



**DRAFT CODE COMPLIANCE CERTIFICATE
DESIGN REVIEW, BELOW MARKET RATE HOUSING PLAN, TRANSPORTATION DEMAND
MANAGEMENT PLAN, PROTECTED TREE REMOVAL PERMIT, VESTING TENTATIVE
MAP AND DIRT HAUL GRADING PERMIT**

This is to certify that the San Carlos Planning and Transportation Commission at the regular meeting thereof, held on September 18, 2023, granted approval of a Request for Design Review Below Market Rate Housing Plan, Transportation Demand Management Plan, Protected Tree Removal Permit, Vesting Tentative Map and Dirt Haul Grading Permit to Richard Norris, (hereafter "Applicant") on behalf of SummerHill Apartment Communities to allow for the construction of a new six-story residential building with 242 rental units, including 36 Below Market Rate units, at 11 El Camino Real (APNs: 045-320-170; 045-320-220). The application was approved subject to the following conditions:

1. All structures, parking areas, and landscaping shall be situated on the property in substantial accordance with the plans prepared by KTGy, date-stamped August 8, 2023, consisting of 61 total pages, as reviewed, and approved by the Planning and Transportation Commission on September 18, 2023.
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 Principal Planner shall be reviewed and approved by the Planning and Transportation Commission.
3. Prior to issuance of a building permit, any building projections, decks, awnings, or any other building element encroaching into the public right-of-way, shall secure an encroachment permit from the Department of Public Works. Should the encroachment permit not be issued and/or result in architectural changes to the building deemed significant by the Principal Planner, the changes shall be reviewed and approved by the Planning and Transportation Commission.
4. The construction of the structure permitted by this approval shall be in conformance with the regulations of the MU-NB-120: Mixed-Use North Boulevard Zoning District, pursuant to Chapter 18.05 of the San Carlos Municipal Code except for the incentives/concessions and waivers granted to the Project under the State Density Bonus Law.
5. New signs are subject to compliance with San Carlos Municipal Code Chapter 18.22. No signs have yet been approved as part of this project. Any signs that are visible from U.S. Highway 101 shall require approval by the Planning and Transportation Commission.
6. Prior to Building Permit issuance, the Applicant shall pay the Traffic Impact Mitigation Fee, **as applicable**, that is in effect at the time that the Building Permit application is received.
7. Prior to Building Permit issuance, the Applicant shall pay the Sewer Connection Fee currently, **as applicable**, in effect at the time of building permit issuance.
8. 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.



9. All required tree species shall be in compliance with the [City's Preferred Tree List](#) or to the satisfaction of the City Arborist and Community Development Director.
10. **Six (6) protected trees are approved for removal. No other protected trees are proposed for removal.** A tree removal permit shall be filed with the Planning Division, subject to review, for the future removal of any Protected Trees on the property. The applicant shall incur any fees associated with the tree removal permit application.
11. **Plans submitted to the Building Division shall include a Tree Protection Plan (TPP) approved by the City Arborist, for trees to remain with approved tree protection measures shown on all improvement plans.** All tree protection measures and implementation practices in the approved TPP must be followed throughout the duration of construction. The applicant is responsible for all costs associated with review. Applicant will comply with recommendations set forth by the City Arborist, to the satisfaction of the Planning Division. The applicant shall incur any fees associated with the Tree Protection Plan review.
12. **If any construction activity is proposed within the TPZ of any existing Protected tree, a Tree Protection Plan prepared by an ISA Certified Arborist is required, and Tree Protection Plan must receive City Arborist approval before a building permit is issued.** [See guidelines here](#). Construction activity defined as "any construction work associated with or requiring a permit... including but not limited to: storing/staging of materials, site access, parking, placement of temporary structures, debris disposal, additional excavation and landscaping".
13. All proposed and required landscaping shall include permanent irrigation and drainage.
14. 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.
15. If human remains are unearthed during ground-disturbing activities, Section 7050.5(b) and (c) of the California Health and Safety code will be implemented. Section 7050.5(b) and (c) states:
 - (b) In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.



- (c) If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. [In which case, section 5097.98 of the California Public Resources Code would apply.]
16. The applicant shall provide facilities as indicated within the TDM Plan approved on September 18, 2023, particularly relating to family supportive amenities, establishing duties of the transportation coordinator and delivery amenities to reduce need for multiple trips to conduct similar business.
 17. Prior to issuance of a building permit, the applicant shall work with the City to certify the Transportation Demand Management (TDM) to the satisfaction of the C/CAG.
 18. A report, documenting the TDM activities undertaken and their results, shall be submitted to the Director annually at the responsibility of the applicant. A five-year review shall evaluate the overall effectiveness of all the TDM activities and may suggest new or modified activities or substitute activities to meet the program's objectives, per the Director's review and approval. The Director may impose reasonable changes to assure the program's objectives will be met. The applicant shall be required to pay for the costs associated with the City review of the annual and five-year review reports.
 19. The developer and/or operators shall be responsible for supplying Planning Staff with the contact information for the Designated TDM Contact person.
 20. In compliance with Sections 18.16.060(C) and 18.16.060(D), a Below Market Rate Housing Agreement (BMR Agreement) must be executed between the City of San Carlos and the developer of any residential development that includes BMR units prior to recordation of any final or parcel map, or if one is not required, issuance of building permit. The City will prepare a draft BMR Agreement and circulate it to the developer upon entitlement of the proposed project. The applicant shall pay the Housing Agreement fees, as applicable, at the time of submission.
 21. An encroachment permit must be obtained from the Public Works Department, as applicable, 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 bicycle racks, debris boxes, storage containers, or construction materials within the public right-of-way.
 22. A grading/hauling permit shall be obtained from the Public Works Department prior to start of construction. Grading shall only be permitted between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday. No grading work permitted on Saturdays, Sundays and holidays. Dirt hauling shall only be permitted between the hours of 9:00 a.m. and 4:00 p.m. No hauling shall occur on Saturdays, Sundays and holidays. The City Engineer has the discretion to grant exceptions to the grading and hauling times.
 23. Trucks shall be loaded in such a manner that there shall be no spillage.



24. The permit shall specify the number of yards of dirt to be hauled, the number of working days for hauling, the hours of hauling, and the frequency of trucks.
25. All loads shall be sprinkled to keep down the dust when necessary.
26. The City streets shall be kept clean of spillage and wheel dirt on allotted routes.
27. Two-way routes will be specified in the permit.
28. The speed of trucks will be specified in the permit.
29. Crossing guards shall be provided at the expense of the applicant when necessary, in the opinion of the Director of Public Safety.
30. A time limit shall be specified on all permits consistent with incentives/concessions and waivers granted to this Project under the State Density Bonus Law.
31. Dirt hauling shall only be permitted between the hours of nine a.m. and four p.m. excluding Saturday, Sunday and holidays or at the discretion of the City Engineer or Building Official.
32. To the extent consistent with the Fire Code, all new Fire Department Connections and backflow devices proposed shall be as unobtrusive as possible. All fire water plumbing shall be aesthetically placed behind a design element to be screened to the extent feasible. Final design and placement shall be subject to Planning Division review and approval prior to Building Permit issuance.
33. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance, Zoning Ordinance Section 18.18.080.
34. Whenever feasible, and consistent with the landscaping plans approved for the project as referenced in Condition #1 above, the project shall incorporate landscaping that minimizes irrigation and runoff, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping.
35. Prior to issuance of a building permit, a preconstruction meeting shall be held with Community Development Department staff, the architect, applicant, and contractor to review the plans and conditions of approval.
36. The Project shall meet the Title 24 California Code of Regulations Noise Requirements, that requires new multi-family residential projects achieve an interior noise level of DNL 45 dB or less, due to exterior environmental sources.
37. The project shall comply with all conditions and requirements of the Airport Land Use 8.b Commission (ALUC) and Federal Aviation Administration (FAA). The structure heights shall not exceed the heights approved by the ALUC or FAA at any time for the life of the project.
38. 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 Carlos an FAA "Determination of No Hazard".



39. The Applicant shall comply with the real estate disclosure requirements outlined in Overflight Policy 1 of the San Carlos ALUCP.
40. The applicant shall comply with the Overflight Notification Requirements outlined in Overflight Policy 2 of the San Carlos ALUCP, as amended in October 2022.
41. An 'Overflight Notification' shall be recorded on any residential parcel as a condition of approval in order to provide a permanent form of overflight notification to all future property owners. (An example for the Overflight Notification to be used to fulfill this condition is included in the San Carlos ALUCP, Appendix E, Exhibit E-4.)

The project shall comply with all requirements of the Public Works Department including, but not limited to, the following:

42. The Applicant shall submit a final parcel map, a title report (less than 6 months old), closure calculations, record maps, documents and related materials to Public Works for review and approval prior to issuance of the Building Permit. The final parcel map shall show all required and proposed public easements, including but not limited to emergency vehicle access easements and public utility easements, consistent with the City approved Vesting Tentative Parcel Map and in accordance with the requirements of the Vesting Tentative Parcel Map Certificate.
43. The Applicant shall quitclaim the existing California Water Line Easement and PG&E easement and provide a copy of the recorded quitclaim documents to the City Engineer prior to issuance of the Grading or Building Permit.
44. The Applicant shall obtain an Encroachment Permit demonstrating Caltrans is allowing and authorizing the encroachment of the proposed building, foundation or any portion of the proposed structures within the existing 20-foot Cut/Fill Slope Easement (Per Recorded Document 6490 OR 305, 308, 311 and Document No. 6441 OR 274) along El Camino Real and provide the Caltrans approved Encroachment Permit to the City Engineer prior to issuance of a Grading or Building Permit.
45. The Applicant shall provide a design level geotechnical report prepared by a California Licensed Geotechnical Engineer with all applicable geotechnical recommendations to Public Works for review and approval prior to issuance of a Grading Permit. Any remedial grading or over excavation and re-compaction required shall be incorporated into the grading plans for City Engineer's review and approval prior to issuance of a Grading Permit.
46. The Applicant shall provide on the grading plans the estimated grading and earthwork cut/fill, import or export quantities and a grading bond estimate for review and approval by the City Engineer for determination of a final grading bond amount. The Applicant shall post a grading bond in the amount determined by the City Engineer prior to issuance of the Grading Permit. The Grading Bond shall remain in place until all grading is completed and approved by the Public Works and Building Departments.
47. The Applicant shall submit a proposed haul route plan to Public Works Department and



- obtain approval of the haul route plan by the City Engineer prior to issuance of a Grading or Building Permit.
48. The Applicant shall prepare and submit structural temporary shoring and dewatering plans, if required, demonstrating methods and approach to protect any existing improvements within the public street right of way. The structural shoring and dewatering plans shall be reviewed and approved by the Building and Public Works Departments prior to issuance of a Building Permit.
 49. The Applicant shall be responsible for obtaining all necessary approval and permits from all applicable Agencies for any dewatering activities, if required, during grading and building construction activities and provide a copy of all applicable, required and approved permits by the applicable agencies for discharging any groundwater during construction to the City Engineer prior to issuance of a grading permit or Building Permit.
 50. Detailed hydrology and hydraulic calculations and analysis and a final drainage study shall be submitted during Building Permit submittal to the City Engineer for review and approval prior to issuance of a grading or building permit. The final drainage study shall show the post development runoff will not exceed the pre-development condition and meet the freeboard requirements and that the existing 24" storm drains within the Peninsula Corridor Joint Powers Board (JPA) property hydraulically have sufficient capacity to accept the post development runoff of the proposed project.
 51. The applicant shall obtain a City issued Encroachment Permit from Public Works Department prior to making any connection to the existing 24" storm drains in the JPA property. As a condition of issuing a City Encroachment Permit, the Applicant shall obtain a License Agreement from JPA and provide a fully executed License Agreement to the City Engineer prior to issuance of a City Encroachment Permit and performing any work on the JPA property.
 52. Final alignment of the proposed offsite sanitary sewer alignment and connection shall be determined and approved by the City Engineer prior to issuance of a Building Permit. The Applicant shall obtain and provide a Caltrans Encroachment Permit to the City Engineer for any proposed sanitary sewer improvements within the Caltrans right of way and pay all applicable sewer connection fees prior to connecting any new sanitary sewer to the existing 8" sanitary sewer. Sanitary sewer improvement plans shall be provided to the Public Works Department for review and substantial approval prior to submittal to Caltrans for review and issuance of a Caltrans Encroachment Permit.
 53. The Applicant shall be responsible for obtaining a Caltrans Encroachment Permit for all frontage improvements, including but not limited curb, gutter, sidewalk, driveways, concrete, asphalt pavement, joint trench, stormwater treatment facilities, landscaping, trees, street lights, conduits, and provide the Caltrans issued Encroachment Permit to the City Engineer prior to starting any work within the Caltrans right of way. All frontage improvements shall conform to Caltrans Standard Plans and Specifications, 2023 Edition, and completed in place as required and to the satisfaction of the City Engineer prior to building occupancy.
 54. Project shall comply with all applicable requirements to the Municipal Regional Stormwater NPDES Provision C.3 and the San Mateo Countywide Water Pollution Prevention



Program (SMCWPPP) C.3 Stormwater Technical Guidance. The applicant shall prepare and submit a Stormwater Management Plan to the Public Works Department showing the required treatment for the new and/or replaced impervious surfaces in compliance with the Municipal Regional Stormwater NPDES Provision C.3 and San Mateo Countywide Water Pollution Prevention Program C.3 Stormwater Technical Guidance for review and approval by the City Engineer prior to issuance of a Grading Permit or a Building Permit.

55. The Applicant shall provide a Construction Management Plan addressing parking, temporary traffic control, equipment or material delivery and storage, any proposed closure of public streets and duration, pedestrian access, best management practices during construction as required by the City Engineer and Building Official for review and approval by the Public Works and Building Departments prior to issuance of the Grading Permit or Building Permit prior to starting any construction.

The project shall comply with all requirements of the Building Division upon submittal for building permits, including, but not limited to, the following:

***Advisory**

56. ***Where basement excavation shoring is needed, the property line distance appears to be as close as 11'-4" from the face of the building. Also see section A-A on C5.0. If tiebacks are used, easements may be needed to do the shoring and to leave abandoned tiebacks.**
57. ***Section I-I on C5.0 shows a site retaining wall at the property line. Footings are not to extend past the property line.**
58. **Applicable Codes:** This 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.
59. **Interior Exit Stairway Termination:** Interior exit stairways shall terminate at an exit discharge or a public way. A combination of interior exit stairways and exit passageways forming a continuous protected enclosure shall be permitted to extend an interior exit stairway to the exit discharge or a public way. CBC 1023.3.
60. **Sand Oil Separator:** Sand oil separator shall be provided for the parking garage. CPC 1016.
61. **Soils Report:** The geotechnical report provided for this project is dated June 17, 2021. Reports dated more than two years from the submittal date should be accompanied by a geotechnical update letter noting that the report is still valid, updating any code references and providing any additional recommendations that should be followed.
62. **Roof Deck Live Load:** Roof deck shall be designed with a live load of 1.5 times the live load for the area served and not required to exceed 100 psf. CBC Table 1607.1.
63. **Roof Deck Assembly:** Per CBC 107.2.7, where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction document shall include details for all elements of the impervious moisture barrier system. The



plans shall show these details. Manufacturer's installation instructions shall be incorporated into the plan submittal package.

Advisory: During the construction phase, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved. CBC 110.3.8.1.

64. **Electric Meter Location:** All 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.
65. **Gravity Flow:** Per CPC 709.1, where practicable, plumbing fixtures shall be drained to the public sewer by gravity. Ensure all above-grade plumbing fixtures comply with this code section.
66. **All-Electric Building:** In accordance with the San Carlos Municipal Code Section 15.04.080 and 15.04.125, new buildings shall comply with the City's all-electric building requirement.
67. **Exterior Wall Openings & Imaginary Lot Line:** Provide an allowable opening of the exterior wall analysis based on fire separate distance where imaginary lot lines are proposed in accordance with CBC 705.8.
68. **Separation of Exit and/or Access to Exits:** Roof decks, such as on Levels 5 and 6, shall be separated in accordance with CBC 1007.
69. The project shall comply with all requirements of the San Carlos Fire Department including, but not limited to, the following:
70. **Alternate Methods and Materials Documentation.** A Class I automatic wet standpipe system as addressed in the Approved Alternate Methods and Materials Requests (AMMR), signed June 2, 2023, was approved as an alternate method for compliance. [CFC §503.1.1] The approved AMMR, including all supporting documentation must be attached to the Pre-Entitlement Planning and the Building Permit Applicant Plan Sets.
71. **Construction Permits.** Individual building and fire code permit reviews will be required on all demolitions, remodels, tenant improvements, and new construction in accordance with the legally adopted codes and standards in place at the time of permit application.
72. **Fire Flow.** Based on the proposed construction type of **Type III-A, 242,440 square feet**, the required fire flow for this project is **3,000 GPM** at 20 psi residual pressure, after allowing for a 50% reduction permitted by the installation of automatic fire sprinklers meeting the requirements of CFC Section 903.3.1.1 (NFPA 13). [CFC §507.1]
73. **Automatic Fire Sprinkler System.** An automatic fire sprinkler system is required to be installed in accordance with Section 903.3.1.1 (NFPA 13), throughout all buildings with a Group R fire area. [CFC §903.2.8] Provide plans and hydraulic calculations as a deferred submittal for the design of the fire sprinkler system.
74. **Fire Alarm System.** A fully addressable fire alarm system is required to be installed throughout the building in compliance with NFPA 72, National Fire Alarm and Signaling Code. The fire alarm system must be supervised by an Underwriters Laboratories certified



central station monitoring service. Fire alarm system to be designed in accordance with the legally adopted codes and standards in place at the time of permit application.

75. **Fire Hydrants.** With a fire flow requirement of not less than 3,000 GPM, no fewer than three fire hydrants are required to serve the building. [CFC §507.2.1 and Table C102.1]
76. **Fire Hydrant and Fire Sprinkler System Feed Lines.** All water mains providing a water supply for fire protection, both to fire hydrants and to fire service systems, cannot be less than eight inches in diameter. [CFC §507.1.1 as amended by the City of San Carlos Ordinance 15.04.110 Title 24, Part 9, California Fire Code, Section 4a]
77. **Fire Hydrant Placement and Fire Department Connection (FDC).** The location of the fire department connection (FDC) is to be within 50-feet of a fire hydrant, with the fire hydrant located on the same side of the street as the FDC. Any new backflow preventer or FDC is subject to Planning Division review and approval before Building Permit issuance. [City of San Carlos Amendment – Section 15.04.110 – CFC Section 507.5.1.1]
78. **Fire Apparatus Access Roads - Hose -Pull Distance.** An approved fire apparatus access road must be provided. A Class I automatic wet standpipe system as addressed in the Approved AMMR, signed **June 2, 2023**, was approved as an alternate method for compliance. [CFC §503.1.1] The approved AMMR shall be applied to the plans prior to the building permit application.
79. **Fire Apparatus Access - Road Load-bearing Capacity.** Fire apparatus access roads must be designed to support an imposed load of 75,000 pounds. Pavers or other load-bearing surfaces such as grass blocks for surfacing required fire apparatus access roads are not permitted. Only asphaltic concrete or concrete paving is allowed. [CFC §503.2.3 and CFC Appendix D-§102.1]
80. **Aerial Fire Apparatus Access.** Buildings greater than 30 feet in height require aerial (ladder truck) fire apparatus access, positioned parallel to the long side of the building. No overhead utility or power lines or horizontal or vertical fixed obstruction are to be located along the aerial fire apparatus access road. Neither can they be located between the aerial fire apparatus access road and the building that may obstruct aerial fire apparatus operations. Stairways S1, S2, S3, and S4 shall provide access to the roof as referenced on plans per CFC §504.3. [CFC §504.3 and Appendix D§105.1]
81. **Fire Lane Identification and Signage.** The designated, shared emergency vehicle access (EVA) on the southeast property corner and all fire apparatus access roads must be marked with permanent NO PARKING-FIRE LANE signs and/or painted curbs in accordance with state and local standards. [CFC §503.3]
82. **Class I – Automatic Wet Standpipe Hose Station Outlets.** Automatic wet standpipes are required to be provided as addressed in the Approved AMMR, signed **June 2, 2023**. Two exterior automatic wet standpipe hose valve connections are to be provided along the southeast side of the building accessed via a 5-foot walkway surrounding the building as shown on drawings, with automatic wet standpipe hose valve connections in the interior exit stairways throughout the building at intermediate level landings for the West Stair, the North Stair, and the East Stair. Automatic wet standpipes require the installation of a fire pump. Electrically driven fire pumps must be provided with an alternate source of power.



83. **Class I – Automatic Wet Standpipe Hose Station Outlets – Rooftop Gardens and Landscaped Roofs.** The rooftop garden or landscaped roof area is to be provided with Class I automatic wet standpipe hose outlets. The Class I automatic wet standpipe must extend to the roof level on which the rooftop garden or landscaped roof is located. [CFC 905.3.8]
84. **Fire Pump Room.** The fire pump must be installed in a dedicated fire pump room as referenced on plans per CFC §913. Alternate power must be provided in accordance with the City of San Carlos Amendment §15.04.110.
85. **Alternate Source of Power.** Notwithstanding the availability of a public utility to provide electric service for a fire pump, electrically driven fire pumps must be provided with an alternate source of power in accordance with NFPA 20 due to foreseeable extended electrical service interruptions along the California Power Grid due to high demand, high heat, Public Safety Power Shutoffs, or damage to the power grid caused by destructive natural events such as wildfires, high winds, and earthquakes. The alternative source of power may be supplied with fuel in the form of diesel, natural gas, or LPG. [City of San Carlos Amendment – Section 15.04.110 – CFC Section 913.2.3]
86. **Emergency Responder Radio Coverage System (ERRCS).** An emergency responder radio coverage system (ERRCS) is required for this project. [CFC §510.1] The enclosure of the ERRCS head-end and riser connection equipment room must be installed and protected with two-hour fire-rated construction. The backbone cable enclosure must be installed and protected with two-hour fire-rated construction, and penetrations protected in accordance with the CBC §714. The room in which the ERRCS head-end unit is installed must be provided with air conditioning to protect against overheating of the communications equipment and be capable of maintaining temperatures within the range established for the ERRCS equipment.
87. **Fire Equipment Enclosure.** Buildings of four or more stories in height must have a secure enclosed area for post-event overhaul supplies. The room or cabinet must measure not less than 8 feet by 6 feet and must be stocked with the items as required by the Redwood City / City of San Carlos Fire Department. [City of San Carlos Amendment – Section 15.04.110 – CFC Section 907.2.12.3.4(d)]
88. **Public Address System.** In buildings four or more stories in height, a public address system is required to be installed for the exclusive use of Fire Department personnel, peace officers, or other City enforcement personnel according to specifications approved by the Fire Prevention Bureau. Controls for, and access to, such system must be installed on the ground floor of the building in the Modified Fire Command Room as referenced in the drawings. A separate public address system is not required to be installed when an Emergency Voice Alarm Communication System (EVACS) is installed throughout per CFC 907.5.2.2, to fulfill the requirements of the Public Address System. [City of San Carlos Amendment – Section 15.04.110 – CFC Section 907.2.12.3.4(c)]
89. **Elevator Lobbies and Waiting Areas – Two-Way Communication System.** The elevator lobbies and waiting areas must be provided with a two-way communication system as required by CFC §1009.8.



90. **Public Safety Key Boxes.** Approved Knox® key boxes must be located adjacent to each of the building entrances. [CFC §506.1] The public safety key boxes must be recessed and installed adjacent at each entrance within 60 to 72 inches of the finished walking surface. Each public safety key box must contain four sets of keys, with each set containing a key for building access, fire equipment room access, fire cache room, elevator keys, utility room keys, and other keys essential for emergency operations.
91. **Elevator Car to Accommodate Ambulance Stretcher.** In all buildings, four or more stories above grade plane, not fewer than one elevator must be provided for fire department emergency access to all floors. The elevator car must be sized and arranged to accommodate an ambulance stretcher 24 inches by 84 inches with not less than 5-inch radius corners, in the horizontal, open position, and must be identified by the international symbol for emergency medical services (Star of Life). The symbol cannot be less than 3 inches in height and must be placed inside on both sides of the hoistway door frame. [CBC 3002.4(a)]
92. **Portable Fire Extinguishers.** Portable fire extinguishers, with a minimum classification of 2A:10B:C are required to be permanently installed throughout all buildings within 75 feet of travel from all portions of the building in compliance with CFC 906 and NFPA 10.
93. **Premise Identification - Address Numbers.** All buildings must be provided with address identification that is legible and placed in a position that is visible from the street or road facing the street from which the building takes the address, numbers to be a minimum size of 12-inch in height, with contrasting background, and all address numbers to be illuminated and visible from the street during darkness. [CFC 505.1]
94. **Electric Vehicle Charging Stations.** Where provided, electric vehicle charging stations will be installed per the *California Electrical Code*. Electric vehicle charging system equipment is to be listed and labeled in accordance with UL 2202. Electric vehicle supply equipment is to be listed and labeled in accordance with UL 2594. [CBC §406.2.7]
95. **Car Stackers and Car Puzzler Systems.** Parking areas inside buildings or under attached canopies equipped with car stackers or car puzzler systems must meet the special requirements for fire sprinkler protection, automatic wet standpipes, and mechanical smoke and heat removal system as amended by the City of San Carlos Ordinance, Section 15.04.110, CFC Section 324. The cabinet for manual control for the mechanical smoke and heat removal system is to be in the Modified Fire Command Room as referenced in the drawings.
96. **Site Safety Plan.** At the time of construction, the owner or owner's authorized agent will be responsible for the development, implementation, and maintenance of a site safety plan in accordance with CFC §3303.
97. **Rooftop Garden Maintenance Plan.** Prior to or concurrent with building permit applications, a maintenance plan is required to address vegetation placed on roofs. [CFC §317.4.3]
98. **Construction Egress and Standpipes.** During construction when building construction exceeds 40 feet in height above the lowest level of fire department vehicle access a temporary or permanent stairway must be provided, and as construction progresses, the



stairway must be extended to within one floor of the highest point of construction, having secured decking or flooring, and not less than one Class I standpipe must be provided for use, and the standpipe must be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access, with the standpipe provided with fire department hose connections at locations adjacent to the stairways and must be extended to within one floor of the highest point of construction having secured decking or flooring. [CFC §3311.1 and CFC §3313.1]

99. **Backflow Preventers and Fire Department Connection Location.** Any new backflow preventers or fire department connections proposed 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 Redwood City/City of San Carlos Fire Department and the City of San Carlos Planning Division review and approval prior to Building Permit issuance.
100. A final exterior lighting plan with specifications provided is subject to review and approval by the Planning Division prior to Building Permit issuance.
101. Any new Fire Department Connections proposed 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.
102. The Applicant shall follow all San Mateo County Water Pollution Prevention Best Management Practices (BMPs) during the construction process and prohibit the discharge of any waste into the storm drain system.
103. The project engineer shall design a drainage system to dissipate as much runoff on site as practicable and to eliminate or to minimize the additional runoff from entering the street gutters or drainage system consistent with the San Carlos Municipal Regional Storm Water NPDES Permit Sections C.3.c and C.3.d as appropriate. Dry wells, dissipation fields or detention facilities must be designed in accordance with the Soils Engineer's recommendations and have final installation approved, in writing, by the Soils Engineer.
104. 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.
105. 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.
106. Upon approval of the application, the Applicant shall sign and return the Land Use Indemnification statement.
107. Prior to the issuance of a Building Permit, the applicant shall prepare a Construction Staging Plan for review by the Planning and Building Divisions.



108. 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.
109. The applicant shall provide courtesy notice of construction progress to all property owners and occupants within 300' of the sites with contractor contact information to the satisfaction of the Building Official.
110. New signs are subject to compliance with San Carlos Municipal Code Chapter 18.22. A separate sign application shall be submitted to the Planning Division for Design Review approval.

The applicant shall implement the standard measures identified in the Initial Study 11 El Camino Real Project as listed below. The project would implement the following measures to control dust and exhaust during construction.

111. During any construction period ground disturbance, the applicant shall ensure that the project contractor implements the following Best Management Practices (BMPs) to control dust and exhaust. The contractor shall implement the following BMPs that are required of all projects:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.
 - f. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
 - g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
 - h. Unpaved roads providing access to site located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
 - i. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall be visible to ensure compliance with applicable regulations.
112. Avoidance and Inhibition of Nesting. Initiation of construction activities shall be scheduled to avoid the nesting season. Construction activities shall be completed before the start of the nesting season to help preclude nesting. The nesting season for most birds and raptors in the San Francisco Bay Area extends from February 1 through August 31.



113. Preconstruction Survey(s). If it is not possible to schedule the initiation of construction activities during the period of September 1 through January 31, then a qualified ornithologist shall conduct a preconstruction survey for nesting raptors and other migratory birds on all trees within 250 feet of the site to identify active bird nests that may be disturbed during project construction. This survey shall be completed no more than fourteen days prior to the initiation of construction activities. During this survey, the ornithologist shall inspect all trees and other possible nesting habitats in and immediately adjacent to the construction areas for nests.

- If the survey does not identify any nesting birds that would be affected by construction activities, no further action is required.
- If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist, in consultation with the California Department of Fish and Wildlife (CDFW) shall designate a construction-free buffer zone (typically up to 50 feet for passerines and up to 250 feet for raptors) to be established around the nest, depending on the location and species, to ensure that no nests of species protected by the MBTA and the CDFW would be disturbed during construction activities. The buffer shall remain in place until a qualified ornithologist has determined that the nest is no longer active.

114. Reporting. A final report on nesting birds and raptors, including survey methodology, survey date(s), map of identified active nests (if any), and protection measures (if required), shall be submitted and approved by the City of San Carlos's Community Development Department prior to the start of grading, excavation, or other site disturbance.

The project would implement the following conditions in the event archaeological resources are found during construction.

115. In the event archaeological resources are unearthed during ground-disturbing activities, all ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where ground disturbing activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area.

116. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. In anticipation of additional discoveries during construction, Archaeological Sensitivity Training will be carried out by a qualified archaeologist for all personnel who will engage in ground moving activities on the site. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals shall be contacted and consulted, and Native American construction monitoring should be initiated.

117. The City shall coordinate with the archaeologist and the applicant to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent



laboratory processing and analysis. If appropriate, the archaeologist may introduce archaeological monitoring on all or part of the site. An archaeological report will be written detailing all archaeological finds and submitted to the City and the Northwest Information Center.

The project would implement the following measures in the event that human remains are found during construction.

118. If human remains are unearthed during construction of the proposed project, the City shall comply with state Health and Safety Code Section 7050.5. The City shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD).
119. After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the Northwest Information Center. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

The project would implement the following measures to reduce and/or avoid impacts to unknown paleontological resources to a less than significant level.

120. In the event that a fossil is discovered during construction of the project, all work on the site will stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. The City shall be notified if any fossils are discovered. Treatment may include preparation and recovery of fossil material so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project proponent shall be responsible for implementing the recommendations of the paleontologist.

The project applicant shall implement the following measures to reduce impacts to construction workers, adjacent properties, and future residents from existing on-site soil and soil vapor contamination.

121. A Site Management Plan (SMP) and Health and Safety Plan (HSP) shall be prepared by the project contractor and submitted to San Mateo County Department of Environmental Health for review and approval prior to the issuance of grading permits. The SMP and HSP shall include the following:
 - Site control procedures to control the flow of personnel, vehicles, and materials in



- and out of the construction site;
- Measures to minimize dust generation, stormwater runoff, and tracking of soil off-site;
 - If excavation de-watering is required, protocols to evaluate water quality and discharge/disposal options;
 - Protocols for completing earthwork activities in areas where impacted soils, soil vapor, and/or groundwater are present or suspected;
 - Worker training requirements, health and safety measures, and soil-handling procedures;
 - Protocols to be implemented if buried structures, wells, debris, or unidentified areas of impacted soil are encountered during construction;
 - Protocols to evaluate the quality of soil suspected of being contaminated so that appropriate mitigation, disposal, or reuse options can be determined; and
 - Procedures to evaluate and document the quality of any soil imported to the construction site.
122. If required by the San Mateo County Department of Environmental Health, the project shall incorporate a vapor barrier beneath potential conduits (stairwells, elevator shafts, trash chutes) within the proposed apartment building to protect future occupants.
123. Utilize "quiet" models of air compressors and other stationary noise sources where such technology exists;
124. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment;
125. Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses;
126. Locate staging areas and construction material areas as far away as possible from adjacent land uses;
127. Prohibit all unnecessary idling of internal combustion engines;
128. Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem are implemented.
129. 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.
130. Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.
131. Preliminary calculations indicate that residential units located along the exterior building façades would require windows and doors with a minimum rating of 34 to 36 STC with



adequate forced-air mechanical ventilation to meet the City's interior noise threshold of 45 dBA Ldn.

132. Exterior walls facing the railroad tracks should implement staggered-stud construction methods or resilient channel systems to improve the transmission loss of the partition.
133. Preliminary calculations indicate that residential units located along the building facades would require windows and doors with a minimum rating of 28 to 44 STC with adequate forced-air mechanical ventilation to meet the maximum railroad interior noise levels of 55 dBA in bedrooms.

Megan Wooley-Ousdahl, AICP
Principal Planner
City of San Carlos

Effective Date: September 28, 2023



DRAFT VESTING TENTATIVE PARCEL MAP CERTIFICATE

This is to certify that the San Carlos Planning and Transportation Commission at the regular meeting thereof, held on September 18, 2023, granted approval of a Vesting Tentative Parcel Map to Richard Norris representing SummerHill Apartment Communities (hereafter "Subdivider"), to allow for a new development consisting of the construction of a new six-story 242-unit apartment community located at 11 El Camino Real. (APN: 045-320-1710 and 045-320-220). The application was approved subject to the following conditions:

1. All structures, site improvements, emergency access, and landscaping shall be situated on the property in accordance with the architectural plans prepared by KTG Architecture & Planning, consisting of 61 sheets, date-stamped August 8, 2023, landscape plans, prepared by Jett Landscape Architect & Design, consisting of 7 sheets, date-stamped May 24, 2023 and Vesting Tentative Parcel Map, prepared by Carlson, Barbee & Gibson, Inc., consisting of 8 sheets, dated-stamped August 3, 2023 as reviewed and approved by the Planning and Transportation Commission on September 18, 2023.
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. 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.
4. 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.
5. 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.
6. 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.



7. 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.
8. The applicant shall follow and adhere to all applicable City Standards and Details that are current at the time of construction, and applicable Caltrans standard plans and specifications, 2023 edition for improvements within the El Camino Real right of way.
9. The applicant shall apply for all relevant Encroachment Permits with the Public Works Department prior to construction.
10. The Applicant shall quitclaim the existing California Water Line Easement and PG&E easement and provide a copy of the recorded quitclaim documents to the City Engineer prior to issuance of the Grading or Building Permit.
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.

Megan Wooley-Ousdahl, AICP
Principal Planner
City of San Carlos

Effective Date: September 28, 2023