



**DRAFT CODE COMPLIANCE CERTIFICATE
DESIGN REVIEW, TENTATIVE MAP AND CONDITIONAL USE PERMIT
1524 CHERRY STREET**

This is to certify that the San Carlos Planning and Transportation Commission at the regular meeting thereof, held on April 01, 2024, approved a request for a Design Review, Tentative Map, and Conditional Use Permit to George Schevon of Studio 4 Architecture, (hereafter "Applicant") to allow for the construction of a new, three-story, four-unit multi-family building at 1524 Cherry Street (APN: 050-123-090). The application was approved subject to the following conditions:

Planning Division Conditions:

1. All structures, parking areas, and landscaping shall be situated on the property in accordance with the plans prepared by George Schevon of Studio 4 Architecture date stamped March 25, 2024, and a Tentative Map consisting of three (3) sheets prepared by OSUNA Engineering Inc.
2. The colors and materials of the structure and improvements shall be in substantial compliance with those presented and described within the application materials. Any changes determined to be significant as determined by the Planning Manager shall be reviewed and approved by the Planning Commission.
3. Any new Fire Department connections and backflow prevention devices shall be unobtrusive. All fire water plumbing shall be enclosed within the structure's walls or aesthetically placed behind a design element with only the necessary connection and required drains or test valves visible. Final design and placement shall be subject to Planning Division review and approval prior to Building Permit issuance. Equipment shall be shown consistently on architectural and civil plans.
4. Prior to Building Permit issuance, the Applicant shall provide documentation that Recology has reviewed and deemed adequate the proposed on-site trash and recycling accommodations.
5. Prior to Building Permit issuance, the Applicant shall pay the Traffic Impact Mitigation Fee that is in effect at the time that the Building Permit application is received.
6. The City may stop work on this project or any construction-related activities if they violate conditions of approval or any part of the San Carlos Municipal Code.
7. Upon approval of the application, the Applicant shall sign and return the Land Use Indemnification statement.
8. This Design Review and Conditional Use Permit approval shall automatically expire pursuant to SCMC Sec. 18.27.120 if it is not exercised or extended.
9. Prior to the issuance of a Building Permit, the applicant shall prepare a Construction Staging Plan for review by the Planning and Building Divisions. The Plan shall be consistent with civil sheets submitted to the Public Works Department.
10. Prior to issuance of a Building Permit, a preconstruction meeting shall be held with Community Development Department staff, the architect, tenant, and contractor to review the plans and conditions of approval.



11. All electrical, telephone, cable television, and similar distribution lines providing direct service to the project shall be installed underground (SCMC Section 18.15.120). Compliance shall be demonstrated in both architectural and civil plans.
12. All mechanical and electrical equipment shall be incorporated into the design of buildings or screened to the satisfaction of the Community Development Director (SCMC Section 18.15.090).
13. Prior to Building Permit issuance, the Applicant shall pay an affordable housing impact fee.
14. Prior to the issuance of an occupancy permit, a Landscape Architect shall certify in writing that the landscaping and irrigation systems are installed in accordance with the approved landscape and irrigation plan and the state mandated MWELO requirements, as applicable.
15. All proposed and required landscaping shall include permanent irrigation and drainage
16. The developer shall be responsible for the maintenance of all the on-site landscaping within the project and shall maintain the landscape in proper growing condition for the life of the project to the satisfaction of the Community Development Director.
17. The construction of the structure permitted by this approval shall be in conformance with the regulations of the RM-59 Multiple-Family, Medium Density Zoning District, pursuant to Chapter 18.04 of the San Carlos Municipal Code.

Public Works Conditions:

18. An encroachment permit must be obtained from the Public Works Department prior to the start of any work within the public right-of-way or a public utilities easements including, but not limited to, the installation of sewers and other utilities, sidewalk, curb and gutter, driveway, wall fence, or other construction. An encroachment permit is also required for the placement of debris boxes, storage containers, or construction materials within the public right-of-way.
19. If grading quantities (calculated as cut + fill) exceed 50 cubic yards, a grading permit will be required from Public Works and the following condition shall apply:
 - a. The Developer's civil engineer shall submit a drainage report, hydrologic study, hydraulic calculations, and drainage improvement plans. Storm water shall, under no circumstances, be introduced into the sanitary sewage system, but shall be confined to surface and subsurface drainage facilities provided. Applicant must provide pre-improvement runoff and post-improvement runoff calculations. Post improvement runoff totals cannot exceed pre-improvement runoff totals.
 - b. The Developer shall submit detailed earthwork quantity calculations that include total cut, fill and import or export quantities. Provide an earthwork quantities table on Grading plan sheet with the following:
 - i. Total displaced quantities, including cut and fill amounts
 - ii. Total hauling quantities, including import and off-haul
 - c. Based on the extent of the grading plan, a Grading Bond, in an amount to be determined by the City Engineer, shall be posted and remain in place until all grading is complete and approved.



- d. Prior to issuance of a Grading Permit, the applicant shall submit a proposed haul route plan and obtain approval from Public Works Department.
20. Prior to issuance of a permit, the Developer shall pay all applicable fees (including sewer connection fees) as required by the City Engineer. Fees shall be calculated by the Public Works Department and provided to the developer.
21. Developer shall submit with the building permit application a grading and drainage plan showing grading and drainage design for the proposed building. The plan shall include an earthwork table summarizing the cut/fill quantities. The grading and drainage plan shall show existing and proposed elevations, existing top of curb elevations along the project frontage and finished grades on the property and shall be reviewed and approved by the City Engineer prior to issuance of a building permit. Provide finished grade elevations at all building corners, concrete steps and landings, surfaced adjacent to retaining walls, pervious pavers and pervious gravel improvements. The elevation callouts shall be sufficient to confirm slope percentages of the improvements; the proposed site design measures are implemented correctly; there are no deleterious drainage conditions.
22. Prior to issuance of a Grading Permit, Developer shall submit a design-level geotechnical investigation prepared by a qualified geologist. All recommendations in the approved geotechnical investigation shall be incorporated into the project design. The geotechnical investigation shall address, at a minimum, the following issues:
 - a. compressible soils,
 - b. liquefaction,
 - c. expansive soils,
 - d. loose surficial soils,
 - e. shallow groundwater.
23. Developer shall submit a sewer capacity analysis with the building permit application.
24. All plans shall be prepared using a benchmark based on City standards and datum provided on the City website.
25. Developer shall submit with the building permit application an existing condition plan showing the following information:
 - a. Topographic information, existing contours, elevations, trees, structures and above-ground features
 - b. Resolved boundary
 - c. Existing public and private easements
 - d. Existing curb lines, sidewalk, signal pole, street light utility boxes, driveways, underground utilities or frontage streets
 - e. Existing lot line and lot areas
26. An ADA accessibility plan shall be provided, showing ADA path of travel from a public access way to the proposed building front entry. This plan shall show the proposed grades and slopes along the ADA path for the City's Engineer's review and approval prior to issuance of a building permit.
27. Prior to issuance of any demolition or building permits, the applicant shall demonstrate that the proposed permeable pavement system will drain at a rate, not to exceed the predevelopment flow.



28. Prior to issuance of a building permit, the Developer shall submit a detailed SMCWPPP's C.3 and C.6 Development Review Checklist available at www.flowstobay.org/newdevelopment. Please ensure all areas are complete, marked and signed by the engineer of record completing the checklist. Additionally, a storm water treatment plan complying with the site design measures specified in the checklist shall be submitted shall be reviewed and approved by the City Engineer prior to issuance of a building permit.
29. Implementation of green infrastructure (GI) measure along the public right-of-way per the City's Green Infrastructure Plan is required as part of the building permit. Applicant may install bioretention area(s)/planter(s) in the 3' wide planting strip along Cherry Street adjacent to the one-way driveway aisle.
30. All storm water inlets shall be marked with appropriate stormwater pollution prevention message such as "no dumping – flows to bay." Developer is responsible for adding these markings upon construction.
31. Storm drain, sanitary sewer laterals, and water services shall be outside the drip line of mature trees or 10' clear of the matured tree trunk.
32. Damaged curb, gutter, and sidewalk within the public right-of-way shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his/her designee. The extents of said repair or replacement shall be at the discretion of the City Engineer or his designee.
33. Provide a Hydrology Report for review which will identify the pre- and post- construction runoff and impervious surfaces and the sizing of the pipes and detention system to confirm that the drainage system is designed to dissipate as much runoff on-site as practicable to eliminate or minimize additional runoff entering to the public right-of-way or to adjacent properties. Provide a clear statement of the basis for the runoff coefficient, rainfall intensity, and time of concentration. Provide all references which are used. Attach IDF curve and runoff coefficient table to the report.
34. All drainage improvement shall be consistent with the recommendations contained in the project's geotechnical investigation. Geotechnical investigation report shall expire within a year and applicant is required to provide an updated geotechnical report or supplement.
35. Developer shall submit 2 sets of wet signed 24" x 36" civil plan sheets that include a Cover Sheet, a separate Utility Plan, a separate Grading and Drainage Plan, Erosion Control, and a separate Detail Plan. Include the current San Mateo Countywide Water Pollution Prevention Program's Construction BMP plan sheet. Applicant shall submit civil plan sheets per the City of San Carlos Standards Guidelines, Standard Details and Municipal Code.
36. There is a significant amount of hardscape shown on plans. Plans submitted during the building permit phase shall demonstrate how rainwater runoff will not drain onto neighboring properties and create a nuisance per CPC 1011.1. Discharge shall be to a City approved location.
37. Prior to issuance of a building permit, Developer shall submit off-site improvement plans, if required by the City Engineer, to the Public Works Department for review and approval to the satisfaction of the City Engineer. The off-site improvement plans shall show all off-site improvements including, but not limited to, frontage curb, gutter, sidewalk, driveway,



curb, ramps, streetlights with LED fixtures, photometric analysis, and drainage improvements as required by the City Engineer.

38. Developer shall submit with the building permit application joint trench plans showing proposed transformers, primary underground boxes and joint trench services to the proposed building.
39. Developer shall submit plans showing proposed water, sanitary sewer, and fire services for the proposed building connected to a public main in the public right-of-way to the satisfaction of the City Engineer. Different types of water use (domestic, irrigation, or fire) should be served by separate water services each separately tapped at the water main.
40. Any outflow and overflow structure shall be accompanied by rip-rap or other energy dissipation structure to prevent erosion of the site soils immediately downstream of the stormwater release point.
41. Any drainage must be expelled to the street gutter via a through-curb drainpipe.
42. No grading is permitted between October 1 and April 30. A City Standard Best Management Practices Plan sheet shall be included in the civil plans set.
43. Developer shall obtain a sewer permit from the Public Works Department prior to starting any sewer construction work.
44. Utilities: Plans shall clearly identify all existing and proposed utilities on-site and within the public right-of-way. Please note the following:
 - a. Clearly show the existing sewer lateral (indicate as new or indicate as "existing to remain"). Include provisions for the abandonment of the existing sewer lateral; the lateral shall be cut and capped, per City Standards, at the property line.
 - b. The size and material of all utility structures shall be provided.
 - c. The sewer and storm drain lines should show the direction of flow and invert elevations at major pipe bends, facilities, and utility crossings.
 - d. The necessary details should be provided including details for connections, trenching, facilities, and cleanouts. Please reference City Standard Details.
 - e. Provide invert elevations for all catch basins, area drains, and downspout connections at all incoming and outgoing pipe connections.
 - f. Please reference City Standard Details curb/gutter, sidewalk, sewer lateral tie-in to the sewer main, property line sewer cleanout, etc.
 - g. Existing overhead lines shall be demolished. All overhead for utility lines for this new project shall be undergrounded.
45. Where feasible, downspouts shall discharge to a splash block or impervious surface and flow to landscaped features before entering the drainage system. Use flow arrows to show proposed routes of water flow directly away from the splash blocks. Include a separate detail of the splash block if used.
46. The Grading and Drainage Plan shall show proposed and existing contours at one-foot intervals up to five-percent slope, five-foot intervals up to ten-percent slope, and ten-foot intervals over ten-percent slope; the high and low points and all drainage features.
47. Developer shall demonstrate sufficient sight distance at the proposed driveway meets the San Carlos Municipal Code. Provide all proposed planting heights and distances from the driveway to demonstrate compliance with SCMC.



48. Driveway lengths and widths shall meet all requirements of San Carlos Municipal Code. All driveway dimensions should be shown on plans to the satisfaction of the City Engineer.
49. Developer shall submit traffic control and construction staging plan for review and approval by the City Engineer prior to starting any work in the public street right-of-way.
50. All drainage shall slope away from structures and shall slope a minimum of 5% for 10 feet on pervious surfaces and 2% for 10 feet on impervious surfaces. Provide adequate spot elevations to confirm the conformance with the minimum slope requirements.
51. Developer shall comply with the requirements of the National Pollution Elimination Discharge System (NPDES) permit as administered by the California State Water Resources Control Board (State Board) and the San Francisco Bay Regional Water Quality Control Board (Regional Board).
52. Prior to the issuance of any building, demolition, or grading permit, Developer shall submit an Erosion and Sediment Control Plan as a part of the improvement plan submittal. The erosion and sediment control plan shall show all construction best management practices (BMPs) and shall comply with the requirements of the NPDES, the Municipal Regional Permit Order R2-2009-0074 (MRP), and the City's stormwater and urban runoff pollution control standards and guidelines (City's Clean Water Program). Developer shall ensure that all contractors and subcontractors install and regularly maintain all construction BMPs as required by the approved erosion and sediment control plan.
53. Developer shall remove existing driveways and replace with full height curb, gutter and sidewalk per City standards and to the satisfaction of the City Engineer prior to building occupancy.

Building Division and Fire Department Conditions:

54. Aerial fire apparatus access is required by the San Carlos Fire Code Appendix D. The landscaping between Elm Street and the front of the building shall be planned so it will not block aerial ladder access to the Elm Street side of the building.
55. The project shall comply with the 2016 California Fire Code.
56. The project shall be provided with an NFPA 13R sprinkler system. NFPA 13R requires a fire department connection for the sprinkler system. Only one fire department connection shall be provided that serves all 4 units. A new fire hydrant is required within 50 feet of the fire department connection.
57. The sprinkler system shall be monitored by an approved supervisory station unless the sprinkler systems comply with CFC 903.4 item 3
58. The plans indicate this project is an R-2 occupancy. If units are classified as apartments instead of condominiums, then the proposed structure shall comply with the provisions of CBC Chapter 11A for housing accessibility. CBC 1102A.
59. Low-rise multifamily buildings such as condos are required to be a solar ready building per the 2016 California Energy Code. Provide solar zones on the roof per CEC Sec.110.10(b)1, Sec. 110.10(b)2, Sec. 110.10(b)3.



60. Location of all gas and electric meters shall be located internally within the structure and /or provided with a cabinet that is recessed and flush with the exterior wall plane.
61. Newly constructed R-3 buildings shall provide infrastructure to provide future installation and use of electric vehicle (EV) charging stations per CBC 420.9.
62. All conditions of approval shall be posted at the job site in full public view. Conditions shall be placed in a weatherproof cover and shall include the telephone number of the responsible construction manager.
63. Prior to issuance of a demolition permit, Developer shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (MAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, prior asbestos removal.
64. Prior to demolition and/or permit issuance, Developer shall obtain approval from the City the solid waste handling plan in accordance with the City Municipal Code Regulations, Title 8. Chapter 8.04.
65. Prior to demolition permit issuance, the Developer shall comply with the City debris recycling regulation, Municipal Code Title 8. Chapter 8.05.
66. The applicant shall provide courtesy notice of construction progress to all property owners and occupants within 300' of the site with contractor contact information to the satisfaction of the Building Official.

Rucha Dande, AICP
Principal Planner
City of San Carlos

Effective Date: April 01, 2024



DRAFT TENTATIVE PARCEL MAP CERTIFICATE

This is to certify that the San Carlos Planning and Transportation Commission at the regular meeting thereof, held on April 01, 2024, approved a Vesting Tentative Map to George Schevon of Studio 4 Architecture, (hereafter "Applicant") to allow for the construction of a new, a new three-story, four-unit multi-family building at 1524 Cherry Street (APN: 050-123-090). The application was approved subject to the following conditions:

1. All structures, parking areas, and landscaping shall be situated on the property in accordance with the plans prepared by George Schevon of Studio 4 Architecture date stamped March 25, 2024, and a Tentative Map consisting of three (3) sheets prepared by OSUNA Engineering Inc
2. Upon the approval of the Vesting Tentative Parcel Map or prior to approval of the Final Parcel Map by the City Engineer, the Subdivider shall execute and file an agreement between himself/herself and the City, specifying the period within which he or his agent or contractor shall complete all improvement work to the satisfaction of the City Engineer, and providing that if he/she shall fail to complete such work within said period, the City may complete the same and recover the full cost and expense thereof from the Subdivider. The agreement shall also provide for the inspection of all improvements by the City Engineer and reimbursement of the City by the Subdivider for the cost of such inspection.
3. Prior to recording of the Final Map, which can be recorded after building permit issuance but within the expiration timeframe, the Subdivider shall submit Covenants, Conditions, and Restrictions (CC&Rs) to be reviewed and approved by the City Attorney. The CC&Rs and Final Map shall be Recorded simultaneously before units may be sold individually. The Final Map shall be approved before the final inspections are conducted.
4. After approval or conditional approval of the Vesting Tentative Parcel Map, the subdivider shall cause the subdivision, or any part thereof, to be surveyed and shall cause to be prepared a final parcel map, in conformance with the vesting tentative parcel map as approved or conditionally approved, and in compliance with the provisions of the Subdivision Map Act pursuant to Chapter 17.28. The subdivider shall submit such a final parcel map, comply with all conditions of approval, and the final parcel map shall have been recorded within twenty-four months of such approval or conditional approval.
5. An extension of time, up to twelve additional months, for filing a final parcel map, may be granted by the Planning and Transportation Commission, provided that a written application for such extension is made by the subdivider prior to expiration of the twenty-four-month period pursuant to SCMC Section 17.28.010.
6. Prior to recordation of the Final Parcel Map, the Subdivider shall pay all required subdivision improvement plan check and construction inspection fees, as well as the Park Facility Development Fee.
7. Three copies of a Subdivision Improvement Plan, prepared by a California Licensed Civil Engineer, consisting of all proposed and required improvements and utility connections within the public right-of-way, consistent with the conditions specified in the Code



Compliance Certificate, along with an Engineer's estimate of the cost of this work, shall be submitted to the Public Works Department for review and approval.

8. The Subdivider shall file a bond for such sum as the City Council deems sufficient to cover cost of the improvements, engineering, inspection and incidental expenses, to cover replacement and repair of existing streets, other improvements damaged in the development of the subdivision and to cover costs and reasonable expenses and fees, including attorney's fees, to guarantee the work for two years following completion against defective work and/or materials.
9. The applicant shall follow and adhere to all applicable City Standards and Details that are current at the time of construction.
10. The applicant shall apply for all relevant Encroachment Permits with the Public Works Department prior to construction.
11. All conditions pertaining to construction of the new building and/or required improvements as dictated by the Building Division, San Carlos Fire Department, and Department of Public Works shall be met prior to the issuance of any grading, building, encroachment permit or occupancy permit.

Rucha Dande, AICP
Principal Planner
City of San Carlos

Effective Date: April 01, 2024