

RESOLUTION NO. 2024 - __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO
CONDITIONALLY APPROVING A TENTATIVE TRACT MAP, ARCHITECTURAL
REVIEW PERMIT, DENSITY BONUS REQUEST, AND AFFORDABLE HOUSING
PLAN, FOR THE PROPOSED DEVELOPMENT OF
111 SAN BRUNO AVENUE WEST
(TM23-001, AR23-001, DB24-002)
(APN: 020-121-360)**

WHEREAS, on January 18, 2023, representatives on behalf of San Bruno Development, LLC (“Applicant”) submitted an application to the City of San Bruno (“City”) to construct a five-story mixed-use building at 111 San Bruno Avenue (“Project”) (Assessor’s Parcel Number (“APN”) 020-121-360);

WHEREAS, in order to develop the Project, the Applicant requested approval of the following: an amendment to the San Bruno Zoning Map to change the zoning for the Project Site (APN 020-121-360) and the adjacent property at 761-767 Huntington Avenue (020-121-350) from Planned Development (P-D) to Medium Density Mixed-Use (TOD-1) (ZC24-001); a Tentative tract map (TM23-001); an Architectural Review Permit (AR23-001); a Density Bonus request (DB24-002); and an Affordable Housing Plan;

WHEREAS, The Project is located within the Transit Corridors Specific Plan (TCP) area;

WHEREAS, on February 16, 2023, the Architectural Review Committee reviewed the Project application and provided a favorable recommendation of the Project with comments that were forwarded to the Planning Commission;

WHEREAS, on June 18, 2024, the Planning Commission held a public hearing to consider the above-described project entitlements and adopted Resolution 2024-08 recommending that the City Council approve the entitlements for the project subject to conditions of approval; and

WHEREAS, on February 12, 2013, the City Council certified a Program Environmental Impact Report (Program EIR) and adopted a Mitigation Monitoring and Reporting Program for the TCP, which were prepared pursuant to the California Environmental Quality Act (CEQA);

WHEREAS, the Program EIR may be used to evaluate site-specific, individual projects, such as the proposed Project, that are within the TCP;

WHEREAS, the Project was evaluated using the Program EIR to determine if all potentially significant environmental impacts of the individual project:

- Have been previously identified (are not new) and are not substantially more severe

- than those identified in the Program EIR;
- Will be avoided or mitigated to the extent feasible as a result of the Program EIR; and
 - Have been examined in the Program EIR, site-specific project revisions, or the implementation of standards development standard regulations.

WHEREAS, the City prepared a “Checklist For Streamlined Review Pursuant To California Public Resources Code Section 21083.3 And CEQA Guidelines Sections 15168 And 15182” (hereafter “Checklist”), which found that implementation of the Project would not result in any new potential impacts that were not previously identified in the Program EIR;

WHEREAS, the Checklist concludes that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to the Community Plan Exemption (15183), Consistency with Program EIR’s (15168), and Consistency with a Specific Plan EIR (California Government Code Section 65457(a));

WHEREAS, a Notice of Public Hearing was mailed to properties within a 1,000 foot radius of the project site on June 27, 2024 and duly posted in the *San Mateo Daily Journal* on Saturday, June 29, 2024; and

WHEREAS, the City Council held a Public Hearing on the Tentative Tract Map, Architectural Review Permit, Density Bonus Request, and Affordable Housing Plan on July 9, 2024, and on said date, the Public Hearing was opened, held and closed.

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

1. The Project is hereby exempt from the California Environmental Quality Act (CEQA) pursuant to the Community Plan Exemption (15183), Consistency with Program EIR’s (15168), and Consistency with a Specific Plan EIR (California Government Code Section 65457(a)), based on the analysis set forth in the Checklist, and require compliance with all applicable measures as adopted in the Mitigation Monitoring and Reporting Program for the Program EIR.

2. With respect to the Vesting Tentative Map, the City Council hereby finds:

- a) The proposed map, together with the provisions for its design and improvement, is consistent with the General Plan, pursuant to City Council's recommendation, and any specific plan as specified in Section 65451 of the Government Code.

Basis for Finding: The proposed Tentative Tract Map, which creates one lot for condominium purposes, is consistent with the General Plan land use designation of Transit Oriented Development and is consistent the corresponding Transit Corridors Specific Plan (TCP) which envisions mixed-use development for the Project site. The project is consistent with the TCP private

realm development standards design guidelines except where modified by Density Bonus incentives/waivers.

- b) 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 purposes without danger to health or peril from fire, flood, geologic hazard or other menace.

Basis for Finding: The tentative tract map will create legal individual parcels, with unique assessor parcel numbers, for housing units and the commercial unit. The Project will be designed and constructed to meet all current building and fire code requirements and will include stormwater improvements. The project will be designed according to the recommendations of the geotechnical engineer and structural engineer as reviewed by the city. Therefore, the property can be used safely for building purposes without danger to health or peril from fire, flood, geologic hazard or other menace.

- c) 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 code.

Basis for Finding: The proposed Tentative Tract Map will create one common lot for condominium purposes which will allow for individual condominiums for the residential units and commercial space once plans have been approved by the California Department of Real Estate. The project will be developed in accordance with the Transit Oriented Development (TOD-1) zoning and other San Bruno Municipal Code requirements except where modified by Density Bonus incentives/waivers.

- d) The site is physically suitable for the type and proposed density of development.

Basis for Finding: The overall site area is .41 acres, resulting in a gross density of 112 units per acre which is within the range of similar mixed-use developments in the TCP area. Therefore, the site is physically suitable for the type and proposed density of development.

- e) 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.

Basis for Finding: The conditions of approval include measures requiring the Applicant to incorporate erosion control measures to reduce storm water runoff and compliance with the Regional Water Quality Control Board requirements; and to minimize temporary construction dust impacts to an acceptable level.

Therefore, substantial environmental damage and harm to wildlife is not likely to occur.

- f) 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.

Basis for Finding: The tentative map includes public access easements to allow the public to access certain portions of the building, including the ground floor commercial space. Therefore, the design of the project will not conflict with any public use of the subject property.

3. With respect to the Architectural Review Permit, the City Council hereby finds:

- a) The proposed buildings, site plan, and landscaping are in substantial conformance with the goals, policies, and objective development standards of the zoning code, General Plan, and applicable specific plans.

Basis for Finding: The project adheres to the basic objectives of the General Plan, zoning code and TCP, which allow the project site to have medium-density, multi-story, mixed-use building on the site. Under State Density Bonus Law, the applicant is seeking the following waivers and concessions that will aid in providing more housing units on the site:

Waivers Requested		
Item #	SBMC Zoning Standard	Project Compliance
1	SBMC 12.280.030, Table 12.280-2 (Mixed-Use Zoning District Standards) specifies a 15' stepback above the fourth story is required when facing a corridor street and at the rear when abutting low-density residential district.	Waiver Requested. The proposed project incorporates a 5'-0" front stepback at portions of the upper story. At the rear, the building proposes a 12'-0" stepback at floors 2-4 with a 18'-6" stepback at the fifth floor.
2	SBMC 12.280.030, Table 12.280-2 (Mixed-Use Zoning District Standards) specifies a 10' average setback with a 5' minimum.	Waiver Requested. The building proposes a 5' foot ground floor setback at the San Bruno Ave. frontage with encroachments into the setback for the floors above.
3	SBMC 12.280.030, Table 12.280-2 (Mixed-Use Zoning District Standards) specifies a maximum 2.0 Floor-Area-Ratio for lots less than 20,000 square feet in area.	Waiver Requested. The subject lot is subject to a 2.0 FAR because it is less than 20,000 square feet (18,025 sf) in area. The project proposes a 3.765 FAR.
4	Per SBMC 12.100.050, Table	Waiver Requested. A total of 3

	12.100-3 (Required Bicycle Parking Spaces), a total of 5 short-term bicycle parking spaces are required (1 space per 10 units). None required for the commercial space. Additionally, one bicycle rack must be provided for each bicycle to be accommodated.	short-term bicycle parking spaces are provided.
5	SBMC Section 12.100.050 specifies two feet of clearance shall be provided between long-term bicycle parking spaces and adjacent walls, poles, landscaping, pedestrian paths, and other similar features. Additionally, long-term bicycle parking must: be located at street floor level; provide one bicycle rack for each bicycle to be accommodated; and support a bike in an upright position.	Waiver Requested. The long-term bicycle parking spaces do not meet these requirements.
6	San Bruno's parking design guidelines specify that where vehicles are required to stop before a mechanically operated barrier before entering a garage, the barrier shall be set back 18 feet from the property line.	Waiver Requested. The garage doors to the parking area would be setback but not the required 18 feet from the property line. Staff has included a condition of approval for the applicant to work with staff to get closer to the standard.

For many of the standards where waivers are requested, the applicant has partially complied with the requirement. Further, there is not substantial evidence in the record indicating that the Density Bonus waivers being sought will result in a specific adverse impact to public health or safety. Therefore, this finding is met given State law limitations on City authority, and thus the project is consistent with the applicable standards.

With respect to the General Plan, the project would implement policy LUD-47 by allowing high-density mixed-use development along San Bruno Avenue. With respect to the TCP, the project would develop Catalytic Site #2, which has the potential to spur economic development in the nearby vicinity.

- b) The site for the proposed development is adequate in size and shape to accommodate proposed building site plan and landscaping.

Basis for Finding: Based on local standards, the site is adequate in size for a 67,873 SF, 65' tall mixed-use development. State law pre-empts local authority

in allowing a 50% Density Bonus and concessions and waivers for projects that provide 15% of the residential units to very low-income households, which renders the waived standards inapplicable to the project. There is not substantial evidence in the record indicating that a specific adverse impact to public health or safety would occur with the granting of the requested Density Bonus waivers. Therefore, this finding is met given State law limitations on City authority, and in conformity with the applicable standards.

- c) The design of the building site plan, landscaping, and streetscape, including street trees, lighting, and street furnishings, is consistent with the character of the surrounding area, and would not create an adverse visual impact on the surrounding area.

Basis for Finding: State law requires housing projects be reviewed only for compliance with objective standards. Local regulations allow multi-story, multi-family housing on this property. The project is of greater floor area than envisioned by local policy, utilizing State pre-emption of local authority through Density Bonus waivers. Therefore, the project complies with all applicable City objective design standards that the City has the authority to apply to this project. There is not substantial evidence in the record indicating that a specific adverse impact to public health or safety would occur with the granting of the requested Density Bonus waivers. Therefore, the City Council considers this finding met given State law limitations on City authority, and due to conformity with the applicable standards.

- d) The development will not be detrimental to public health, safety, or welfare.

Basis for Finding: The project will replace an existing vacant lot with a new mixed-use development on a site that has the potential to catalyze economic development in the vicinity. The conditions of approval include measures to reduce adverse noise and dust impacts on people residing in adjacent properties. Furthermore, the project would add 46 housing units to the City's housing stock, including seven affordable housing units that will be offered at below market rates. Therefore, the development will not be detrimental to public health and safety.

- e) The proposed development contributes to the creation of an attractive and visually interesting built environment that includes a variety of building styles and designs with well-articulated structures within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Basis for Finding: The proposed development is contemporary in design, and provides design details (differences in color, materials, and plane) that provide visual interest. The subject site is located at a prominent location at the intersection of San Bruno Avenue and Huntington Avenue, which is the northern gateway to downtown San Bruno and across the street from the San

Bruno Caltrain Station. The existing sidewalk at this location would be widened, street trees will be planted, and fixed planters installed to encourage pedestrian activity. Garage entrances have been pushed to the edges of the building to reduce conflict with pedestrians. Furthermore, the ground floor will be activated by a commercial space which activates the street frontage.

4. With respect to the Affordable Housing Plan, the City Council hereby finds the proposed Affordable Housing Plan complies with Chapter 12.230 of the San Bruno Municipal Code (SBMC).

Basis for Finding: The Affordable Housing Plan submitted for the Project proposes to provide seven rental units affordable to very low-income households. The affordable units are proposed to be distributed by unit type and by floor level in compliance with the SBMC. The plan provides the required 15% of units before a density bonus is applied at a deeper level of affordability than is required by the SBMC.

5. The City Council hereby approves the Tentative Tract Map, Architectural Review Permit, Density Bonus request, and Affordable Housing Plan subject to the conditions of approval attached hereto as Exhibit A.

6. The Project approvals shall not become operative until the effective date of the associated Zoning Map amendment.

7. Upon the effective date, the Project approvals shall be valid for a period of two years.

Exhibit A: Conditions of Approval

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I hereby certify that the foregoing Resolution No. 2024____
was introduced and adopted by the San Bruno City Council at a regular meeting on
July 9, 2024, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

Lupita Huerta, City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL FOR 111 SAN BRUNO AVENUE W. (AR23-003, TM23-001, DB24-002, ZC23-001)

I. General Conditions

Community Development Department

1. The development is subject to affordability requirements under State Density Bonus Law. The development includes 3 concessions and 11 waivers, and a density bonus of 50%. The project will consist of 46 for-rent residential units, of which 15% will be offered as affordable units. All affordable units shall be offered to lower income households. Prior to building permit issuance, the applicant shall enter into and record an Affordable Housing Agreement, consistent with the term outlined in Section 12.230.070(D) of the San Bruno Municipal Code, and Government Code section 65915(c)(1)(B)(II). The Affordable Housing Agreement shall remain an encumbrance on the development for 55 years for the rental development. The provisions outlined in the Affordable Housing Agreement shall be binding upon sale or transfer of the property and shall be recorded with the San Mateo County Recorder's Office. The Affordable Housing Agreement shall specify the number, type, location, size, phasing, and terms of affordability of all affordable housing units, provisions of income certification and screening of renters of units, and all other provisions required to ensure compliance with the approved affordable housing plan.
2. The Architectural Review Permit shall be valid for a two-year period after project approval. A complete and adequate application for the vertical building permit shall be submitted, accepted, and issued before the expiration date. Building permits issued shall be completed consistent with the adopted Building Code and Chapter 11.34 of the San Bruno Municipal Code. Any planning approval extension requests shall be processed consistent with the terms outlined in Section 12.78.050 of the San Bruno Municipal Code.
3. The signed copy of the conditions of approval shall be included as a full-size page in the Building Division set of drawings.
4. All conditions of approval herein shall apply, 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 multi-family development located at 111 San Bruno Avenue shall run with the land if this project is pursued, and any and all successors in interest of the property shall comply with all conditions of said approval if this project is pursued. The building shall comply with the San Bruno Municipal Code Amendments.
5. The Applicant 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 Applicant's application for development and each permit and approval granted.

6. The Developer shall be responsible for the cost of all City reviews and inspections required for all improvements associated with the Development.
7. All building permit application plans and details, and subsequent construction shall substantially conform with the approved planning application, including: drawings, plans, materials samples, solar panels, building colors, the written project description, and other items submitted as part of the approved planning application. Documentation of any changes to the approved planning application plan set shall be provided at the time of building permit application submittal. Any proposed modifications to the approved planning application must be submitted for review by the Community Development Director subject to the provisions within San Bruno Municipal Code Section 12.78.030.
8. No signage is approved as part of the planning application; signage is governed by the City's Sign Ordinance. All proposed identification signs shall be subject to additional review and approval pertaining to a Sign Permit in accordance with Chapter 12.104 of the Municipal Code.
9. Prior to issuance of the certificate of occupancy, all pertinent Conditions of Approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
10. The project shall be designed to meet the applicable California Building Standards Code that is in effect at the time of building permit application. CBC 1.1.9.
11. The project shall be designed with protection from airport noise pursuant to California Building Standards 11.04.02.
12. The project shall be designed as an all-electric building pursuant to California Building Standards 11.06.30. Electric appliances shall be included in all units.
13. The project shall be designed with electric vehicle charging capabilities pursuant to California Building Standards 11.07.030. The project shall be subject to the CalGreen EV Charging Standards.
14. The applicant shall comply with all aspects of the Heritage Tree Ordinance in effect as of March 2023 (SBMC Section 8.25).
15. All tenants shall be prohibited from using balconies as storage.
16. All mechanical parking facilities shall have a manual override to access or remove vehicles from the parking lift in the event of a power outage and documentation of alternative back-up power to allow emergency operation of the parking facility.
17. The project construction shall include sound insulation sufficient to reduce interior noise levels from exterior sources to CNEL 45 dB or lower.

18. Until such time as airport land use regulations change, children's schools, large child day care centers (facilities serving 15 or more children) and other uses identified in Table IV -2 of the November 2012 SFO ALUCP as incompatible in Safety Zone 3 shall be prohibited from operating in the ground floor commercial space.
19. The Applicant shall be responsible for the cost of all City reviews and inspections required for all improvements associated with the project per the City's Master Fee Schedule.
20. Building: Please note on the plan: Per the City of San Bruno Municipal Code Section 6.16.070, the operation of any equipment or performance of any outside construction related to a project shall not exceed the noise level and time indicated below, unless a permit from the Director of Public Works is obtained beforehand:

Monday through Saturday:

- i. 7:00 AM to 10:00 PM – 85 Decibels
- ii. 10:00 PM to 7:00 AM – 60 Decibels

Sunday:

- iii. 10:00 AM to 7:00 PM – 85 Decibels
- iv. 7:00 PM to 10:00 AM – 60 Decibels

Public Works Department

21. All public improvements shall conform to City Standard Details and Standard Specifications, the San Bruno Municipal Code, and these Conditions of Approval unless otherwise approved by the City Engineer. All improvements that will be owned and operated by the City shall conform to City Standard Details and Standard Specifications, City of San Bruno Municipal Code, and these Conditions of Approval. City Standards shall govern in the event of a conflict, unless otherwise approved by the City Engineer.
22. The Applicant shall acquire at the Applicant's cost all the off-site easements, right-of-way and land required to construct the development.
23. The Applicant shall submit funds to the City in sufficient amounts to increase the deposit amount for the Public Works Department to at least **\$100,000** prior to any post-entitlement meetings, reviews, and other work related to the project. The Applicant shall be responsible for maintaining said deposit account and shall submit funds to increase the deposit amount to at least **\$50,000** or as determined by the City Engineer within fifteen calendar days of receipt of written notice from the City that the deposit amount is **\$30,000** or less. Actual costs for staff and consultant time shall be deducted from this deposit after submitting invoices detailing the charges incurred. At the end of the project, any remaining deposit amount will be refunded.
24. At the discretion of the City, the Applicant shall provide payment in advance irrespective of existing deposit balance(s) for the cost of the proposals for contracted services prior

to the City authorizing those services to be performed in the event that contracted services are anticipated to exceed the existing deposit balance(s). The cost of such proposals will not be included in the maintenance of existing deposit amount(s). At the end of the project, any remaining deposit amount will be refunded.

25. The Applicant shall pay, in full, the costs for the City's third-party consultant to perform the Public Works Department's review of Improvement Plans, studies, the Stormwater Management Plan, checklists and all related documents after the City's submittal of invoices detailing the charges incurred.
26. 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 covered, and floor drains connected to sanitary sewer. Covered areas shall be sloped so that spills and wash water flow to areas drains connected to the sanitary sewer system. Temporary staging area for collection of bins may be uncovered.
27. Floor drains shall be provided for all parking and underground levels. Interior level parking garage floor drains, and any other interior floor drains, shall be connected to the sanitary sewer system.
28. Permanent foundations retaining wall supports, shall not extend into the public right-of-way. The Applicant shall design any bioretention area or flow-through planters adjacent to the property line such that the facility and all foundations do not encroach within the public right-of-way or into an adjacent parcel.
29. The Geotechnical Engineer who prepared the geotechnical report shall review all improvement plans and provide confirmation of compliance to requirements and recommendations in the geotechnical report prior to submittal of plans to the City and conduct any inspections, testing and other actions during construction that are called for in the geotechnical report.
30. If the geotechnical report reveals that significant future settlement will occur, all surface and subsurface drainage systems shall be designed to provide positive drainage and meet minimum/maximum slope requirements after settlement to the satisfaction of the City Engineer and Geotechnical Engineer.
31. The Applicant shall not grade onto adjoining property without prior written permission from the respective Property Owner(s).
32. All new public improvements legally required to accommodate the development shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City Standards.

Fire Department

33. Follow all applicable codes, including but not limited to the current California Fire Code and local amendments, known as the San Bruno Fire Code at the time of permit submittal.
34. Provide NFPA 13 Fire Sprinkler system to be installed throughout the building and garages. System under separate fire permit.
35. Fire Sprinkler system to include Class I combination standpipe connections with 2 ½ inch Fire Department threading at each stairwell and floor landing, and to include roof at access points. In addition, combination standpipe connections are to be provided throughout the building in protective cabinets (stairwell and roof-level standpipes may be exposed). Coverage is not to exceed 100 linear feet on each floor between devices.
 - a. SBMC 905.3.12 Lithium-ion batteries in vehicles. Buildings with Lithium battery vehicles shall be equipped with Class I standpipe systems extended to have hose connections within 100 feet of lithium-ion battery vehicle parking.
36. Building fire sprinkler system Fire Department Connections (FDCs) shall be located on the address side of the building in an approved location. Separate double detector check valves (DDCVs) with incorporated FDCs for the building shall be provided.
37. In lieu of a fire sprinkler bell, an exterior rated horn/strobe shall be mounted eight (8) feet above grade immediately adjacent to the building's FDC.
38. Addition of new hydrants and/or modification to existing hydrants to be performed under separate fire permits. One shall be located within 50' of the FDC.
39. Provide a Fire Alarm system throughout the building and parking/ repair garage. System to be submitted under separate fire permit.
40. The fire sprinkler system shall be monitored by an approved fire alarm system, which reports to a UL-listed central station.
41. A master graphic annunciator panel shall be provided in the FACP room, showing the building in alarm and type of alarm.
42. FACP Room to contain, or be immediately adjacent to, an exterior door.
43. Fire extinguishers shall be mounted in cabinets and shall not be obstructed or obscured from view.
44. Knox Boxes shall be provided at each main entrance, front lobby, and each staircase leading outside. Two sets of keys are to be provided for each Knox Box.
45. Provide address numbers on exterior elevations as required by the Fire Marshal.

46. All rooms to be identified by use. Use min. 3-inch-high lettering.
47. 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. Ensure that ratings meet California standards.

Police Department

48. The address number for the building needs to be displayed on the front of the building and shall be installed at least 6 feet above ground level and clearly visible when approaching the building on foot, and while driving by in a passing vehicle.
49. The Applicant shall install a robbery/burglary alarm system at ingress and egress to garage and lobby areas (and optional monitoring of mail and package area or additional areas) that is monitored by an offsite alarm company.
50. The Applicant shall install a video surveillance system capable of recording and monitoring potential criminal activity.
51. The Applicant shall submit emergency contact information to the Police Department for after-hours emergency contact.
52. Bushes/shrubbery, and trees shall be maintained to allow natural surveillance around the exterior of the building to deter criminal activity and loitering to the satisfaction of the Chief of Police.
53. Landscaping shall not conceal doors or windows, obstruct visibility, or provide access to the roof.
54. The parking lot, driveways, circulation areas, passageways, recesses, and grounds contiguous to the building 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.
55. All exterior doors shall have their own light source which will adequately illuminate entry/exit areas at all hours in order to make any person on the premises clearly visible and provide adequate illumination of persons entering and exiting the building.
56. The interior parking garage shall be painted a light, highly reflective color or remain unpainted concrete to enhance visibility for persons walking and driving in and out of the parking garage.
57. Alcoves and other visual obstructions that might constitute a hiding place shall be eliminated whenever structurally possible.

58. The two gates as represented in the project plans shall be secured before and after normal business hours to impede pedestrian traffic into the parking garage.
59. Access control shall be utilized for vehicular and pedestrian traffic.
60. CCTV video surveillance cameras shall be installed and utilized at key ingress and egress areas of the parking structure.
61. All entrances to the parking lot shall be posted with appropriate signs per 22658(a) CVC, to assist with the removal of vehicles at the property owner's/manager's request.

II. Prior to Building Permit Issuance

Community Development Department

62. Prior to issuance of a building permit, the City of San Bruno shall require the developer/owner of the subject property to grant an avigation easement, as presented in Appendix G of the SFO ALUCP, to the City and County of San Francisco, as the proprietor of SFO.
63. Prior to issuance of a building permit, the applicant shall enter into and record an agreement guaranteeing maintenance of the mechanical parking facility, consistent with the term outlined in Section 5 of City Council Resolution No. 2020-13 (San Bruno Parking Design Standards). The agreement shall remain an encumbrance on the development for the life of the project and shall be binding upon sale or transfer of the property and shall be recorded with the San Mateo County Recorder's Office.
64. Prior to issuance of the first building permit, the applicant shall submit to the Community Development Director a Transportation Demand Management Plan that implements the transportation demand management measures, as noted in the C/CAG TDM Checklist, which are included as an attachment to the City Council staff report. Any changes to the Transportation Demand Management plan shall require approval in writing from the Community Development Director.
65. A detailed recycling and garbage plan shall be submitted to the Building Division prior to issuance of a building permit, along with a Construction and Demolition Recycling and Waste Reduction Form. Prior to the issuance of the first certificate of occupancy, Applicant shall submit documentation to the Building Division that the materials have been recycled in accordance with the approved plan.
66. Prior to the start of construction, the Developer shall hold a pre-construction conference with City staff. A pre-construction conference shall be held at a time and location agreed upon by the City and applicant for the purpose of reviewing Conditions of Approval and construction-site procedures. The building owner/developer shall be represented by the design and construction staff, which includes the construction managers, contractors, and all sub-contractors who are responsible for installing infrastructure improvements and grading and erosion control measures. Departments

having conditions of approval for the project will represent the City (Building, Planning, Public Works, Fire).

67. Installing site construction trailers will require a separate building permit issued by the Building Division. Plans and specifications must be submitted for review and approval before installing such structures. 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 if the site is demolished and remains vacant for a period of more than three months. Please reach out to the Building Division for additional information. The submittal for temporary trailers must include, at minimum, the following items:
 - a. Submittal of plans clearly showing conformance with disability accessibility in accordance with Chapter 11B of 2016 CBC
 - b. Restroom facilitation
 - c. Seismic tie-down system
 - d. Electrical, water and sewer support systems
68. Provide a plan and program specifying methods and materials for:
 - a. Pedestrian protection during construction
 - b. Site fencing and securing during construction
 - c. Dust control during construction
 - d. BMPs/NPDES plan
 - e. Temporary Power Plan
69. All ground level utilities, equipment, and other project related operational/utility devices ("Items") shall be shown on the Building Permit Plans consistent with the approved planning application plans. All utilities shall be screened from view to the maximum extent feasible by landscaping or low fencing while maintaining access requirements of the utility, subject to review and determination by the Project Planner in the field. Utilities and equipment shall be setback as far as feasible from street frontages and shall be fully screened with landscaping or other screening material. The building permit plans shall show the location and screening of these items and this condition shall be addressed on the construction plans submitted for any building permit, or site development permit and shall be satisfied prior to issuance of whichever permit is issued first; however, the final location and required screening of all Items shall be reviewed for consistency with the approved building permit plans by the Project Planner prior to release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.
70. All rooftop mechanical equipment must be screened by the parapet walls, in conformance with the approved planning application. If the parapet wall will not screen all roof-top equipment, rooftop screening shall be constructed with the same building

materials as the building exterior, or other compatible materials as approved by the Planning Division on the final building permit plans.

71. A note shall be added to permit plans which note the requirement for a height survey prior to a building framing inspection. The height survey shall be conducted by a State Licensed Surveyor.
72. Prior to building permit issuance, the Applicant shall pay all applicable City-Wide Development Impact Fees as stipulated in Section 12.260 of the San Bruno Municipal Code with adjustments permissible per Government Code section 65589.5(o)(2)(A).
73. Prior to issuance of a building permit, the Applicant shall file a Form 7460-1 with the FAA, and shall provide the City of San Bruno an FAA "Determination of No Hazard."
74. At the time of building permit submittal, full landscaping, planting and irrigation plans shall be submitted. The landscaping plans shall be consistent with the preliminary landscaping plans reviewed by the City Council on July 9th, 2024. Final landscaping plans as well as any changes to the approved landscaping plans shall require review and approval from the Community Development Director.
75. Prior to issuance of the building permit, all new landscaping shown on the approved landscaping plan shall comply with the updated Model Water Efficient Landscape Ordinance (MWELO) requirements pursuant to Chapter 2.7 of the California Code of Regulations and Executive Order No. B-29-15. The requirements of the Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for review and approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to the request for a final inspection and Certificate of Occupancy. For more information on the updated MWELO compliance requirements visit:
<https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I55B69DB0D45A11DEA95CA4428EC25FA0&transitionType=Default&contextData=%28sc.Default%29>.
76. Outdoor lighting, including exterior mounted building lighting, shall be designed to minimize night sky light pollution, glare, and light spillage onto adjacent buildings and properties. Lighting shall comply with Title 24 and CalGreen lighting requirements. Photometrics for the entire site shall be provided in the Building Division plans.
77. Approval of this project does not relieve the Applicant from the applicable requirements of subsequent permits and approval, including but not limited to the following as may be applicable:
 - a. Grading Permit and Improvement Plan
 - b. Building Permit and Certificate of Occupancy
 - c. Requirements of the Bay Area Air Quality Management District
 - d. Fire Permit
 - e. School District Development Impact Fee Requirements

78. To avoid and minimize potential impacts to nesting birds including passerines and raptors, the following measures shall be implemented:
- a. Grading or removal of potentially occupied habitat should be conducted outside the nesting season, which occurs between approximately February 1 to August 31.
 - b. If grading between August 31 and February 1 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird survey (migratory species, passerines, and raptors) of the potentially occupied habitat (trees, shrubs, grassland) shall be performed by a qualified biologist within 7 days of groundbreaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.
 - c. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the occupied habitat until the young have fledged, as determined by a qualified biologist.
 - d. The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-500 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.
 - e. To delineate the buffer zone around the occupied habitat, construction fencing shall be placed at the specified radius from the nest within which no machinery or workers shall intrude.
 - f. Biological monitoring of active nests shall be conducted by a qualified biologist to ensure that nests are not disturbed and that buffers are appropriate, adjusted by a qualified biologist as needed to avoid disturbance.
 - g. No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed.
79. The project's noise study shall require review and approval by the City's Building Division, prior to building permit issuance, to ensure that the project meets the requirements of the California Building Code, Title 24, for interior noise levels.
80. Noise barriers measuring 5'-0" in height shall be installed along the southern portion of the three elevated courtyard area to ensure conditional compliance with General Plan Noise Standards. The noise barriers shall be approved by the Community Development Director and be constructed from materials having a minimum surface weight of 3 lbs./ft.² (e.g., 1/8-inch-thick laminated glass, 1/4-inch thick Plexiglas), and be free on any cracks or gaps over the surface or at the base of the barrier. The height of the barrier shall be measured relative the base elevation of the common outdoor use area.

81. The Applicant shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with nearby noise sensitive facilities so that construction activities and the event schedule can be scheduled to minimize noise disturbance. The plan shall stipulate the measures that result in compliance with the noise ordinance. **(TCP Mitigation Measure 11-4).**

Public Works Department

Mapping and Agreements

82. Prior to Building Permit issuance, all applicable mapping shall be recorded with the San Mateo County Clerk Recorder's Office.
83. Prior to the issuance of encroachment permit for public improvements and building permit authorizing vertical construction, the Property Owner shall execute a Maintenance Agreement, in a form approved by the City Attorney, to ensure long-term maintenance and servicing by the property owner and/or designated management personnel of the privately-owned improvements. Maintenance responsibilities shall include, but not be limited to, landscaping and irrigation systems, private utility lines such as sanitary sewer and storm drain, curb, gutter, medians, sidewalk signs and curb markings, driveways, stormwater treatment measures and ground slopes. All public utilities shall be maintained by the City, unless otherwise noted. The Maintenance Agreement shall be recorded against the properties and be binding upon successors.
84. Prior to the issuance of a City building permit authorizing vertical construction, the Applicant shall execute a Stormwater Treatment Measures Agreement with the City, in a form approved by the City Attorney, to ensure long-term maintenance and servicing by the property owner of stormwater site and off-site design and treatment control measures according to an approved Maintenance Plan(s). The Stormwater Treatment Measures Agreements shall be recorded against the properties and be binding upon successors.
85. 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 building permit issuance. A copy of the final, approved Maintenance Plan(s) shall be made a part of the Stormwater Treatment Measures Maintenance Agreement. A copy of the final, approved Maintenance Plan(s) shall also be on file with the Engineering Division.

Right-of-Way

86. Prior to the issuance of a building permit and prior to any work within the City Right-of-Way, the Applicant shall obtain an Encroachment Permit from the City. A City Encroachment Permit shall also be required for any traffic control of roadways during construction. The permit application shall include Improvement Plans and Traffic and Pedestrian Control Plans for proposed work on San Bruno Avenue and Huntington Avenue and/or any area of work that will obstruct the existing pedestrian walkways.

Traffic Control Plans shall include a lighted message board sign with wording to the satisfaction of the City Engineer indicating dates and times traffic control will be in effect shall be submitted for review and approval by the City. Construction operations that require traffic control measures on San Bruno Avenue shall be limited to between the hours of **9:00 a.m.- 4:00 p.m., Monday through Friday.**

87. 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's Risk Manager. Combined single limit coverage and the policy shall be subject to review and approval by the City Attorney.
88. The Applicant shall pay all required utility fees and post all applicable bonds for infrastructure improvements to be dedicated to the City prior to issuance of any permit impacting public rights-of-way and/or public easements. Prior to the issuance of the Encroachment Permit, the Applicant shall provide an engineer's estimate for all work to be performed within the public right-of-way and shall submit a performance bond equal to 110% of the approved estimate.
89. If the hauling vehicles exceed the maximum size, load weight or vehicle weight as specified in the Vehicle Code of the State of California, Applicant shall apply for and obtain an oversize/overweight vehicle permit from the Public Works Department.
90. The project shall not include any permanent structural supports (retaining walls, tiebacks, etc.) within the ROW, unless approved by the City Engineer. City Engineer approval, an Agreement with the City, and payment of fee is required for any temporary structural supports within the ROW. Any temporary structural supports shall be removed after construction, unless approved by the City Engineer.
91. Prior to issuance of the building permit, the Applicant shall submit a water service request application to the Public Works Department and pay for all on- site service connection fees (including but not limited to Water and Wastewater) per Government Code section 65589.5(o)(2)(A).
92. The Applicant shall pothole new utility crossings to investigate potential conflicts and provide pothole data in the improvement plans. The Applicant shall be responsible for resolving any conflicts during the design process and ensure compliance with utility separation requirements. The Applicant shall assume all risk for any utility work done without potholing. A separate encroachment permit may be required for potholing work.
93. The Applicant shall submit a construction management plan (CMP) and phasing schedule for City review and approval prior to issuance of a demolition, grading, or building permit, and updated as needed throughout the course of the project. The CMP shall include plans for construction staging and employee parking, loading/unloading, and outline traffic management strategies to reduce, to the extent feasible, traffic

congestion, closures on the transportation network including emergency access and emergency response vehicles, the effects of parking demand by construction workers, and other nearby projects that could be simultaneously under construction. Construction staging, loading/unloading, and employee parking shall occur on private property, outside of the public right-of-way, unless approved by the City Engineer. Existing on-street parking shall not be impacted by project construction without permission from the Public Works Department.

94. The Applicant shall demonstrate compliance with the City of San Bruno Municipal Code, Chapter 10.18 (Storm Water Management and Discharge Control Ordinance) and the San Mateo Countywide Water Pollution Prevention Program's Construction Best Practices guidance.
95. The Applicant shall obtain a City grading permit pursuant to the City of San Bruno Municipal Code Chapter 12, Article I (Excavation and Grading).
96. Grading permit plans or building permit plans authorizing excavation below finished grade for basements and footings of a building shall minimize the need for off-haul from the project site. Design shall incorporate all elements of the applicable geotechnical report(s) and include a pre- and post-consolidation plan. Permit plans shall also be signed by the Geotechnical Engineer indicating that the plans are in compliance with the geotechnical report and be subject to review and approval by the City Engineer.
97. Prior to the issuance of the permit authorizing grading and excavation work, the Applicant shall provide Public Works Department with a plan indicating the amount of soil to be removed, disposal sites, the estimated number of truck trips required and the proposed haul routes. Final haul route within San Bruno shall be approved by the City Engineer.
98. Prior to the issuance of the permit authorizing grading and excavation work, the permit 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 and drainage entering from adjacent properties. The plans shall also include appropriate erosion control measures for the project.
99. Prior to the issuance of encroachment permit for public improvements and building permit, the Applicant shall prepare and submit a Stormwater Management Plan that illustrates compliance with the Municipal Regional Stormwater NPDES Permit (MRP 2.0) Provision C.3 and San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance for City review and approval.
100. The Applicant shall submit a complete Geotechnical analysis/report at the time of building permit submittal. The 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, mudslide, and groundwater evaluation and recommendations, and recommendations for appropriate soil engineering to reduce seismic hazards. The geotechnical investigation shall also discuss and provide recommendations for trenching and pavement sections, including traffic index and R-value.

101. The Applicant shall pay, in full, the costs for the City's third-party consultant to perform two pavement condition surveys to determine the pavement condition along the project frontages (at San Bruno Avenue and Huntington Avenue) and the approved haul route(s) to freeway on-ramps prior to the start of construction and after construction is complete. The Applicant shall make any repairs to the roadway necessary to attain the pre-construction condition assessment. Where significant repairs are needed and related to the impacts of the project, the Applicant shall pave full roadway width and not half street, unless otherwise approved by the City Engineer. Said improvements shall be implemented prior to occupancy.
102. Discharge of groundwater during construction shall comply with the City of San Bruno Municipal Code, Chapter 10.12.150 (General discharge regulations). The Applicant is responsible for obtaining any and all permits required for discharging groundwater and any other dewatering activities.

III. Improvement Plans

Public Works Department

103. Improvement plans for public improvements shall be submitted by the Applicant to the City for review, comment, and approval. The improvement plans shall include but not be limited to public streets, sidewalks, sanitary sewers, storm drains, water, electrical, telecommunications, streetlights, other utilities, landscaping, and erosion control. Improvement plans shall be prepared pursuant to the City of San Bruno Municipal Code (Muni Code), City standard details and specifications, State law and regulations, and standard engineering practice. In the event of conflicts, the Muni Code shall govern unless approved by the City Engineer.
104. The Applicant shall be required to coordinate joint trench construction/design with all utility agencies having ownership of facilities affected by the project.
105. The Applicant shall submit project traffic control plans with the improvement plans.
106. Improvement plans shall be prepared pursuant to the City of San Bruno Municipal Code (Muni Code), City standard details and specifications, State law and regulations, and standard engineering practice. In the event of conflicts, the Muni Code shall govern unless approved by the City Engineer.
107. Applicant shall reconstruct all curb, gutter, sidewalk, curb ramps, and driveways along the San Bruno Avenue and Huntington Avenue frontage of the subject property to City

standards and specifications in effect as of March 2023, to the satisfaction of the City Engineer.

108. All sidewalks shall be located within the public right-of-way or public access easements and shall meet City standards. Public access easements shall be treated like public sidewalk. Blocking the public access easement will require a City encroachment permit.
109. The Applicant shall be responsible to pay for, design, and construct the following pedestrian improvements:
 - a. San Bruno Avenue and Huntington Avenue:
 - Install new ADA-compliant curb ramp at intersection return on project frontage in accordance with Title 24 (Handicap Access) and the Disabilities Act.
 - Restripe crosswalks extending from the curb ramps.

Final design plans shall be approved by the City Engineer prior to issuance of a Building Permit.

110. The Applicant shall install a Right-Turn Only signs at the project driveways exiting onto San Bruno Avenue and Huntington Avenue. The applicant shall also install a One-Way sign on the median islands on San Bruno Avenue and Huntington Avenue directly across from the project driveway exits.

On-Site

111. A pedestrian warning system, consisting of visual and audible warning signals that would be triggered when vehicles are exiting any parking garages or loading areas shall be installed. The visual and audible warning signals shall be designed in a way to be sensitive to the surrounding residential neighborhood.
112. Convex mirrors shall be installed at the point where vehicles are exiting the parking garages and loading areas into the public right-of-way so that drivers of vehicles exiting the parking garage can see the sidewalk.
113. Project shall incorporate landscaping that minimizes irrigation and run-off, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping, the State of California Model Water Efficient Landscape Ordinance and the City of San Bruno Water Efficient Landscape and Irrigation Guidelines.

Traffic/Street

114. Increase the length of the existing center median in Huntington Avenue using raised concrete curb to prevent left-turns into the proposed driveway by northbound traffic on Huntington Avenue.
115. Resurface the roadways on both project frontages from the lip of gutter to the street centerline by grinding the existing surface asphalt concrete to a depth of 2-inches and

placing 2-inches of new asphalt concrete material (a 2-inch mill and fill). Resurfacing shall include replacing existing traffic signal detector loops, traffic lines, pavement markers and pavement markings in kind. Pavement markings shall be replaced using thermoplastic material.

116. Show truck turning template to show adequate clearance for ingress-egress of fire trucks and garbage trucks.
117. 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.

Utilities

118. The Developer shall serve the development with City utilities, including City of San Bruno water, sanitary sewer and cable TV service.
119. 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.

Stormwater

120. Drainage runoff shall not be allowed to flow across lot lines or across project boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose.
121. All off-site drainage facilities required by the City Engineer to accommodate the runoff from the project shall be provided by the Applicant at no cost to the City.
122. All building downspouts shall be connected to rigid pipe roof leaders which shall discharge into an approved on-site drainage device or facility that meets the C3 stormwater treatment requirements of Municipal Regional Permit.
123. The on-site private storm drainage system shall not be dedicated to the City for ownership or maintenance. The private storm drainage system and any storm water pollution control devices within the project shall be owned, repaired, and maintained by the property owner. Maintenance responsibility includes improvements installed in the public right-of-way up to the connections to the public storm drain system.
124. Roof leaders and downspouts to the treatment measures shall be clearly shown on the improvement plans.
125. Storm drains laterals shall connect to the public storm drain system at a manhole, or other storm drain structure as appropriate (i.e., catch basin) as approved by the City Engineer.
126. Battery backup power shall be provided for on-site pump system(s), sanitary sewer and/or storm drain, if any. The Applicant is responsible for the maintenance of the pump system(s), and shall defend, indemnify, and hold harmless the City of San Bruno, its

elected and appointed officials, employees, and agents from and against any costs, claims, or liabilities arising in the event of a system failure.

127. Implement trash capture devices on-site to reduce trash loads by 100 percent prior to discharging stormwater into the public storm drain system. Provide trash capture in public stormwater catch basins along the project frontage and any public stormwater catch basins newly installed as part of the development. Device details shall be approved by the City Engineer. All on-site trash capture devices shall be cleaned routinely and maintained by the Property Owner per the Stormwater Treatment Measures Maintenance Agreement.
128. All storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.
129. All manhole covers in the private storm drain system shall be neatly marked "Private S.D."
130. The Applicant shall prepare a Stormwater Management Plan (SWMP) and an overall plan that includes, at a minimum, exhibit(s) showing drainage areas and locations 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 MRP 2.0; and detailed Maintenance Plans for each site design, source control and treatment measure requiring maintenance.
131. All stormwater treatment measures shown on the improvement plans shall provide sufficient elevation and dimensional information to be field verified during construction by the City Inspector.
132. At the time that improvement plans are submitted, the Applicant shall provide completed C.3 and C.6 Development Review Checklist(s).
133. All site design and source control measures checked "yes" in the C.3 Regulated Project Checklist's Sections II.B and II.C shall be strictly adhered to. Source control measures shall be clearly labeled on the improvement plans.
134. No treatment measures shall have standing water for more than five days for mosquito abatement requirements.
135. Spacing for storm drain inlets on street with curb and gutter shall not exceed 800 feet, shall provide a maximum gutter flow spread width not to exceed 8 feet, and ensure that at least one lane of traffic in each direction is not submerged.

Sanitary Sewer

136. Tie-in point for the new sanitary sewer lateral shall be to the sewer main on Huntington Avenue.
137. Each commercial unit shall have its own individual sanitary sewer lateral and cleanout, constructed of HDPE material with a minimum 6" pipe diameter. Provide sewer demand calculations to confirm the size of the sewer lateral required to serve the unit.
138. The applicant shall abandon all existing sanitary sewer laterals serving the property to City Standards.
139. The Applicant shall install new sanitary sewer system, including but not limited to laterals, cleanouts, and manholes per City Standards. A new manhole shall be installed at the project's connection to the new sanitary sewer main in Huntington Avenue.
140. The on-site sanitary sewer system shall not be dedicated to the City for maintenance. The sanitary sewer facilities within the project shall be repaired and maintained by the property owner or Homeowner's Association. Maintenance responsibility includes improvements installed in the public right-of-way up to the connections to the public sanitary sewer system.
141. Each on-site sanitary sewer manhole and cleanout shall be accessible to maintenance personnel and equipment via pathway or driveways as appropriate. Each maintenance structure shall be surrounded by a level pad of sufficient size to provide a safe work area.
142. All manholes covers in the private sanitary sewer system shall be neatly marked "Private S.S."
143. All utility crossings of the sanitary sewer lateral shall be potholed, verified and shown on the improvement plans.
144. 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.
145. Discharges from indoor/outdoor mat/equipment/hood filter wash racks shall be plumbed to the sanitary sewer system.
146. If Air conditioning condensate drains to the exterior of the building, it shall drain to landscaped areas, or alternatively may be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

Domestic Water

147. All major City utilities (e.g. valve clusters, meter assemblies, backflow assemblies and manholes) shall be drawn to scale to show the relationship with any adjacent structures, utilities, and easement and/or property lines.

148. All privately maintained infrastructure and devices shall be located outside of the public rights-of-way and easements. This includes sanitary sewer and stormwater devices, pump systems, grease traps, oil separators, and electrical transformers and vaults that only serve the Applicant's development. Above ground utilities shall not create tripping hazards and shall be appropriately screened and secured.
149. Utility clearances between utility mains, joint trench, structures, or other objects shall be to the satisfaction of the City Engineer and comply with City standards and specifications and the requirements of the affected utility companies.
150. San Bruno Water Division will operate and maintain water facilities up to the water meter. The Applicant shall design and construct water facilities according to City standard details and specifications. During construction, only San Bruno Water Division water personnel will be allowed to operate existing water facilities including water valves to facilitate any shut-downs required for construction.
151. The Applicant shall provide a mutually agreed upon rooftop antenna installation location to accommodate "Remote Water Meter Reading" system. Location and installation shall include access to a dedicated 110V, 20-amp electrical circuit and a conduit run to the point of connection at the nearest CityNet utility box.
152. Separate water services, meters, and backflow preventers are required and shall be provided for domestic, irrigation, and fire. Water meters shall be installed within the public right-of-way or public easement behind the back of sidewalk. Below ground in-line water meter is required for fire service(s).
153. Water meter bypass is required for 3" domestic water service or greater. Fire line bypass may be required by the Fire Marshall on a case-by-case basis.
154. Backflow protection on water services shall be required and accessible to Public Works staff at all times. The backflow preventer shall be installed above grade, located on private property, accessible to Public Works staff from the outside for testing subject to the City Engineer's approval.
155. Each commercial unit shall have its own individual water service and meter. All water services for commercial units must include a minimum 1-inch diameter service line with a minimum 1-inch water meter with backflow prevention per City standards.
156. Each commercial unit requires a separate water application including water demand calculations to confirm the size of water service and water meter required.

Electric, Telecommunications and Cable

157. Transformer(s) shall be located outside of the public right-of-way. Easement(s) shall be provided as required by the utility agency.

158. Any joint trenches under sidewalks shall include City of San Bruno CityNet Services, communication, electric 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.
159. Any light fixtures within the development and around the exterior frontages shall direct light without glare to off-site properties.

IV. Construction Process

Community Development

160. A height survey shall be required prior to a framing inspection. The height survey shall be conducted by a State Licensed Surveyor.
161. The applicant shall implement the following or similar best management practices during demolition, grading, and construction activity related to the Project:
- a. Dust Control measures during demolition of existing structures:
 - i. Water active demolition areas to control dust generation during demolition of structures and break up of pavement.
 - ii. Cover all trucks hauling demolition debris from the site.
 - iii. Use dust proof chutes to load debris into trucks whenever feasible.
 - b. Dust control measures during all construction phases:
 - i. Water all active construction areas at least twice daily.
 - ii. Water or cover stockpiles of debris soil sand or other materials that can be blown by the wind.
 - iii. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - iv. 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.
 - v. Sweep daily (with water sweepers) all paved access roads parking areas and staging areas at construction sites.
 - vi. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - vii. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
 - viii. Enclose cover water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
 - ix. Limit traffic speeds on unpaved roads to 15 miles per hour.
 - x. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - xi. Replant vegetation in disturbed areas as quickly as possible.
 - xii. 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.
 - c. Controls or emissions by diesel powered construction equipment:

- i. When total construction projects at any one time would involve greater than 270,000 square feet of development or demolition, a mitigation plan 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. it 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.
- ii. 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.
- iii. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).
- iv. 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.
- v. 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.
- vi. Properly tune and maintain equipment for low emissions.

The above measures are BAAQMD identified feasible control measures for construction emissions. **(TCP Mitigation Measure 5-1).**

162. If prehistoric or historic period archaeological resources are encountered during future grading or excavation in the Transit Corridors Area 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)**

163. If paleontological resources are encountered during future grading or excavation in the Transit Corridors Area, 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)**

164. To reduce groundborne vibration levels during Project demolition and construction periods, the project proponent shall by incorporate conditions in the project demolition and construction contractor agreements that stipulate the following groundborne vibration abatement measures:

- a. Restrict vibration-generating activity to between the hours of 7:00 AM and 5:00 PM Monday through Friday. Prohibit such activity on weekends and holidays;
- b. Notify occupants of land uses located within 200 feet of proposed pile-driving activities of the project construction schedule in writing;
- c. 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;
- d. Conduct a pre-construction site survey documenting the condition of any historic structure located within 200 feet of proposed pile driving activities;
- e. Monitor pile driving vibration levels to ensure that vibration does not exceed appropriate thresholds for the potentially affected building (5 mm/sec or 0.2 inches/sec ppv for structurally sound buildings).

(TCP Mitigation Measure 11-3)

165. To reduce demolition and construction noise impacts on adjacent uses, the project applicant shall incorporate conditions in the project demolition and construction contract agreements that stipulate the following conventional construction period noise abatement measures:

- a. Construction Scheduling. Ensure that noise generating construction activity is limited to between the hours of 7:00 AM to 8:00 PM.
- b. 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.
- c. 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
- d. Construction Traffic. Route all construction traffic to and from the construction site via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible.
- e. Quiet Equipment Selection. Use quiet construction equipment particularly air compressors wherever possible.
- f. Temporary Barriers. Construct solid plywood fences around construction sites adjacent to residences, operational businesses, or noise sensitive land uses.

- g. 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).
- h. 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 Control 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).

(TCP Mitigation Measure 11-4)

- 166. 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 Quality Management District (BAAQMD) standards.
- 167. Lead-based paint and components shall be removed by lead-trained personnel in accordance with all applicable federal, State, and local regulations.

Public Works Department

- 168. Off-site underground utility improvements shall be substantially completed as determined by the City Engineer prior to start of construction of any on-site improvements.
- 169. Should the workload of City Public Works inspector staff be unable to accommodate construction of the project, City shall hire a third-party inspector. Developer shall be responsible for all fees associated with third-party construction inspections.
- 170. The Applicant shall provide the name and 24-hour emergency phone number of the contact person in charge of construction. This information shall be conspicuously posted and publicly visible from outside of the construction site.
- 171. The Developer shall perform two pavement conditions surveys to determine the Pavement Condition Index (PCI) on the approved haul route prior to the start of construction and after construction is complete. The surveys shall be performed by professional pavement inspectors conducting detailed examinations of pavement surface features such as cracking and depressions in accordance with the requirements of ASTM D6433-11, "Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys." Copies of both survey results shall be provided to the City. The Developer shall make any repairs to the roadway necessary to attain the

pre-construction PCI. The limits of survey and any repairs shall be the project frontages plus 500' beyond the property in the direction (to and from property) of the haul routes.

172. City streets shall not be closed completely during construction of the project.
173. Temporary pedestrian and vehicular access shall be provided, especially where existing facilities cannot be maintained, during construction to the satisfaction of the City Engineer. At no time shall construction impede pedestrian access to and from existing businesses and/or services.
174. The Developer shall post a changeable message sign indicating the dates of the traffic control 15 days prior to the roadway traffic control, to the satisfaction of the City Engineer.
175. The Contractor shall ensure that any pedestrian, bicycle, or transit facility closed or obstructed by construction activity be replaced with a convenient and accessible alternative that replicates as nearly as practicable the most desirable characteristics of the original facility. The Applicant shall work closely with the City to ensure safe paths of travel throughout the construction phase of the project. The Public Works Department shall review and approve modifications to temporary construction efforts on an as needed basis.
176. Road and sidewalk closures shall be requested and approved by the City's project manager at least 48 hours in advance of each occurrence. Traffic control plan(s) shall be submitted and approved prior to request for road and sidewalk closure.
177. Continuous site inspection shall be provided by a Geotechnical Engineer at the Applicant's expense during trenching and backfill operations including any site inspections, testing and reporting required during construction as identified in the project geotechnical report. The Geotechnical Engineer shall take compaction tests, and shall submit test results to the Public Works Department.
178. Temporary erosion and sediment control structures shall remain in place until the site is completely developed. The Contractor is responsible for complying with and modifying the erosion and sediment control plan as needed to mitigate site conditions for the duration of construction. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall develop and implement a winterization program to minimize the potential for erosion and sedimentation. As site conditions warrant, the City Engineer may direct the Applicant to implement additional winterization requirements.
179. The Applicant shall coordinate installation of stormwater treatment measures with the City and shall arrange to have a City Inspector or designated third party inspector present at the time of installation. The Applicant shall be responsible for all fees associated with special stormwater inspections during construction.

180. The Applicant shall arrange and pay for final inspection of installed stormwater treatment measures by City's third-party inspector within 45 days of installation or project construction completion, whichever comes first.
181. All utility services to neighboring properties shall remain active throughout construction unless written authorization is obtained from the respective property owner(s). The Applicant/Contractor shall coordinate with the City and other affected utility agencies to activate new utility systems and to decommission and abandon or remove retired utility lines and structures.
182. All construction related parking shall be located on-site (including commercial vehicles and construction workers' personal automobiles) outside of the public right of way.
183. Upon completion of construction, the Developer shall repair any public improvements damaged by construction operations to match existing conditions prior to project construction and to the satisfaction of the City Engineer.

Fire Department

184. Fire Department access shall be maintained throughout construction, with a minimum of 20 feet of width.
185. Follow and comply with current NFPA 241 and Chapter 33 in the Ca. Fire Code.

CityNet Services

186. San Bruno CityNet Services has an underground utility box located on the south side of San Bruno Avenue that contains distribution cables interconnected through a conduit system. We plan on using this conduit system to pull new optical fiber cable to provide service to 111 San Bruno Avenue consisting of High Speed Internet Data, VoIP and Video. This service would be a Fiber To The Home (FTTH) system utilizing Gigabit Passive Optical Network (GPON) technology. The CityNet underground utility box would serve as our tie in point into the building's Main Point Of Entry (MPOE). A separate single trench would connect this tie in point into the PG&E joint trench and into the building's Main Point Of Entry. The requirement is to enter into the MPOE where we can distribute services throughout the building's 46 individual dwelling units along with the commercial units. Each unit will have its own optical fiber drop connecting and terminating into the MPOE as a homerun wiring system. The location of the building's joint trench and dry utility plans for electrical distribution and access to the Main Point Of Entry from PG&E is needed. Once PG&E has designated their joint trench route into the building, we need the developer to provide San Bruno CityNet Services its own point to point conduit system. San Bruno CityNet Services will occupy space within the joint trench to gain entrance into the building's MPOE. The design and construction cost of CityNet's conduit system point to point will be the responsibility of the Applicant/owner. The Developer/Contractor shall be responsible for labor and construction including the coordination with PG&E for excavating the joint trench, supplying and installing CityNet conduits, and installing the CityNet underground utility

box as needed. They also need to provide connection materials such as the riser to the MPOE along with a pull rope and the designated underground utility box for San Bruno CityNet Services. It may not be necessary if the existing box is intact and in acceptable condition, otherwise replacement with a B36 (with extension) box is required. Developer/Contractor will provide B-36 utility underground vaults with 12-inch extensions for intercepting existing SB CityNet's network if needed. Christy B-36 with 12" extensions (35 1/4"L x 22 1/4"W x 12"H, plus 12" extension)

The plans shall be updated by addressing the following:

- a. Include underground conduits to access existing infrastructure to CityNet Services that terminate on the south side of San Bruno Avenue.
- b. Provide design layout for a joint trench that include utilities such as PG&E, AT&T and CityNet Services into the building's Main Point of Entry.
- c. Provide common wiring pathway in design between floors to access Main Point of Entry into individual residential/commercial units.

Developer shall provide connection to CityNet MPOE as required, precise location to be noted on construction documents, produced by utility consultant.

Internal Wiring Requirements

- a. The developer/contractor shall provide connectivity between the IDF rooms and each unit with 10mm Microduct (see specs below for Microduct of equal or better) and routed into the main unit's internal telecommunications panel. This will terminate in each unit to provide Data, Video and VoIP services with an ONU Optical Node Unit.

Microduct Specifications:

FieldShield Riser Rated 10mm Microduct is a durable, crush resistant micro-conduit designed to increase the protection of fiber. Manufactured using high density thermoplastic, FieldShield Riser Rated Microduct offers superior durability and protection. The Microduct used must have a pull string in it.

- b. They would also be responsible for internal wiring of each unit in the building and/or additional outlets consisting of Ethernet Cat6 communication wires or better routed in homerun design for each outlet. Additional outlets shall be wired homerun to the main unit's telecommunications internal panel made of plastic material to help wireless transmission of data signal throughout the unit along with a 120 VAC duplex electrical outlet. 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 CityNet's requirements and terminated with a Cat6 RJ45 jack at each wall plate outlet. All wall plates for SB CityNet will have RJ45 termination modules built in or snap ins. CityNet will terminate all outlets and cables at time of each unit's service subscription. All cables shall conform to CityNet department's requirements. The developer/contractor shall

- provide connectivity between the IDF rooms and to all Wireless Access points throughout the building using Ethernet Cat6 communication wires or better.
- c. Developer/Contractor will provide an area of 4 feet by 4 feet by $\frac{3}{4}$ inch fire rated plywood mounted on a wall inside the MPOE along with a 120 VAC duplex electrical outlet and a ground connection.
 - d. Developer/Contractor will provide an area of 4 feet by 4 feet by $\frac{3}{4}$ inch fire rated plywood mounted on a wall inside all IDF rooms where all Microducts for the units terminate and a 120 VAC duplex electrical outlet and a ground connection.
 - e. Developer/Contractor will provide a grounded wire for attachment to the cable system at the demarcation point in the MPOE and IDF rooms with a minimum gauge of 14.

SB CityNet will supply the fiber optic node unit and equipment to provide service, fiber optic cable, power supply, Ethernet patch panels and ME switch as needed. The purchase and installation of Microduct from the IDF rooms to each unit shall be the responsibility of the developer/owner. The internal wiring (Cat6 Ethernet cables) to each unit, additional outlets and all termination connectors of Ethernet wires along with wall plates and snap in termination modules shall be the responsibility of the developer/owner and shall conform to the type and installation practice recommended by SB CityNet and NEC. The developer/contractor shall proof and test all conduits, Microduct, Ethernet wires and coax cables prior to completion.

V. Prior to Occupancy

Community Development

- 187. The applicant shall meet with Recology staff and obtain approval regarding regularly scheduled trash, recycling, and compost collection.
- 188. Applicant shall submit written verification that the Landscape Architect has inspected all trees, shrubs, planting and irrigation and that they are installed and functioning as specified in the approved plans.
- 189. 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. General cleaning of litter and debris on-site
 - b. Maintenance of all exterior building materials
 - c. Maintenance of all landscaping
 - d. Window cleaning, etc.
- 190. A minimum of 10 days prior to anticipated occupancy, the Applicant shall have scheduled final inspections by all Departments requiring conditions of approval.
- 191. The site is located within Airport Influence Area A for San Francisco International Airport, the area where the real estate disclosure requirements of California Business

and Professions Code Section 11010 apply. The property owner is required to provide real estate disclosure to all tenants and buyers that the site is located within the 65 dB CNEL Airport Noise Contour.

192. Applicant shall record a Notice of Fair Disclosure, regarding the proximity of the proposed development to San Francisco International Airport and of the potential impacts of aircraft operation, including noise impacts per Ordinance 1646 and AB 2776.

Public Works Department

193. Prior to final inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City Engineer.
194. Traffic signal modifications and street lighting within the public right-of-way shall be installed and operational prior to the issuance of a Certificate of Occupancy for the project.
195. All new public improvements shall be completed prior to Final Occupancy of the project or prior to any Temporary Occupancy as approved by the City Engineer.
196. 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. AutoCAD files shall include vertical and horizontal data that is compatible with and can be exported to ArcGIS. Hardcopies shall be provided upon request by the City.
197. Prior to project acceptance by the City, the Applicant shall prepare "Maintenance and Responsibility" drawings and shall be submitted in AutoCAD and PDF formats.
198. For all work to be dedicated to the City, if any, the Applicant shall provide four printed copies and one digital copy of any operations and maintenance manual with all certifications, warranties, guarantees, and proof of payment to outside agencies.
199. The Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards.
200. Upon completion of construction, the Applicant shall clean, repair, or reconstruct, at their expense, as required to conform to City Standards, all public improvements damaged by construction operations to the satisfaction of the City Engineer. Detailed pre- and post-construction video footage shall be performed to identify damaged public improvements. Damage to adjacent property caused by the Applicant, or their contractors or subcontractors, shall be repaired to the satisfaction of the City Engineer in consultation with the property owner, at no cost to the City or to the property owner.
201. Prior to receiving a Certificate of Occupancy form the Building Division, the Applicant shall require his Civil Engineer to inspect the finished grading surrounding the building and to certify that it conforms to the approved site plan and that there is positive

drainage away from the exterior of the building. The Applicant shall make any modifications to the grading, drainage, or other improvements required by the project engineer to conform to intent of his plans.

202. Upon completion of construction, the Developer shall provide the City Engineer updated, scaled aerial maps that include the completed development. Aerial maps shall be to the satisfaction of the City Engineer.

Recology Services

203. The applicant has allowed an enclosure for all (3) commodities, which satisfies Recology. Applicant will still need to work with Recology on how these bins will be serviced.

VI. On-Going

Community Development

204. All trash, recycling, and composting bins shall remain on private property 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. All trash, recycling, and composting bins shall be placed in the building immediately after collection.
205. The Applicant shall provide regular cleaning of debris and litter on the property.
206. Applicant shall comply with all requirements of San Bruno Municipal Code Chapter 5.16 regarding procedures for regulating and abating graffiti.
207. Project landscaping and irrigation shall be maintained for the life of the project. This includes replacement of all dead or dying plant materials on a 1:1 basis with the same or comparable plant materials.
208. All loading, unloading, deliveries, tenant move-ins, refuse disposal and tenant rideshare use shall be managed on the property with no vehicle stacking permitted onto San Bruno Avenue West. If stacking occurs at any time, fines will be applied to the vehicle operators as permitted by law. In addition, it will be incumbent on the building management to modify signage in the main driveway area and to implement plans and programs with the tenants to manage on-site vehicle activities to eliminate the potential of vehicle stacking onto San Bruno Avenue West.

Public Works Department

209. The Applicant shall be responsible for conducting all servicing and maintenance as described and required by the stormwater treatment measure maintenance plan(s). Maintenance of all on-site and off-site design and treatment control measures shall be the owner's responsibility.

210. Approved maintenance plans for stormwater treatment measures shall be kept on-site and made readily available to maintenance crews. Maintenance plans shall be strictly adhered to.
211. Tenant moving vehicles shall utilize designated loading zones. Tenant moving vehicles shall be SU-30 or smaller and shall not block traffic lanes or occupy on-street parking for the purposes of loading or unloading. Property manager is responsible for notifying tenants/occupants of the tenant moving vehicle requirements. Any parking exceptions will require a special permit through Public Works Department with the property manager as the Applicant or co-Applicant.
212. Compactor service shall be required for garbage and recycling for the project unless this requirement is waived by the City Engineer.
213. To reduce the number of required organic bins, the residential composting for the project shall utilize SLIM JIMS to collect the organics internally before the contents are collected.
214. The property manager(s) shall be responsible for shuttling the garbage bins out to the pickup point. Property management staff shall work with the City and Recology on the timing placement of bins to ensure their visibility is kept to a minimum.
215. To ensure that bulky items are properly disposed of, a designated location for bulky item pickups shall be required.
216. To ensure that batteries and bulbs are properly disposed of, a designated location shall be required for their collection to avoid these items from entering the waste stream.
217. Property Owner/Management shall be responsible for sweeping and cleaning up all trash staging areas and bin routes, especially within the public right-of-way, immediately after every refuse pickup. This cleaning shall include curbs/gutters along the project frontage designed to accommodate refuse pickup, that cannot be maintained by City-street sweepers.
218. By April 1 each year, maintenance inspection and servicing reports for the stormwater treatment systems shall be submitted to the City Engineer for the previous calendar year (January 1 through December 31).
219. The 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.
220. 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 and Stormwater Treatment Measures Maintenance Agreement recorded against the properties.

- 221. The Property Owner and its successors shall be responsible for maintenance of the sewer laterals up to the public sewer main line or manhole.
- 222. Storm drainage improvements on private property shall be privately owned and maintained. Storm drainage laterals, including those within the public right-of-way, shall be privately maintained, with responsibility terminating at connections to the public storm drain system.
- 223. All private utilities (storm drain, sanitary sewer, water, electric, gas, etc.) and private road facilities within the development shall be maintained and repaired by the Property Owner and its successors and shall be memorialized in the maintenance and operations agreement.
- 224. During construction, the Applicant shall address any unanticipated specific adverse off-site traffic impacts to the surrounding neighborhood caused by the construction of the project to the satisfaction of the City Engineer.
- 225. The Applicant is required to provide and maintain adequate vehicular/pedestrian sight distance requirements to the satisfaction of the City Engineer.
- 226. All Fire and Life Systems shall be inspected and approved by the Fire Department in advance of any Certificate of Occupancy being granted.
- 227. Work with the Fire Department to develop a Fire Pre-plan for the building.

End of Conditions