

RESOLUTION 17-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PLAN 1610-0024, A MAJOR DESIGN REVIEW AND TENTATIVE SUBDIVISION MAP NO. 9448 TO ALLOW FOR THE DIVISION OF A 0.78 ACRE PARCEL, IDENTIFIED AS ASSESSOR'S PARCEL NO: 417-130-034, AND TO ALLOW A PROPOSED MIXED USE DEVELOPMENT THAT INCLUDES A 3,607 SQUARE FOOT RETAIL BUILDING, A PARKING AREA, A PUBLIC ACCESS WALKWAY, AND EIGHT SINGLE-FAMILY ZERO LOT LINE TOWNHOMES AT 13717 SAN PABLO AVENUE WITHIN THE PLAZA SAN PABLO DEVELOPMENT AREA.

WHEREAS, an application was submitted for approval of a Major Design Review and Tentative Subdivision Map for a proposed mixed use development at 13717 San Pablo Avenue within the Plaza San Pablo development area, Plan 1610-0024, and deemed complete on January 9, 2017; and,

WHEREAS, the Tentative Subdivision Map divides an existing 0.78 acre parcel into nine parcels, of which one parcel is 0.47 acres, and eight parcels range in size from 0.037 acres to 0.041 acres; and,

WHEREAS, Municipal Code Title 16 regarding Subdivision has certain requirements regarding the Tentative Subdivision Map and related improvements, and the Tentative Subdivision Map is consistent with these regulations; and,

WHEREAS, the Tentative Subdivision Map is consistent with the Subdivision Map Act; and,

WHEREAS, the Planning Commission is the recommending body to the City Council for the Tentative Subdivision Map under Municipal Code Section 16.04.050 Review Procedures; and,

WHEREAS, Zoning Code section 17.20.030 requires design review for development within one of the City's Mixed Use Districts, and shall be reviewed by the Planning Commission; and,

WHEREAS, the development is located on a portion of Block C of the Plaza San Pablo development area and in order to approve any Design Review within this site, the Planning Commission shall make a finding that the design of the development is compatible with the Mixed Use Center South Regulating Code, and conforms to the applicable provisions of the San Pablo Avenue Specific Plan, Zoning Ordinance, and the General Plan; and,

WHEREAS, the development includes the construction of a retail building, a parking area, a public access walkway, and eight single-family zero lot line townhomes consistent with design guidelines included in the Mixed Use Center South Regulating Code; and,

WHEREAS, the City had an environmental consulting firm review the project to determine the appropriate level of environmental review required under the California Environmental Quality Act (CEQA); and,

WHEREAS, the Environmental Documentation for the Plaza San Pablo Project, dated November 28, 2016 is attached; and,

WHEREAS, the consultant's report states, pursuant to CEQA Guidelines Section 15168(c)(4), the City utilized a written checklist to determine whether the environmental effects of the project's site specific operations were evaluated in the certified San Pablo Avenue Specific Plan EIR. Pursuant to Section 15168(c)(2), the City evaluated whether further environmental review was required per the provision of Section 15162(a). The City considered various technical studies, prepared by environmental consultants hired by the City and the applicant including a traffic study, storm-water control plan, and proposed site and landscaping plans; and,

WHEREAS, the consultant's report concluded that the project would be consistent with the assumptions for the project site as presented in the City of San Pablo General Plan, San Pablo Avenue Specific Plan, and the project would not result in any new significant impacts or increase the severity of any significant impacts identified in the City of San Pablo General Plan EIR, San Pablo Avenue Specific Plan EIR, or the Mixed Use Center South Mitigated Negative Declaration. The circumstances under which the project would be undertaken have not substantially changed such that new or more severe impacts would occur. Therefore, no further environmental analysis is required; and,

WHEREAS, a Public Notice of the hearing has been given and notices were mailed to owners of properties within a 300-foot radius of the subject property on Thursday, February 9, 2017. In addition, a Public Hearing Notice was published in the West County Times newspaper on Saturday, February 11, 2017 in accordance with Government Code Section 65091;

WHEREAS, the Planning Commission conducted a public hearing on February 22, 2017 at which oral and written testimony was taken, in addition to reviewing the staff report and all attachments;

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of San Pablo has reviewed the proposed project and Tentative Subdivision Map and recommends approval of Plan 1610-0024 to the City Council, based on the following findings:

- A. The Project and Map are consistent with the City of San Pablo General Plan, San Pablo Avenue Specific Plan, Mixed Use Center South Regulating Code, the Subdivision Map Act, and Chapter 16.04 of the Municipal Code.

The proposed project and map meet the intent of following policies adopted in the City of San Pablo General Plan and San Pablo Avenue Specific Plan.

General Plan:

Guiding Policy ED-G-2: *Recruit community-serving retail, neighborhood serving commercial, healthcare, and entertainment businesses and activities that meet the needs of residents.*

Implementing Policy LU-I-7: *Require design review of all new construction and visible exterior alterations of large non-residential buildings.*

Implementing Policy LU-I-9: *Encourage new residential, commercial and related forms of development in a manner which fosters both day and appropriate night time activity; visual presence on the street level; appropriate lighting; and minimally obstructed view areas.*

Implementing Policy LU-I-19: *Require pedestrian-oriented amenities and design in mixed use areas, such as outdoor seating, plazas, public art, ground floor retail, and waiting areas (benches and shelters).*

Guiding Policy LU-G-11: *Recognize the importance of the mixed-use areas along San Pablo Avenue, San Pablo Dam Road, 23rd Street, and Rumrill Boulevard to the vitality and quality of life in San Pablo.*

Implementing Policy LU-I-39: *Use the San Pablo Avenue Specific Plan to guide future development in the Circle S site focus area.*

Specific Plan:

Guiding Policy 2-G-1: *Promote development of San Pablo Avenue as an attractive boulevard, lined with a diverse array of uses that promote vibrant street life, and maintain eyes on the street at all times.*

Guiding Policy 2-G-3: *Promote pedestrian- and transit-friendly development that enhances the public realm.*

Implementing Policy 2-I-1: *Establish mixed-use, transit supportive nodes of development near the intersections of San Pablo Avenue and the following streets: Rumrill Boulevard, El Portal Drive, Church Lane, and San Pablo Dam Road.*

Guiding Policy 3-G-5: *Improve pedestrian and bicycle amenities throughout the Planning Area to encourage walking and bicycle trips along the corridor.*

Implementing Policy 3-I-18: Encourage provisions of bike racks and locking systems in all multi-family residential developments, multi-tenant retail and office developments, and government and institutional uses.

Guiding Policy 3-G-11: Avoid excessive supplies of parking that would discourage transit ridership and pedestrian or bicycle trips.

Guiding Policy 4-G-1: Develop the Circle-S site with a vital mix of synergistic retail, eating/drinking establishments, office, institutional, and residential uses, and as a citywide and regional destination.

- B. The subject property is within the San Pablo Avenue Specific Plan/Mixed Use Center South area which promotes the development of San Pablo Avenue as an attractive pedestrian and transit oriented boulevard that promotes a vibrant street life with amenities that draw residents from the entire City and surrounding region.

The project site is located at the corner of San Pablo Avenue and Luna Lane within the Plaza San Pablo (Mixed Use Center South Regulating Code) development area and includes guidelines of the Mixed Use Center South Regulating Code. The project would promote the development of San Pablo Avenue as an attractive pedestrian and transit oriented boulevard that promotes a vibrant street life with amenities that draw residents from the entire City and would be consistent with the San Pablo Avenue Specific Plan policies.

- C. The proposed project fulfills the design standards of the Mixed Use Center South Regulating Code, Section 2.6 Building Design, and compliments the surrounding uses.

The "Modern" California design of the development conforms to the design standards of the Regulating Code and is complementary to other developments planned in the project area. The design also meets the requirement to encourage innovative design ideas that create an attractive improvement to a prominent location. Varied exterior materials, such as wood textured panels, paint color variations are proposed on the walls of the structures. The corner glass walls are also proposed for the exterior and define an attractive focal point at the corners of the parcel.

- D. Pursuant to the California Environmental Quality Act, the project and tentative subdivision map was found to be consistent with the environmental documents prepared for the General Plan, the San Pablo Avenue Specific Plan, and the Mixed Used Center South Regulating Code, and that no further environmental review was required.

The environmental documentation, attached as Exhibit 1, was prepared by an environmental consultant and found that the General Plan Environmental Impact Report (EIR), San Pablo Avenue Specific Plan

EIR, and the Mixed Use Center South Mitigated Negative Declaration (MND) analyzed potentially significant impacts from buildout of the Plaza San Pablo development area (Mixed Use Center South). CEQA provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Sections 15162 and 15163 provide that an agency shall not prepare a subsequent or supplemental EIR unless the agency determines, on the basis of substantial evidence that certain conditions exist that will lead to a new significant impact. CEQA Guidelines Section 15183(a) provides that if the subsequent activities under review 'are consistent with the development densities established by existing zoning, community plan, or general plan for which an EIR was certified,' the agency "shall not prepare additional environmental review. The proposed project is shown to be consistent with the allowed uses and densities identified in the Specific Plan and the Mixed Use Center South regulating code.

The environmental documentation report concluded that pursuant to CEQA Guidelines, the City evaluated the projects site specific operations within the San Pablo Avenue Specific Plan EIR, and evaluated whether further environmental review was required after considering various technical studies including a traffic study, a storm water control plan, and site plans.

The Planning Commission determines that based on the various information in the report, the proposed project would be consistent with the assumptions for the project site as presented in the General Plan and the San Pablo Avenue Specific Plan, and that the project would not result in any new significant impacts or increase the severity of any significant impacts identified in the General Plan EIR, San Pablo Avenue Specific Plan EIR, or the Mixed Use Center South MND. The circumstances under which the project would be undertaken have not substantially changed such that new or more severe impacts would occur. Therefore, no further environmental analysis is required.

- E. The map also adheres to the requirements outlined in the Subdivision Map Act and Chapter 16.04 of the Municipal Code. Pursuant to Municipal Code Section 16.04.060, prior to approving an application for a tentative map, the reviewing authority shall make that following findings:

- a. That the proposed map is consistent with the General Plan and any applicable Specific Plan or other adopted applicable plan.

The proposed map is consistent with the adopted City of San Pablo General Plan, San Pablo Avenue Specific Plan, and the Mixed Use Center South Regulating Code as discussed above.

- b. That the design or improvement of the proposed subdivision is consistent with the General Plan and any applicable Specific Plan.

The proposed design and improvements are consistent with City of San Pablo General Plan, San Pablo Avenue Specific Plan as discussed above. The proposed design and improvements are consistent with the design guidelines identified in the Mixed Use Center South Regulating Code.

- c. That the site is physically suitable for the type of development proposed.

The site is identified as lot C within the Mixed Use Center South Regulating Code. The proposed development for commercial and residential uses, and the proposed size of the structures, are consistent with the standards established within the Regulating Code.

- d. That the site is physically suitable for the proposed density of development.

The site is identified as lot C within the Mixed Use Center South Regulating Code and meets the regulatory density for the site.

- e. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.

The environmental impacts for development of the site were reviewed as required by CEQA. The site was reviewed for environmental impacts to fish, wildlife, or their habitat as part of the San Pablo General Plan EIR, San Pablo Avenue Specific Plan EIR, and the Mixed Use Center South MND. The data showed that impacts would be less than significant and that no mitigation was required as discussed above.

- f. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

The proposed design and type of improvements are consistent with adopted standards and regulations and are not likely to cause significant public health problems.

- g. That the design of the subdivision or type of improvement will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

The subdivision map includes a vehicle access easement for access to residential parking and a public access easement to accommodate a pedestrian thoroughfare.

- F. Public Notice of the hearing has been given and were mailed to owners of properties within a 300 foot radius of the subject property, and has been published in the West County Times, in accordance with the requirements of Government Code Section 65905.

Notices were mailed to owners of properties within a 300 foot radius of the subject property. The notices were mailed on Thursday, February 9, 2017. In addition, a Public Hearing Notice was published in the West County Times newspaper on Saturday, February 11, 2017.

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Pablo hereby recommends approval of Plan1610-0024 for a Major Design Review and Tentative Subdivision Map subject to the following Conditions of Approval.

General

1. Project plans are approved for the Plaza San Pablo Residences/Retail by CSHQA, dated 10/18/2016 and 1/17/2017 as identified as follows: A1-Cover Sheet; A2-Proposed Site Plan; A9-Retail Views; A7-Retail Floor Plan, A8-Retail Elevations, A5-Residence Elevations, A6-Residence Sections, A3- Unit 1-7 Floor Plans, A4-Unit 8 Floor Plans, Color Board, and L1-Landscape Plan. Minor modifications to this design may be granted by the Zoning Administrator if the proposed changes generally comply with the intent of the approved design.
2. In accordance with Municipal Code Section 16.04.070, the Tentative Subdivision Map is approved including four pages by Kister, Savio & REI, Inc. dated October 20, 2016, for a period of twenty-four months from the date of City Council approval. The Tentative Subdivision Map No. 9448 includes the following sheets: TM-1, Cover Sheet & Notes, TM-2, Proposed Lot Lines & Easements with Existing Topography, TM-3, Preliminary Grading & Drainage Plan, and TM-4, Stormwater Control Plan.
3. In accordance with Municipal Code Section 16.08 a Final Map for Subdivision No. 9448 shall be prepared and submitted to the City Council for their review and acceptance before the Final Map may be recorded. Proof of recordation shall be provided prior building permit issuance.
4. The major design review approval shall expire if building permits have not been issued within one year from the date of final approval. A time extension not exceeding one year beyond the initial one-year period may be granted by the Zoning Administrator.
5. All subsequent construction shall be in substantial compliance with the submitted plans as identified in the staff report attachments and on file with

the Development Services Department, subject to adopted conditions.

6. Obtain all necessary City of San Pablo Building and Public Works permits, and outside agency permits for water, waste, fire and any proposed work.
7. All roof-mounted and other mechanical equipment, if any, shall be screened from view from adjacent public rights-of-way, as well as from adjoining properties, subject to the review and approval during the Plan Check review process.
8. The operator of the retail project shall be responsible for maintaining the landscaping and irrigation of the retail building area, parking lot and public access walkway. Individual townhome owners shall be responsible for maintaining the landscaping and irrigation associated with each townhome parcel.
9. A lighting site plan and contour plan shall be submitted for approval of the Zoning Administrator consistent with required standards. All lighting on the property shall be oriented or screened so as to prevent glare and direct light from reaching adjacent properties.
10. Bicycle racks and mechanisms, as approved by the City, shall be installed as identified on the submitted site plans.
11. Construction activity shall be limited between the hours of 7:00 am and 6:00 pm Monday through Friday and from 9:00 am to 5:00 pm on Saturday. Construction is not permitted on Sundays.
12. The property shall be free of all debris. All scrap materials shall be stored in a container and shall be removed regularly.
13. Indemnification: Pursuant to Government Code Section 66474.9, the applicant and owner (including any agent thereof) shall defend, indemnify, and hold harmless the City of San Pablo and its agents, officers, or employees from any claim to attack, set aside, void or annul, the City's approval concerning this planning application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the applicant or agent of any such claim, action, or proceeding and cooperate fully in the defense.
14. 75% of construction waste shall be recycled or reused.
15. The applicant shall provide a Final Design (improvement drawings), approved by the City of San Pablo as described in Title 16 of the City of San Pablo Municipal Code. Improvement drawings shall incorporate City General Notes for Site Work, included in the Appendix.

16. The applicant shall submit grading, drainage improvement plans, sediment and erosion control plans to the Development Services and Public Works Engineering Division for approval. All of these plans shall be prepared by a California-registered Civil Engineer and approved by the City prior to approval of a building permit.
17. All construction improvements shall be designed by the appropriately licensed design professional. The standards imposed by the City for the private improvements shall be considered as minimum requirements and the standards may be increased by the design professional where judgment and prudence dictate.
18. Prior to construction, applicant shall submit to City's Public Works Engineering Division, product and material cut sheets for key components, including storm drain pipe, manholes, inlets, street lights and pull boxes, if applicable.
19. All abandoned pipes and other abandoned miscellaneous improvements shall be shown on plans and be removed.
20. All new equipment such as backflow prevention devices, meters and transformers shall be screened with landscaping or other means, and not visible from the public right of way. These shall be shown on the landscaping plans.
21. In the event of the encounter of subsurface materials suspected to be an archaeological or paleontological nature, all grading or excavation shall cease in the immediate area and the find left untouched. Applicant shall pay the City for the cost of a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree in paleontology or geology to evaluate and insure regulation compliance. The recommendation of the qualified professional shall be implemented before work may proceed. The applicant shall be liable for all costs associated therewith and submit a deposit for the estimated cost.
22. The standard design details presented in the Contra Costa County Public Works Department Standard Plans document (latest edition) shall be used for the Final Design; however, all designs and studies shall be performed in English units. These design details shall apply to onsite and offsite improvements. Any City of San Pablo Standard Detail or the City General Notes for Site Work, referenced in the Appendix, shall supersede any Contra Costa County standard detail, with the exception of the County dimensional requirements for driveway ramps indicated in Plan No. CA20 and CA72. Additionally, the City of San Pablo City Engineer may modify any of these standard plan details when in his or her judgment a modification would better suit the onsite or offsite improvements. All applicable ordinances, regulations and requirements of Federal, State and local governments shall be met, including all the requirements of the City of San Pablo municipal code. All noise, building permit and grading permit requirements shall be met as applicable.

Garbage and Recycling Area

23. The retail/restaurant property must have a covered trash enclosure(s) sufficient to accommodate waste, recyclables and compostables generated by the use. Standard detail trash enclosures, as required by the City of San Pablo, shall be utilized.
24. Comply with the requirements of the Richmond Sanitary Service or solid waste disposal contractor.
25. The refuse area shall be properly screened, gated and covered with a rain canopy. The City shall review and approve the screening of the refuse area.
26. The project must provide equal space for recyclables as for garbage containers which are adequate, accessible and convenient areas for collecting and loading of both recyclable and garbage materials. Driveways and/or travel aisles shall, at a minimum, conform to local requirements for garbage collection access and clearance. The driveways and/or travel aisles must provide unobstructed access for collection vehicles and personnel. Areas for collecting and loading recyclable materials must be adjacent to the solid waste collection areas.

Fire Protection

27. The project shall conform to the access requirement as per Contra Costa County Fire Protection District's conditions of approval. An approval letter shall be submitted to the City of San Pablo prior to issuance of a building permit.
28. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1,500 GPM. Required flow must be delivered from at least one hydrant flowing for a duration of 120 minutes while maintaining 20 lbs. residual pressure in the main.
29. The developer shall submit a minimum of two copies of site improvement plans to the Contra Costa Fire District indicating all existing hydrant locations and fire apparatus access from review and approval prior to obtaining a building permit.
30. The townhomes shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section R313.3 of the 2013 California Residential Code. Two sets of plans shall be submitted to the Fire District for review and approval prior to installation.

Drainage

31. Any on-site storm drains shall be owned, operated and maintained by the property owner.

32. Applicant agrees to provide repairs or upgrades to public storm drain facilities which may be necessary to accommodate the proposed storm water generated by the project as required by the City Engineer.
33. The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) permit for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board or any of its Regional Water Quality Control Boards (San Francisco Bay-Regional II).
34. The applicant shall develop and submit for review an operations and maintenance (O&M) plan and sign an O&M agreement with the City Public Works Department for the constructed bioswales.
35. Trash capture devices may be required by the City at catch basins (to be determined during plan check).

Signs

36. All signs shall be subject to the review and approval by the City consistent with Municipal Code Chapter 18.04, Regulatory Sign Ordinance and the Mixed Use Center South Regulating Code. No other outside displays are permitted. Prior to the installation of any signs, the applicant shall obtain design review approval from Development Services Planning Division, and building permits from the Building Department.
37. The design, color and location of any project sign at the entrance or on the property shall be reviewed and approved by the Development Services Division.

Utilities

38. Water, gas, electrical, telephone, and sanitary sewer utilities shall be constructed to the minimum standards of the respective utility companies. Trench details, pipe slope and other details shall also meet minimum requirements. All requirements of the applicable utility companies and departments and the fire department shall be met, including fees and administrative requirements.
39. All new utilities shall be undergrounded, including transformers.
40. Contractor shall call 811 before construction for the location of any underground services.

Sanitary Sewer

41. A will-serve letter from the West County Wastewater District shall be submitted with the submission for a building permit.

42. Comply with the conditions of the West County Wastewater District (WCWD).
43. Improvement plans require WCWD approval. WCWD permits for each building are required prior to the inspection and approval of the building sewer laterals and prior to granting of a certificate of occupancy.

Environmental Hazards

44. If applicable, any existing or abandoned monitoring wells shall be destroyed pursuant to Contra Costa Environmental Health requirements. Appropriate permits and inspections for this work shall be obtained.
45. Comply with the requirements of the Health Services Department, Environmental Health Division.

Water

46. A will-serve letter from the East Bay Municipal Utility District shall be submitted with the submission for a building permit.
47. Water conservation measures for both internal and external use must be incorporated into the design and construction of the proposed project. EBMUD encourages the use of equipment, devices, and methodology that furthers water conservation and provides for long-term efficient water use. EBMUD recommends the use of drought resistance plants, use of inert materials, and minimum use of turf areas.
48. All new private lot landscaping shall consist of non-invasive, drought-tolerant, low-water use plant species.

Geotechnical

49. The applicable geotechnical report for the project shall be noted on improvement plans, if applicable.
50. High levels of ground shaking may occur during future large magnitude Bay Area earthquakes, particularly on the Hayward fault. All structures and other improvements on the property will be subjected to this shaking, and could be seriously damaged if not properly designed. This potential impact could be reduced to a level of less than significant through ensuring that the structural design of all buildings is performed by knowledgeable structural engineers familiar with conservative seismic design principles. Other on-site improvements should also incorporate conservative elements of good design practice to minimize damage.
51. Prior to issuance of building permits, applicant shall submit as-graded report of the engineering geologist or the geotechnical engineer to Development Services Division with an as-graded map showing final plan and grades if required by the City Engineer. The applicant shall submit

grading plans for review and approval of the Development Services Division prior to issuance of grading permits.

Landscaping

52. At the back of sidewalks, where the slope of the planting bed may allow soil, mulch or other materials to migrate onto the walkway, appropriate durable bender boards shall be placed or concrete curbs shall be used.
53. Landscaping and irrigation shall be part of the final design drawings (improvement plans).
54. California native drought tolerant plants or trees shall be used as much as possible. All new trees shall be a minimum 15-gallon size, all shrubs shall be a minimum 5-gallon size. Irrigation system shall be a point source drip system, or equivalent.
55. An on-site inspection shall be made by the Development Services Division to determine compliance with the approved landscape plan.
56. Property owner is responsible for sidewalk and landscaping strip maintenance. Root barriers shall be installed for new trees in the landscaping area per City Standards.
57. Ongoing landscaping maintenance and die-back replacement shall be the responsibility of the property owner.

Streets & Sidewalks

58. All new private curb ramps and sidewalks shall meet current ADA and Title 12 requirements and guidelines. Existing public curb ramps which do not meet current requirements shall be upgraded, and tripping hazards in public sidewalks shall be corrected by replacing the offending sections.
59. The applicant shall provide for public street improvements as necessitated by the project, including but not limited to median modifications, traffic signal modifications, striping and other pavement markings, curb ramps, sidewalk repairs, monuments, fire hydrants, electroliers/lighting facilities, if applicable.
60. The applicant shall insure that improvements near intersections do not obstruct the sight distance to oncoming traffic. Contra Costa County detail CA10 shall be used as a general guideline. The City Engineer may reduce the requirements of detail CA10 for interior intersections.

Waste Minimization/Energy Conservation

61. Protect solar access. Incorporate design features wherever feasible to protect solar access. Inclusion of these measures would not be part of Title 24 compliance, but rather an additional conservation measure.

62. All outdoor lighting shall be LED.

Construction

63. A dust and litter control program shall be submitted for the review and approval of the City. Any violation of the approved program or applicable ordinances shall require an immediate work stoppage. Construction work shall not be allowed to resume until, if necessary, an appropriate construction bond has been posted.

64. The applicant shall make a good-faith effort to avoid interference with existing neighborhood traffic flows. Prior to issuance of building permits, the proposed roads serving this development shall be constructed to provide access as required by the City Engineer. Truck routes for hauling materials shall be submitted for City approval.

65. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.

66. Separate permits will be required from Public Works for the following work: offsite grading, joint trench and improvements if applicable.

Appendix

The following items are incorporated by reference into these conditions of approval:

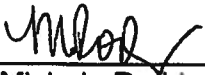
1. City Standard Details, current edition (available on City website, at <http://sanpabloca.gov/index.aspx?nid=1262>)
2. Contra Costa County Standard Plans, current edition

BE IT FURTHER RESOLVED, that the foregoing recitations are true and correct, and are included herein by reference as findings.

Adopted this 22nd day of February, 2017, by the following vote:


AYES:	COMMISSIONERS:	Xavier, Trujillo, Shi, Feliciano, Inglis
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None

ATTEST:



Michele Rodriguez
Secretary

APPROVED:



Rita C. Xavier
Chairperson