mr. Jamie Choy, Signature Development Group
 From: At van den Hout
 Subject: Parking Analysis for the Mixed-Use Plaza Project in San Bruno, California

Introduction

Hexagon Transportation Consultants, Inc. has prepared this memorandum to estimate the potential reduction in parking demand for the residential portion of the proposed mixed-use development project at 406-418 San Mateo Avenue in San Bruno. The Plaza project consists of 83 apartment units and 5,500 square feet of retail space. The proposed project would provide 106 on-site parking spaces.

The purpose of this study is to analyze the Transportation Demand Management measures proposed for the project and use data obtained from parking surveys at similar apartment complexes and to make a recommendation regarding an appropriate reduction in parking from the 121 spaces indicated by Staff as within the Transit Corridor Plan range of parking requirement of 1-2 spaces per unit for the residential portion of this project.

Proximity to Transit

The project is considered to be a highly Transit-Oriented Development given its proximity to numerous public transit options. A SamTrans bus route (Route 141) with service to the San Bruno BART station runs along San Mateo Avenue and the nearest bus stop for that route is approximately 600 feet from the project site. In addition, SamTrans provides frequent bus service along El Camino Real, and a bus stop for that service is located at El Camino Real and Taylor Avenue, only about 100 feet away from the project site. The project is also in close proximity to two major rail stations. The San Bruno Caltrain Station is within walking distance of the project and San Bruno BART station is located approximately one mile away, which is within easy bicycling distance. Given the plethora of nearby transit services, it is expected that a higher percentage of residents of the Plaza development would choose to use transit compared to the comparable residential sites surveyed below.

TDM Measures

To further encourage the use of public transit options the project will incorporate a number of Transportation Demand Management (TDM) measures that would further reduce the need for parking spaces for the project. Below is a list of TDM measures that would encourage employees and residents of the project to use alternative modes of transportation (other than single occupant autos) that would directly or indirectly reduce the demand for parking. The project applicant is agreeable to work with City staff to implement these TDM measures to reduce the need for parking spaces.

ATTACHMENT E



- *Provide long-term bicycle parking*
 - Table 7.6 of the Transit Corridors Plan provides guidelines for bicycle parking. These call for 1-2 long-term parking spaces per two units and 1-2 parking spaces per 3,000 square feet of commercial space. Based on these recommendations the project would provide a minimum of 44 long-term bicycle parking spaces. The attached plans show where 38 racks would be installed in the garage and where an additional 16 racks would be installed in the ground floor common area, for a total of 54 long-term, secure bicycle storage locations.

- *Provide short-term bicycle parking*
 - Table 7.6 of the Transit Corridors Plan provides guidelines for bicycle parking. These call for 1-2 short-term parking spaces per ten units and 1-2 parking spaces per 10,000 square feet of commercial space. Based on these recommendations the project would provide a minimum of 9 short-term bicycle parking spaces. The attached plans show where 10 racks would be installed in the public right-of-way sidewalk adjacent to the building on San Mateo Avenue.

- *Provision of transit subsidy for residents*
 - At the time of move-in, each new tenant would be provided with a Clipper card loaded with \$50.00, which will encourage residents to try new transit options.

- *Require commercial tenants to provide transit subsidy to employees*
 - Commercial leases will require tenants to provide employees with a Clipper card loaded with \$50.00, which will encourage employees to try new transit options.

- *Distribute information concerning transportation options to residents and employees*
 - At the time of move-in, each new tenant will be provided with an informational package about alternate means of transportation available in the immediate area, which will broaden the transit options known to each individual.

- *Establish an on-site ride share program.*
 - At the time of move-in, each new tenant will be provided with information on how to coordinate with other tenants to share rides and carpool. Ongoing property management will include maintenance of a group website where tenants will be able to exchange ride information. A building information board will also be installed in the lobby of the building where ride share and carpool information can be posted.

Studies have shown that discounted or free transit passes for residents and workers are effective ways of reducing the number vehicle trips and therefore the demand for parking, especially in areas where high quality and frequent transit service is available, which is the case given that the project is located in a "transit rich" area. Requiring employees to pay for parking is also an effective way to reduce auto trips and therefore the parking demand. Implementation of some or all of these measures would further contribute to the reduced parking demand for the project.

Parking Surveys

To quantify the appropriate number of parking spaces to be provided at the project Hexagon has conducted parking surveys at comparable apartment projects in the surrounding area. The surveys considered 12 different apartment complexes, located near transit, in the cities of Mountain View and Cupertino, all of which included on-site parking and for which the number of one, two, and three bedroom apartments was known. Although the surveyed sites in Cupertino and Mountain View are within reasonable walking distance (less than 0.25 mile, or about 1,300 feet) from transit, the proposed project is considered “more transit-oriented” due to its closer proximity to Caltrain, BART, and SamTrans service. The parking occupancy surveys were conducted on weekdays around midnight at each apartment complex. The name of each site, its proximity to transit, and the total number of bedrooms and parking occupancy results are shown in Table 1.

**Table 1
Apartment Site Characteristics and Demand**

Complex	City	Closest Transit Stop	Total Onsite		Total Bed			Occupied		Occupied Spaces/Total Bedrooms	
			Parking Spaces	Number of Units	rooms	1 Bed	2 Bed	3 Bed	Spaces		Units
Central Park	Mountain View	1,200 feet to LRT Station	696	354	722	68	204	82	490	1.38	0.68
Park Place	Mountain View	700 feet to bus stop	511	373	571	181	186	6	339	0.91	0.59
Avalon	Mountain View	300 feet to bus stop	426	248	435	117	75	56	301	1.21	0.69
Avalon Towers	Mountain View	250 feet to bus stop	529	211	338	90	115	6	247	1.17	0.73
North Park	Mountain View	300 feet to bus stop	324	188	278	98	90	0	216	1.15	0.78
Madera	Mountain View	1,300 feet to Caltrain Station	313	203	290	116	87	0	206	1.01	0.71
Markham	Cupertino	1,200 feet to bus stop	891	504	749	259	245	0	575	1.14	0.77
Siena	Cupertino	1,100 feet to bus stop	182	128	220	36	92	0	182	1.42	0.83
Arioso	Cupertino	500 feet to bus stop	400	201	321	81	120	0	275	1.37	0.86
Archstone	Cupertino	600 feet to bus stop	529	311	491	145	152	14	385	1.24	0.78
Biltmore	Cupertino	1,100 feet to bus stop	353	179	288	78	93	8	276	1.54	0.96
Hamptons	Cupertino	650 feet to bus stop	588	342	596	130	170	42	478	1.40	0.80
Sample Ranges & Averages											
Min			182	128	220	36	75	0	182	0.91	0.59
Max			891	504	749	259	245	82	575	1.54	0.96
Average			479	270	442	117	136	18	331	1.25	0.76

The results of the survey indicate that the sites averaged 1.25 occupied spaces per unit and 0.76 occupied spaces per bedroom. A statistical analysis on the parking survey results was conducted and it was determined that *number of bedrooms* more accurately correlates with observed parking demand than *number of units*. In order to estimate the parking demand for this project based on the number of bedrooms, the two studio apartments are treated as one-bedroom units. Thus, the total number of bedrooms used for this analysis is 129, see Table 2.

**Table 2
Project's Residential Unit Mix**

Residential Unit Mix	Studio	One Bedroom	Two Bedroom	Three Bedroom	Total
Total Units	2	43	30	8	83
Total Bedrooms	2	43	60	24	129

Using the average per bedroom rate, the project's estimated parking demand would be $0.76 \times 129 = 98$ spaces, which is eight spaces fewer than the 106 spaces that the project would provide and twenty-three spaces fewer than the 121 spaces indicated by Staff as within the Transit Corridor

Plan range of parking requirement of 1-2 spaces per unit. Based on the unit rate of 1.25 spaces, the parking demand for the project would be $1.25 \times 83 = 104$ spaces, which is two spaces fewer than the 106 spaces that the project would provide.

Conclusion

Based on the parking data collected in other cities, the even closer proximity of the project to high quality transit service than the comparable projects surveyed, and with the implementation of the TDM measures described above, Hexagon anticipates that parking demand at the project will be reduced by up to 15% from the 121 spaces indicated by Staff. Hexagon recommends that the project provide a minimum of 98 parking spaces for the residential component of the project. The 106 parking spaces currently proposed by the Plaza project would be adequate to accommodate the anticipated parking demand for residential use.