

Attachment 8 – Exhibit A

Conditions of Approval – Planned Development Permit & Architectural Review Permit

I. General Conditions

Community and Economic Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the “Summary of Hearing” to the Community Development Department within thirty (30) days of Architectural Review Committee approval. Until such time as the Summary of Hearing is filed, the Architectural Review Permit, shall not be valid for any purpose. The Architectural Review Permit shall expire December 15, 2024, two (2) years from the date of Architectural Review Committee approval.
2. All conditions of approval herein shall apply to the project in its entirety, regardless of the individual department under which the condition is listed. These conditions of approval and any other conditions associated with any further approvals of the project at 1010 Admiral Court shall run with the land, and any and all successors in interest of the property shall comply with all conditions of said approval.
3. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city’s consideration and/or approval of the developer’s application for development.
4. The project shall be built according to plans reviewed and approved by the City Council on March 14, 2023, except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require review and approval by the Community and Economic Development Director.
5. Prior to Final Inspection, all pertinent Conditions of Approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The project shall comply with all aspects of the applicable California Building Code that is in effect at the time of building permit submittal. CBC 1.1.9.
7. The applicant shall satisfy all approved mitigation measures contained in the Mitigation Monitoring and Reporting Program adopted for the project.
8. This approval is for the construction of a multi-story automotive dealership and service center comprising two basement levels, and three levels above grade. The basement levels will be utilized for vehicle inventory storage, parts inventory storage, and vehicle detailing bays. The main floor will feature two individual showrooms, offices, and vehicle maintenance area with service bays. The second floor will feature vehicle inventory storage with vehicle stackers, vehicle displays, and offices. The third floor (rooftop) will be utilized for parking and will include solar canopies over the designated parking spaces. The facility would have approximately 70 employees. The approval includes construction of 16 surface parking spaces with a total of 446 spaces including inventory storage spaces. Two new driveways will be constructed at the north end of the site with a third entry to the rear of the building via access easement on the parcel to the south. Landscaping improvements will be constructed around the building consistent with the

- approved landscaping plan. Building materials will include glass storefront and composite panels including perforated metal screen at the west and rear elevations.
9. Exterior color and building materials for the approved project shall be installed and improved in accordance with approved Color and Material Board within the approved plan set.
 10. All proposed business identification signs shall require prior city approval in accordance with Chapter 12.104 of the Municipal Code. Final exterior building signage shall be submitted to the city for final review and approval.
 11. The building shall be constructed with the materials shown on the colors and materials board approved with the project.
 12. Fourteen (14) short-term bicycle rack spaces and 4 long-term storage bicycle parking spaces shall be required for the project per City Code. Short-term racks shall be located adjacent to the building as identified on the approved site plan. The long-term bicycle parking spaces shall be located on the ground floor level or basement level #1.
 13. The solid waste enclosure shall be constructed as shown on the building elevations and sized to accommodate both trash and recycle bins to serve the building.
 14. Landscaping shall be planted in accordance with the approved preliminary planting plan as shown on the approved plans. Any modifications to the proposed species, quantity, or location of landscaping improvements shall be reviewed and approved by Planning staff.

Public Works

15. 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.
16. The Applicant shall acquire at the Applicant's cost all the off-site easements, right-of-way and land required to construct the development.
17. 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
18. If there are any conflicts between the Entitlement project plans and the conditions of approval, these conditions of approval shall govern, unless otherwise approved by the City Engineer.
19. The Applicant shall submit funds to the City in sufficient amounts to increase the deposit amount for the Public Works Department to at least \$25,000 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 \$25,000 or as determined by the City Engineer within fifteen calendar days of receipt of written notice from the City that the deposit amount is \$10,000

- or less. Actual costs for staff and consultant time shall be deducted from this deposit. At the end of the project, any remaining deposit amount will be refunded.
20. 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.
 21. 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.
 22. 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. Covered areas shall be sloped so that spills and wash water flow to areas drains connected to the sanitary sewer system.
 23. Sidewalk and travel lanes shall not be used for staging of trash and refuse bins.
 24. The Applicant shall submit a Special Parking Restrictions request to the Public Works Department for any special curb marking/parking restrictions for passenger loading/unloading, commercial loading, or trash pick-up. Establishment of Special Parking Restriction requires review by the Traffic, Safety and Parking Committee (TSPC) and approval by City Council.
 25. The 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.
 26. 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.
 27. Shoring systems shall not encroach into the City's public right-of-way. If temporary tiebacks are required to extend into the City's public right-of-way, an Encroachment Permit shall be required. Tieback plans shall include cross-sections demonstrating that the tiebacks are located below any existing or potential utilities. If tiebacks are extended onto adjoining private or common properties, or onto the Caltrans right-of-way, the Applicant shall obtain written authorization from those parties prior to issuance of permits.
 28. Foundation or retaining wall support 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. Do not grade onto adjoining property without prior written permission from the respective Property Owner(s).
 30. All new public improvements 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

31. FDC/double-detector check valves and fire hydrant locations to be approved by Fire Marshal.

32. Provide NFPA 13 Fire Sprinkler system throughout the building, under separate fire permit.
33. Knox Boxes shall be provided at each main entrance and front lobby. Two sets of keys are to be provided for each Knox Box.
34. Provide a Fire Alarm system throughout the building. System to include remote annunciators at the Main entrance and/or Employee Entrance. System to be submitted under separate fire permit. Fire alarm system to utilize horn strobe units in place of bells.
35. Provide address numbers on exterior elevations as required by Fire Marshal.
36. All rooms to be identified by use. Use min. 3-inch-high lettering.
37. 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.
38. Exit signs shall be internally or externally always illuminated: signs shall be connected to an emergency power system that provides illumination for not less than 90 minutes in case of primary power loss.
39. Electrical service equipment must have a 36-inch working space at all times.
40. FACP and other utility rooms to be identified on entry door faces.
41. Safety Plan for the construction process to be approved by the Fire Marshal prior to building permit issuance.
42. Fire Department access shall be maintained throughout construction, with a minimum of 20 feet of width.
43. All Fire and Life Systems shall be finalized prior to occupancy.
44. Required means of egress shall be continuously maintained free of obstructions.

CityNet

45. We operate under the City of San Bruno and offer city residents and businesses access to a municipal ISP that includes video, Internet data, VoIP and business DIA services. Currently, there is an underground box that is terminated at the southwest side of the property that would be the tie in point to access existing infrastructure to CityNet Services that runs parallel on Commodore Drive. Construction of a joint trench that would intercept existing utilities such as PG&E, AT&T and CityNet Services would tie into this existing CityNet conduit. The conduits would be designed and placed into the street/sidewalk for the main run and terminate into the Main Point of Entry (MPOE) within the building. The conduit system should also extend into any additional structures that is not part of the main building. Costs of materials and labor would be the responsibility of the developer/owner for the main joint trench run, conduits connecting the building, additional conduits/wire pathway in extended IDF rooms, service connections for each active outlet wiring that meets specifications for CityNet Services. We would provide fiber connectivity to the building from our network and supply all necessary active equipment for connectivity services. Also the availability of preliminary construction plans to design our network onto the property including joint trench plans, tie in points to existing infrastructure, location of underground vaults, space and requirements for each telecommunication's closet (MPOE/IDF), and each service wiring requirements for each

active outlet to the unit demarcation point. Architectural diagrams for each active outlet for wiring design and specifications. Active outlets can be video, Internet WiFi access points, VoIP or business DIA.

II. Prior to Building Permit Issuance

Community and Economic Development

1. The signed copy of the Conditions of Approval shall be photocopied and included as a full size page in the Building Division set of drawings.
2. Applicant shall obtain the necessary City of San Bruno permits prior to beginning each phase of construction.
3. All landscaped areas shall include an irrigation system and be maintained for the life of the project. All landscaping shall be maintained to the satisfaction of the Community Development Director. A detailed landscaping plan identifying detailed layout of plantings proposed shall be included at the time of building permit submittal.
4. Model Water Efficient Landscape Ordinance (MWELO): The approved project scope is required to 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. Follow the prescriptive compliance approach (Appendix D) or landscape documentation package, as applicable, for the proposed new or rehabilitated landscape area. The requirements of the Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for review and approval prior to landscape construction issuance of building permit. 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>

5. A Tree Removal Permit shall be obtained to remove the six identified Heritage Trees prior to any construction occurring on the site.
6. The current project site is located on two legal parcels. Construction is not permitted over lot lines. Prior to issuance of a building permit, the applicant shall apply for the lot merger of the two parcels. The lot merger shall be completed and recorded prior to issuance of an occupancy permit. If required by the Public Works Director, a Parcel Map shall be required in lieu of a lot merger in order to incorporate any easement dedications into a single document.
7. Prior to issuance of a building permit, the project sponsor shall file Form 7460-1 with the FAA and provide to the City of San Bruno an FAA "Determination of No Hazard".
8. The project shall develop a plan demonstrating that the off-road equipment used onsite to construct the project would achieve a fleet-wide average 75-percent reduction in DPM exhaust emissions or greater. The plan shall be submitted to the Community and Economic Development Director, or the director's designee, prior to issuance of grading and building permits. One feasible plan to achieve this reduction would include the following:

- a) All diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent if feasible, otherwise:
 - i. If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 3 engines with particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 75 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination).
 - ii. Use of electrical or non-diesel fueled equipment.
 - b) Alternatively, the applicant may develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 75 percent or greater. Elements of the plan could include a combination of some of the following measures:
 - i. Implementation of No. 1 above to use Tier 4 or alternatively fueled equipment,
 - ii. Installation of electric power lines during early construction phases to avoid use of diesel generators and compressors,
 - iii. Use of electrically powered equipment,
 - iv. Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered,
 - v. Change in construction build-out plans to lengthen phases, and
 - vi. Implementation of different building techniques that result in less diesel equipment usage. (Mitigation Measure AIR-3.1)
9. To the extent feasible, initial grading and vegetation removal activities (or at least the commencement of such activities) should be scheduled to occur during the non-nesting season (September 1 to January 31). If construction activities are scheduled to take place outside of the nesting season, all impacts on nesting birds protected under the MBTA and CDFW will be avoided. No tree or vegetation removal will occur, or grading or building permits issued shall allow construction activity during the nesting period (February 1 to August 31) without adhering to MM BIO-1.2. (Mitigation Measure BIO-1.1)
10. If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. These surveys shall be conducted no more than seven days prior to the initiation of construction activities. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats within 250 feet of the limits of construction activities. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a construction-free buffer zone (typically 250 feet for raptors and 50 feet for other species), to ensure that nests of species protected by the MBTA and CDFW shall not be disturbed during project implementation. The results of the pre-construction surveys and proposed buffer zones shall be submitted to the Community and Economic Development Director, or the director's designee, prior to vegetation removal and

issuance of grading permits. These buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest with the permission of the ornithologist. (Mitigation Measure BIO-1.2)

11. Prior to the initiation of site preparation and/or the start of construction, the project applicant shall ensure that all construction workers receive training overseen by a qualified professional archaeologist who is experienced in teaching non-specialists, to ensure that contractors can recognize archaeological resources in the event that any are discovered during construction. Proof of contractor training shall be submitted to the Community and Economic Development Director, or the director's designee, prior to issuance of any grading or building permits that would permit subsurface work. (Mitigation Measure CUL-2.1)
12. Prior to issuance of any discretionary permits that would allow construction (grading, excavation, building, etc.) activities, the applicant shall submit a construction management plan that demonstrates that the project will implement the following measures prior to and during construction:
 - a) Alternative fueled (e.g. biodiesel, electric) construction vehicles/equipment shall make up at least 15 percent of the fleet;
 - b) Buildings shall be constructed with local building materials of at least 10 percent (sourced from within 100 miles of the City limits); and
 - c) Contractors shall recycle and reuse at least 50 percent of construction waste materials. (Mitigation Measure GHG-1.1)
13. The final project design shall exclude the construction of natural gas infrastructure and the use of natural gas appliances. Proof of compliance with the aforementioned prohibitions on natural gas infrastructure and appliances shall be submitted to the Director of Community and Economic Development or the Director's designee prior to the issuance of building permits. (Mitigation Measure GHG-1.2)
14. Prior to the issuance of any building permits, the applicant shall provide evidence to the Director of Community and Economic Development or the Director's designee that the Federal Aviation Administration has reviewed the proposed construction plan and issued a Determination of No Hazard that confirms that the use of construction equipment would not be an obstruction to air navigation and would not have a substantial aeronautical impact. (Mitigation Measure HAZ-5.1)
15. The applicant and contractor shall place and operate construction equipment to minimize the impact of construction noise on existing sensitive receptors. Construction equipment shall be well-maintained and used judiciously to be as quiet as possible. Additionally, the applicant and contractor shall incorporate the following best management practices to reduce noise from construction activities on nearby sensitive land uses:
 - a) Notify all adjacent land uses of the construction schedule in writing;
 - b) The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a

- procedure for coordination with adjacent land uses so that construction activities can be scheduled to minimize noise disturbance. The plan shall demonstrate how construction would comply with the measures set forth in MM NOI-1.1 and be submitted to the Director of Community and Economic Development or the Director's designee prior to issuance of grading and building permits;
- c) Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule;
 - d) Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction;
 - e) Temporary noise barriers shall be constructed around the perimeter of the construction site. The noise barrier shall interrupt the line-of-sight between the noise source and receiver and be constructed in a manner that eliminates any cracks or gaps;
 - f) Foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the pile;
 - g) Temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the adjacent land uses;
 - h) All internal combustion engine-driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment;
 - i) Unnecessary idling of internal combustion engines should be strictly prohibited;
 - j) Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors;
 - k) Control noise from construction workers' radios to a point where they are not audible at existing commercial uses bordering the project site. (Mitigation Measure NOI-1.1)
16. A Construction Vibration Monitoring, Treatment, and Reporting Plan shall be prepared under the direction of a licensed Professional Structural Engineer in the State of California and in accordance with industry-accepted standard methods that adheres with the following provisions:
- a) The condition of all structures located within 90 feet of construction shall be documented prior to, during, and after vibration generating construction activities. All plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry-accepted standard methods. Specifically:
 - i. Vibration limits shall be applied to vibration-sensitive structures located within 90 feet of any high impact construction activities (i.e., pile driving) and 30 feet of other construction activities identified as sources of high vibration levels (i.e., clam shovels and vibratory rollers).

- ii. Performance of a photo survey, elevation survey, and crack monitoring survey for each structure of normal construction within 90 feet of any high impact construction activities and/or within 30 feet of other construction activities identified as sources of high vibration levels. Surveys shall be performed prior to any construction activity, in regular intervals during construction, and after project completion, and shall include internal and external crack monitoring in structures, settlement, and distress, and shall document the condition of foundations, walls and other structural elements in the interior and exterior of said structures.
- b) Vibration monitoring shall be conducted during demolition and grading/excavation activities. A Vibration Monitoring and Construction Contingency Plan shall be developed to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. The report shall include a description of measurement methods, equipment used, calibration certificates, and graphics as required to clearly identify vibration-monitoring locations. Construction contingencies shall be identified for when vibration levels approached the limits. The plan shall designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.
- c) A list of all heavy construction equipment to be used for this project and the anticipated time duration of using the equipment that is known to produce high vibration levels (pile drivers, clam shovel drops, vibratory rollers, hoe rams, large bulldozers, caisson drillings, loaded trucks, jackhammers, etc.) shall be prepared. This list shall be used to identify equipment and activities that would potentially generate substantial vibration and to define the level of effort required for continuous vibration monitoring. Phase demolition, earth-moving, and ground impacting operations so as not to occur during the same time period.
- d) Prior to issuance of any permits allowing the use of pile drivers, clam shovels, or vibratory rollers, the project applicant or their contractor shall submit the results of the pre-construction surveys, the Vibration Monitoring and Construction Contingency Plan, and the heavy construction equipment list to the Community and Economic Development Director or the director's designee.
- e) Use of the heavy vibration-generating construction equipment shall be prohibited within 20 feet of any adjacent building.
- f) Use alternate foundation methods, such as Cast In-Drilled Holes piles, where geological conditions permit.
- g) If vibration levels approach limits, suspend construction and implement contingency measures to either lower vibration levels or secure the affected structures.
- h) Post-construction survey shall be conducted on structures where either monitoring has indicated high vibration levels or complaints of damage has been made. The results of the post-construction survey shall be submitted to the Community and Economic Development Director or the director's designee prior to the issuance of any occupancy permits. The project applicant shall complete appropriate repairs or provide equivalent compensation where damage has occurred as a result of construction activities.

- i) All plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry-accepted standard methods. (Mitigation Measure NOI-2.1)

Building

17. Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:
 - a) Grading Permit and Improvement
 - b) Building Permit and Certificate of Occupancy
 - c) Fire Permit
 - d) School District Development Impact fee requirements
18. 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 staffs, which include any sub-contractors. Departments having conditions of approval for the project will represent the City (BUILDING, PUBLIC WORKS, PLANNING, FIRE).

Public Works

Agreement

19. Prior to Building Permit issuance, all applicable agreements (if required) shall be recorded with the San Mateo County Clerk Recorder's Office.
20. Prior to the issuance of a City Building Permit, Applicant shall enter into an Improvement Agreement to guarantee the installation of all Public Improvements required of the project and to provide for payment of all City inspection and plan check charges associated with the installation of public and private improvements including, but not limited to, sanitary sewer laterals, water facilities, storm drains, curb, gutter and sidewalk facilities. The Improvement Agreement shall be recorded against the property prior to the approval of the Building Permit.
21. A detailed recycling and garbage plan shall be approved by the City prior to issuance of a building permit. Prior to the issuance of the first certificate of occupancy, Applicant shall submit documentation to the Building Department that the materials have been recycled in accordance with the approved plan.

Right-of-way

22. 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 Control Plans for review and approval by the City. For any work within Caltrans Right-of-Way, the Applicant shall provide the City with a copy of the approved Caltrans Encroachment Permit prior to the issuance of the City Encroachment Permit.
23. All new public improvements 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 and Caltrans Standards.

24. Prior to the issuance of any permits, certificates of insurance shall be provided to the City verifying that both the Applicant and any contractors have public liability insurance. The amount and type of insurance shall be reviewed by the City and shall be sufficient to cover damages that may result from construction and operations. The insurance limits shall be as required by the City Attorney. Combined single limit coverage and the policy shall be subject to review and approval by the City Attorney.
25. 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.
26. Prior to Building Permit issuance, the Applicant shall submit a video survey of the adjacent streets (perimeter of proposed property location) to determine the pre-construction condition of the streets at no cost to the City. The Applicant will be responsible to ensure that the condition of the streets and striping is in at least existing condition or better after construction is completed.
27. 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.
28. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on Admiral Court and Commodore Way. Traffic Control Plans shall include a lighted message board sign with wording to the satisfaction of the City Engineer indicating the dates and times traffic control will be in effect.
29. 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.
30. No foundation, retaining wall support, or balcony overhang shall extend into the City Right-of-Way without express approval from the Engineering Department. 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 City Right-of-Way or into an adjacent parcel.
31. The project shall not include any permanent structural supports (retaining walls, tiebacks, etc.) within the ROW. 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.
32. The Applicant shall submit a detailed construction and staging plan, employee parking plan, and phase schedule that shall be reviewed and approved by the City prior to building permit issuance. 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. Construction phase schedule shall show how the numerous types of work occurring will be controlled. Existing on-street parking shall not be impacted by project construction without permission from the Public Works Department.
33. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on the public and private portions of Commodore Drive, Admiral Court, 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 the dates and times traffic control will be in effect.
34. 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 current, on- site service connection fees (including but not limited to Water and Wastewater). Fees shall be determined based on the current fee schedule at the time of permit issuance.
 35. 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. Separate encroachment permit may be required for potholing work.
 36. 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 as needed throughout the course of the project. The CMP shall include plans for construction staging and employee parking, 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. Existing on-street parking shall not be impacted by project construction without permission from the Public Works Department.
 37. 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.
 38. 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.
 39. The Applicant shall obtain a City grading permit pursuant to the City of San Bruno Municipal Code Chapter 12, Article I (Excavation and Grading).
 40. 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.
 41. 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.
 42. 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.

43. 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.
44. For the proposed project to function under long-term future climate-driven conditions, including infrequent, but more extreme, storm events, stormwater conveyance infrastructure should be designed with future conditions in mind and should ensure that at least the first 1.25 inches of rainwater from an individual storm event remains on the development site.
45. Because the proposed project site is located within the Zone, OneShoreline requires that the discharge rate of the development site not exceed the existing rate prior to development, and drainage analyses and calculations showing existing and future discharge rates must be submitted for review and approval. If it is determined that the future discharge rate exceeds the existing rate, an on-site storm water detention system, which would release surface runoff at a rate comparable to the existing flow rate of the site must be designed and incorporated into the project.
46. OneShoreline anticipates that the City of San Bruno will ensure the proposed project will not exacerbate any pre-existing issues in the City's storm drain system.

III. Improvement Plans

Public Works

1. 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.
2. The Applicant shall submit project phasing plans with the improvement plans.
3. 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.

Right-of-Way

4. Applicant shall reconstruct the existing curb, gutter, and sidewalk to comply with City Standards if required.
5. The Applicant shall construct the Commodore Drive loading zone improvements in general conformance with the exhibit provided by Commercial Development Resources, dated November 29, 2022. The improvements shall include bio-swales to provide stormwater treatment in conformance with the Municipal Regional Permit for Stormwater. Stormwater measures shall include detention to hold post-construction flows to pre-existing levels. The final striping/ signing/ marking plan shall include parking/ loading hours, direction signs for the truck haul route, and other measures needed to comply with these Conditions of Approval or determined to be appropriate by the City Engineer.
6. The Applicant shall perform base repairs and provide a 2-inch grind and asphalt concrete overlay of the existing asphalt pavement on Commodore Drive within the limits of the loading zone. Resurfacing shall include replacing pavement striping, pavement markers

and pavement markings if applicable. Pavement striping and markings shall be replaced using thermoplastic material.

7. The Applicant shall repair or restore any damaged pavement, decorative concrete, or other improvements on Admiral Court that are impacted by the construction. The limit of work shall provide a clean conform to existing improvements.
8. Prior to start of construction, the Geotechnical Engineer shall prepare an analysis of the impact of the earth export and other construction traffic on the Commodore Drive and Admiral Court. Impacts due to construction shall be mitigated by pavement repairs or replacement, and/ or a cash contribution to the property owner's association responsible for maintaining internal streets to be used to offset loss of pavement life.

On-site

9. 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
10. The parking lot shall be equipped with a lighting system to comply with City Standards.
11. All ground level utilities, equipment, and other project related operational/utility devices ("Items") shall be shown on the building permit plans, consistent with the approved planning application plans. All Items shall be fully screened on all four sides from public view by a solid wall or solid wood fence that complies with San Bruno Municipal Code Chapter 12.84.150. Landscaping in the form of densely planted tall shrubs may be utilized where placement of a fence is infeasible, subject to review and determination by the Project Planner in the field. These Items shall be setback as far as feasible from street frontages and shall be fully screened with landscaping or other screening material. The building permit plans shall show the location and screening of these items and must be approved by the City Engineer prior to the issuance of a building permit.
12. All new electric and telecommunications services to the project site shall be installed underground to the nearest overhead utility pole.

Stormwater

13. At the time that the Improvement Plans are submitted, the Applicant shall provide a Drainage Study by a qualified California Registered Civil Engineer for City review and approval. The drainage study shall demonstrate that the post development stormwater runoff from the project site is less than the stormwater runoff from pre-development site condition.
14. Drainage runoff shall not be allowed to flow across lot lines onto adjacent private property without an appropriate recorded easement being provided for this purpose.
15. Stormwater Runoff shall not sheet flow across public sidewalks. Stormwater runoff shall be collected in a private storm drain system and discharged into an acceptable public storm drain system.
16. 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 on the property shall be owned, repaired, and maintained by the property owner.
17. Air conditioning condensate shall drain to landscaped areas.
18. Roof leaders and downspouts shall be clearly shown on the improvement plans.

19. Storm drain 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.
20. 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.
21. All storm drain inlets shall be clearly marked with the words “No Dumping! Flows to Bay,” or equivalent using thermoplastic material or a plaque.
22. At the time that improvement plans are submitted, the Applicant shall provide completed C.3 and C.6 Development Review Checklist(s). 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.
23. No stormwater treatment measures shall have standing water for more than five days for mosquito abatement requirements.
24. Stormwater measures should include full-trash capture measures meeting MRP 3.0 C.10 requirements (5-mm. screens, treats 1-year, 1-hour storms).

The Stormwater Control Plan now shows inlet inserts for four of the DMAs to provide trash capture. However, the ALTA Survey shows an existing CDS unit at the south end of the site, that would appear to be downstream of all five DMAs. If so, the inlet inserts would not be needed.

The ALTA survey shows the unit to be full of trash. The unit should be cleaned prior to occupancy.

25. Prior to occupancy, the Applicant shall execute a Stormwater Operations and Maintenance Agreement (O&M Agreement) that will run with the land and guarantee the ongoing maintenance of stormwater measures, including any existing or proposed trash capture measures.
26. Prior to occupancy, the Applicant shall execute a Stormwater Operations and Maintenance Agreement (O&M Agreement) that will run with the land and guarantee the ongoing maintenance of stormwater measures, including any existing or proposed trash capture measures.

Sanitary Sewer

27. The Applicant shall rehabilitate the existing sanitary sewer lateral from the existing building structure to the City sewer main to City Standards.
28. All utility crossings of the sanitary sewer lateral shall be potholed, verified and shown on the improvement plans.
29. 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.

Domestic Water

30. 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.
31. The Applicant shall provide a mutually agreed upon rooftop antenna installation location to accommodate “Remote Water Meter Reading” system. Location 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.
32. 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).
33. 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.
34. 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.
35. The DCDA and PIV for the fire line appear to be located outside the existing public water main easement. An easement will need to be dedicated over the line up to the DCDA, or the DCDA shall be relocated back to the existing PUE in Admiral Court.

IV. Construction Process

Community and Economic Development

1. General construction hours shall be limited to between the hours of 7:00 am – 6:00 pm Monday through Friday. Community and Economic Development Director approval shall be required for all proposed weekend work. Any proposal for weekend work shall be made in writing in advance of requested weekend work.
2. If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the Community and Economic Development Director or the director’s designee shall be notified. The project applicant shall hire a qualified archaeologist to conduct a field investigation. The Community and Economic Development Director or the director’s designee shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through avoidance, preservation in-place, recordation, additional archaeological testing and data recovery measures that are consistent with the Secretary of the Interior’s Standards for Archaeological documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC. (Mitigation Measure CUL-2.2)

3. If human remains are discovered at the project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the resources shall be halted, and the Community Development Director and the San Mateo County Coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of San Bruno shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of San Bruno, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered. (Mitigation Measure CUL-3.1)
4. Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the Community Development Director notified immediately. A qualified paleontologist hired by the project applicant shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is implemented. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, submitted to a paleontological repository, such as the University of California Museum of Paleontology. (Mitigation Measure GEO-6.1)

Public Works Department

5. 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.
6. 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.
7. The Applicant 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.
8. 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.

9. 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.
10. 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.
11. 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.
12. The construction haul route shall follow the Haul Route Exhibit prepared by Commercial Development Resources, dated July 22, 2022, or as it may be modified by the City Engineer. Hauling operations shall be limited to 700AM to 400PM Monday thru Friday. All private and public streets along the haul route shall be swept daily. All loaded trucks shall be tarped. Dust control measures shall be implemented as directed by the City Inspector to prevent dust from leaving the site.
13. The Applicant shall implement any noise and vibration mitigation requirements required by the CEQA document.

V. Prior to Occupancy

Community and Economic Development

1. Prior to Final Inspection, the site shall be landscaped according to the plans approved by the Architectural Review Committee on December 15, 2022. Any site landscaping damaged during the construction shall be replanted to the satisfaction of the Community and Economic Development Director.
2. The applicant shall submit a final Transportation Demand Management (TDM) Plan for review and approval prior to issuance of an occupancy permit for the building. Information about the efforts of the applicant or property manager regarding TDM promotion and use shall be provided to the city at the request of the city no more than once per year.
3. All required off-site improvements necessary to create the vehicle loading zone on Commodore Drive to serve the project shall be constructed prior to issuance of an occupancy permit for the building. Improvements shall include signing to restrict auto transport loading to the hours shown above. Additional signing covering after-hours parking shall be installed as determined by the Public Works Director and Community Development Director during final design of the improvements.

Building

4. A minimum of 10 Days prior to anticipated occupancy, the applicant shall have scheduled final inspections by all Departments requiring conditions of approval.

Public Works

5. The lighting for the parking areas shall be installed and operational prior to the issuance of a Certificate of Occupancy for the project.
6. 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.
7. 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.
8. Prior to project acceptance by the City, the Applicant shall prepare “Maintenance and Responsibility” drawings and shall be submitted in AutoCAD and PDF formats.
9. 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.
10. The Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards.
11. 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. Damage to adjacent property caused by the Applicant, or their contractors or subcontractors, shall be repaired to the satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.
12. 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.

VI. On-Going

Community and Economic Development

1. All site lighting including exterior fixtures and interior lighting shall be shielded and mitigated to such levels to prevent light trespass to the adjacent multi-family buildings to the north and west of the project site. The business operator shall work with the property owners of adjacent parcels to address any complaints associated with the site lighting.
2. Interior lighting in the west half of the building and exterior building lighting shall be dimmed or turned off after operating hours to reduce light trespass to the adjacent multi-family buildings.
3. A public address system that can be heard outside of the building is prohibited.
4. The use of flag strings, A-Frame signs, inflatables and blade banners are prohibited. Temporary signage may be permitted upon review and approval of the Community Development Director.

5. All semi-truck vehicle deliveries including loading and unloading of vehicles shall be conducted in the designated loading zone on Commodore Drive as shown on the loading zone improvement plan set. All loading shall only be conducted between the hours of 9:00am – 6:00 pm, Monday through Saturday only. If car carriers arrive in the area before or after the designated time, they shall not park on any portion of Commodore Drive but must instead find legal street parking in a commercial (non-residential) area. Auto parts or other deliveries using vans or small trucks can be made directly to the building during business hours to the back of the building only (delivery vehicles shall not use required customer parking accessed from Admiral Court).
6. All car haulers shall adhere to the designated route as shown on the truck turning template for the designated off-site loading area on Commodore Drive contained in the approved plans. Trucks shall utilize Cherry Avenue to access Commodore Drive to the loading zone.
7. All vehicle inventory shall be stored within the building and shall not be kept on any public or private streets or in the customer parking lot in front of the building.
8. All employees shall be provided with parking in the building. No employees shall park in any parking spaces on Commodore Drive, Admiral Court, in the parking lot of the adjacent commercial businesses or in the front parking lot reserved for customers.
9. The project driveways shall be free and clear of any obstructions to provide adequate sight distance, ensuring that the exiting vehicles can see pedestrians on the sidewalk and vehicles traveling on Admiral Court and Commodore Drive
10. The City of San Bruno shall require that the project sponsor comply with the real estate disclosure requirement outlined in Policy IP-1 of the SFO ALUCP.

Public Works

11. Compactor service shall be required for garbage and recycling for the project unless this requirement is waived by the City Engineer.
12. Refuse collection shall be scheduled between 9am to 2pm and shall not occur on Saturdays and Sundays.
13. All trash, refuse, recycling, and their bins shall be contained completely within the building, except when actively being unloaded. Trash, refuse and recycling bins cannot be staged outside of the building overnight and shall be immediately moved back within the building after collection.
14. 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.
15. The Property Owner and its successors shall be responsible for maintenance of the sewer laterals up to the public sewer main line or manhole.
16. Storm drainage improvements on private property shall be privately owned and maintained. Storm drain laterals, including those within the public right-of-way, shall be privately maintained, with responsibility terminating at connections to the public storm drain system.
17. 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.

18. The Applicant shall address any unanticipated traffic concerns caused by on-site, private traffic, including but not limited to parking, queuing, loading, etc., during construction and for one year after Certificate of Occupancy issuance to the satisfaction of the City Engineer.
19. No Plants or objects between 30 inches and 80 inches in height are permitted within the front planting area adjacent to driveways in order to comply with vehicular / pedestrian sight distance requirements.