

MEETING OF MAY 2, 2006

AGENDA ITEM NO. 6C



Application I.D.: PA2006-0023

Application Type: Conditional Use Permit
Design Review

Location: 700 Island Parkway

Applicant: George Avanesian

Owner: Don Lucas

APN: 040-360-400 & 410

Zoning: PD (Planned Development)

General Plan Designation: Mixed Use Area, East Belmont

Environmental Determination: Categorically Exempt, Section 15303

PROJECT DESCRIPTION

The applicant requests Conditional Use Permit and associated Detailed Development Plan, and Design Review approval to construct a 960 sq. ft. office addition for the existing 50,046 sq. ft. Autobahn Motors Sales/Service facility.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution **approving** the Conditional Use Permit, and Design Review applications¹.

ZONING/GENERAL PLAN DESIGNATION

The subject property is located in a PD (Planned Development) zoning district. According to Section 12.9 of the Zoning Code, amendments to an approved Detailed Development Plan require approval of a Conditional Use Permit. The site is designated as Mixed Use – East Belmont in the General Plan, and the existing use is consistent with the General Plan designation.

PRIOR ACTIONS

Key dates associated with establishment of the automotive sales/service for the site are as follows:

¹ Please note: This recommendation is made in advance of public testimony or Commission discussion of the project. At the public hearing, these two factors, in conjunction with the staff analysis, will be considered by the Commission in rendering a decision on the project.

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500 FOOT RADIUS MAP

January-April 1994 – Conceptual Development Plan (CDP) reviewed and approved for the site by the Planning Commission & City Council. The CDP development standard approvals are for Lot 14 (site of current building) and Lot 15 (associated parking lot across the street from existing building). Total floor area permitted as part of the approvals is 52,700 square feet.

April 1995 - the Planning Commission approves a Conditional Use Permit, Design Review, Detailed Development Plan (DDP), and Grading Plan to allow the construction of the facility.

1997/1998 – Facility is constructed.

June 2000 – the Planning Commission approves a Conditional Use Permit to construct a 920 sq. ft. office addition for the facility.

SITE CONDITIONS

As discussed earlier, the 4.47-acre site is comprised of two parcels:

- The 3.8-acre (lot 14) western parcel, which houses the existing facility, parking areas, and landscaping.
- The 1.65-acre (lot 15) eastern parcel (across the street), which serves as a parking lot for sales/serviced vehicles.

The site is located north of Ralston Avenue/Marine Parkway. Surrounding uses include the Belmont Sports Complex, and Summerfield Suites uses to the north, Oracle & other commercial buildings to the east, mixed-commercial uses to the south, and State Highway 101 to the west.

PROJECT ANALYSIS

The existing 50,046 sq. ft. facility includes the dealership sales showroom, ancillary office space, service/parts, and outdoor new car sales area. The proposed 960 sq. ft. addition (10 ft. x 96 ft.) will create eight partitioned office areas to accommodate for service advisor space for the facility; total resulting floor area for the facility would be 51,006 sq. ft. (under the 52,700 sq. ft. maximum permitted via the CDP).

The total height of the office space addition is approximately 11 feet. The project area is located adjacent to a bank of parking spaces and the canopied service reception area for the facility (See Site Plan Sheet A-1). No grading is proposed as part of the project. No new landscaping is proposed. No existing trees would be removed to allow for the proposed construction.

The project site includes spaces for approximately 333 vehicles – 184 spaces for the sales/service building and 149 spaces for the parking lot across the street. Under Belmont Zoning Ordinance regulations for the existing type of use (automobile sales/service facility), 215 spaces would be required. The existing facility and proposed addition comply with the Planned Development & Zoning Code regulations for required parking.

Exterior Materials/Design

The addition is sheathed in a stucco like material, with relatively simple detailing. The service advisor entries are highlighted with metal framing and glass. The addition will incorporate consistent exterior finishes/colors to match the existing building design.

DISCUSSION

Zoning Conformance - Conceptual and Detailed Development Plans

A Conceptual Development Plan is the core of a PD zone designation. PD designations are assigned only in response to a specific project application, and each PD-zoned site includes a Conceptual Development Plan. The CDP includes a schematic layout of, “land uses, location of buildings, structures and building groups...proposed circulation systems...proposed parks, playgrounds, school sites and other open spaces...proposed landscaping...any existing trees to be removed...proposed off-street parking”.²

Detailed Development Plan (DDP) review for any established Planned Development-zoned property does not occur until after a CDP is approved. The DDP review focuses on “...elevations and perspective drawings of all proposed (or in this case existing) structures...location and type of plant materials...finished grades...off-street parking”.³

Section 12.4 of the Belmont Zoning Ordinance identifies how DDP’s are established.⁴ DDP’s (and any associated amendments, as in this case) are reviewed and approved (via a Conditional Use Permit) by the Planning Commission. The City Council only reviews DDP applications if an appeal is filed after Planning Commission action.

As discussed earlier, the CDP permitted up to 52,700 sq. ft. for the Planned Development for the site; the resulting floor area addition for the facility (at 51,006 sq. ft.) would not exceed the maximum limit prescribed by the CDP. Section 12.9 of the Zoning Ordinance specifies that changes in Detailed Development Plans shall be considered the same as changes to the Conditional Use Permit. Thus the proposed office addition would require approval of a

² Belmont Zoning Ordinance, Section 12.3A, excerpts

³ Ibid., Section 12.5.A.6, excerpts

⁴ “12.4 APPROVAL OF USES AND DEVELOPMENT – A Conditional Use Permit shall be required for any and all uses in a PD District, and Design Review shall be required for any and all improvements, as determined below:

A For all commercial, institutional, multiple family residential, institutional and similar developments, the principles of Section 13.5.3 shall be followed.

...

C In addition, the Planning Commission shall not grant a Use Permit for any use or uses in a PD District, unless it finds:

1 Such use or uses substantially conform to the adopted General Plan of the City of Belmont.

2 Such use or uses are as shown on the approved Conceptual Development Plan for the particular PD District.

A Detailed Development Plan, as described in Section 12.5 shall be submitted as part of any application for a Use Permit / Design Review”

Conditional Use Permit; the specific findings required for the DDP amendment follow later in the report.

General Plan Conformance

The General Plan designates the project site as Mixed Use Area – East Belmont. The proposed office addition for the facility does not change the intended land use for the established Planned Development (automobile sales/service). The existing and proposed uses are identical and in conformance with the general plan designation.

NEIGHBORHOOD OUTREACH

The applicant performed neighborhood outreach as detailed in the Neighborhood Outreach submittal provided for this report. The applicant reported sending a letter to all property owners within 300 feet of the site informing them of a meeting to be held at the site on 4/17/06 to discuss the project. The applicant reports that no persons attended the meeting or submitted comments for the project. Staff has not received any public comments regarding this project as of the writing of this report. The applicant appears to have achieved the outreach strategy tasks.

ENVIRONMENTAL CLEARANCE (CEQA)

The proposed Autobahn office addition project is categorically exempt from the provisions of the California Environmental Quality Act by Sections 15303:

“Class 3 consists of construction and location of limited numbers of new, small facilities or structures...Examples of this exemption include but are not limited to:

“A store, motel, office...structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area...”

The proposal meets the above requirements for CEQA exemption.

CONDITIONAL USE PERMIT

The Commission may grant the Conditional Use Permit to amend the Detailed Development Plan, subject to the following findings per Section 11.5.1 a-d (Conditional Use Permits) of the Zoning Code:

- a. The location of the proposed use is compatible to other land uses in the general neighborhood and does not place an undue burden on existing transportation, utilities and services in the vicinity.*

The Autobahn Motors facility property is located within a mixed-commercial use area that is compatible with the zoning and general plan designations. The existing use will not be affected by the proposed office addition. Transportation, utilities and service facilities will not be impacted by the proposal. This finding can be made in the affirmative.

- b. The site is of sufficient size to accommodate the proposed use together with all yards, open spaces, walls, fences, parking and loading facilities, landscaping and such other provisions as required by the Zoning Ordinance.*

The site has adequate parking to serve the existing uses. The proposed addition area is buffered from adjacent uses by the existing building, parking and landscape areas. The proposed floor area addition will not significantly impact the existing site layout/design. This finding can be made in the affirmative.

- c. The site will be served by streets of capacity sufficient to carry the traffic generated by the proposed use.*

The subject site is located in a Planned Development that is sufficiently served by arterial/local streets and State Highway 101. The proposed floor area addition for the facility will not represent a significant change in the amount of traffic generated in the area. Based on comments received from City Departments, local streets are adequate to accommodate the current use for the site. Thus, this finding can be made in the affirmative.

- d. The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity or the general welfare of the City.*

The proposed floor area addition would not adversely impact surrounding properties, as the current use is compatible and consistent with the adopted development regulations of the site. The layout/design of the modified facility will not impair views of significance and will not adversely affect other property in the vicinity or the general welfare of the City. This finding can be made in the affirmative.

The following two additional findings as per Section 12.4.C (1 & 2) of the Zoning Code are required in order to amend a DDP as part of the Conditional Use Permit.

- 1. Such use or uses substantially conform to the adopted General Plan of the City of Belmont.*

The existing and proposed uses for the site are identical and in conformance with the approved Conceptual Development Plan adopted for the site in 1994; the project is compatible with the Mixed-Use Area – East Belmont General Plan Designation for the property. The proposed project does use does not change the land use of the site. This finding can be made in the affirmative.

- 2. Such use or uses are as shown on the approved Conceptual Development Plan for the particular PD District.*

The existing use is clearly indicated as part of the approved (1994) Conceptual Development Plan (CDP) for the site. This finding can be made in the affirmative.

DESIGN REVIEW

The proposed office addition for the existing facility is required to meet the Design Review Principles in Section 13.5.3 of the City of Belmont Zoning Ordinance. The following is an analysis of those standards.

- a) *Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.*

The proposed floor area addition will match the existing building in materials, finish, and color. Overall, the design features of the project provide appropriate scale, mass, and proportions for the site.

- b) *Review of proposed exterior color and material application with relationship to adjacent architecture of natural elements. The intent with respect to review of color is to avoid the use of extreme color.*

The proposed structure does not include the use of extreme color. All of the colors (beige for the stucco elements and matching trim elements for doors and windows) are subdued and will blend appropriately with the existing building. The building material compliments the form of the existing building.

- c) *Review of the proposed location, height, and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other surfacing to prevent dust erosion.*

No new walls, fences or hedges are planned for the site. No existing trees would be removed to allow for the proposed construction.

- d) *Review of location, size, height, lighting and landscaping of signs as specified in the Sign Ordinance, in relation to traffic hazards and the appearance of harmony with the environment. The intent with respect to review of color is to avoid the use of extreme color.*

No new signage is proposed as part of the office addition for the facility. Existing building and directional signage for the site will continue to be maintained for the property.

- e) *Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.*

The approved Planned Development (1994) and associated project site plan was developed in direct response to the existing conditions and limitations of the property. No significant changes are proposed to the site layout for the property.

- f) *Review of the layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.*

The proposed circulation system for pedestrians and vehicles is safe and efficient. Reasonable delineation is made between pedestrian walkway areas and vehicular drives, and entrances/exits. No changes are proposed to the on-site circulation systems.

- g) *Review of site landscaping including adequacy of irrigation plans, size and location of plant materials, and protection of existing plant materials.*

No new landscaping is proposed for the project. No trees would be removed to allow for the proposed roof modifications.

Staff has considered the applicant's request for Design Review and finds it consistent with the Design Review Ordinance Principles (Section 13.5.3) of the Zoning Ordinance. Staff reviewed the exterior materials/colors, and roof design, and believes the proposal conforms to all required standards and is generally compatible with neighboring properties.

CONCLUSION AND RECOMMENDATION

Based on the foregoing analysis and required findings, staff recommends approval of the Conditional Use Permit, and Design Review to allow an office addition for the Autobahn Motors Sales/Service facility located at 700 Island Parkway.

ACTION ALTERNATIVES

1. Continue the application for redesign.
2. Deny the Conditional Use Permit, and Design Review and direct staff to prepare a resolution consistent with that action.

ATTACHMENTS

- I. 500-foot Radius Map (Follows on Page 2 of report)
- II. Resolution approving the Conditional Use Permit and Design Review
- III. Conditions of Approval
- IV. Neighborhood Outreach Submittal
- V. Project plans/materials (Commission only)

Respectfully submitted,

Carlos de Melo
Community Development Director

CC: Applicant/Property Owner

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PLEASE NOTE:

Attachments IV and V are not included as part of this document – please contact the Community Development Department at (650) 595-7417 for further information on these attachments.

RESOLUTION NO. 2006-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT
APPROVING A CONDITIONAL USE PERMIT AND ASSOCIATED DETAILED
DEVELOPMENT PLAN AMENDMENT, AND DESIGN REVIEW TO ALLOW
CONSTRUCTION OF AN OFFICE ADDITION FOR AUTOBAHN MOTORS
AT 700 ISLAND PARKWAY (APPL. NO. 2006-0023)

WHEREAS, Don Lucas, property owner, requests Conditional Use Permit and Design Review approval to construct a 960 sq. ft. office addition for the existing 50,046 sq. ft. Autobahn Motors Sales/Service facility at 700 Island Parkway; and,

WHEREAS, on May 2, 2006, the Planning Commission, following notification in the prescribed manner, conducted a public hearing, at which hearing the Commission considered public testimony and a staff report on the aforementioned requested entitlements; and,

WHEREAS, the Planning Commission of the City of Belmont finds the project to be categorically exempt pursuant to the California Environmental Quality Act, Sections 15303; and,

WHEREAS, the Planning Commission hereby adopts the staff report dated May 2, 2006, and the facts contained therein as its own findings of facts; and,

WHEREAS, the Planning Commission has considered the applicant's request for a Conditional Use Permit to amend the Autobahn Motors Detailed Development Plan (DDP) to allow the proposed office addition and finds that it meets required findings as set forth in Sections 11.5.1 (a-d) and 12.4.C (1 & 2) of the Zoning Ordinance as follows:

a. The location of the proposed use is compatible to other land uses in the general neighborhood and does not place an undue burden on existing transportation, utilities and services in the vicinity.

The Autobahn Motors facility property is located within a mixed-commercial use area that is compatible with the zoning and general plan designations. The existing use will not be affected by the proposed office addition. Transportation, utilities and service facilities will not be impacted by the proposal. This finding is affirmed.

b. The site is of sufficient size to accommodate the proposed use together with all yards, open spaces, walls, fences, parking and loading facilities, landscaping and such other provisions as required by the Zoning Ordinance.

The site has adequate parking to serve the existing uses. The proposed addition area is buffered from adjacent uses by the existing building, parking and landscape areas. The proposed floor area addition will not significantly impact the existing site layout/design. This finding is affirmed.

c. The site will be served by streets of capacity sufficient to carry the traffic generated by the proposed use.

The subject site is located in a Planned Development that is sufficiently served by arterial/local streets and State Highway 101. The proposed floor area addition for the facility will not represent a significant change in the amount of traffic generated in the area. Based on comments received from City Departments, local streets are adequate to accommodate the current use for the site. This finding is affirmed.

d. The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity or the general welfare of the City.

The proposed floor area addition would not adversely impact surrounding properties, as the current use is compatible and consistent with the adopted development regulations of the site. The layout/design of the modified facility will not impair views of significance and will not adversely affect other property in the vicinity or the general welfare of the City. This finding is affirmed.

12.4.C.1. Such use or uses substantially conform to the adopted General Plan of the City of Belmont.

The existing and proposed uses for the site are identical and in conformance with the approved Conceptual Development Plan adopted for the site in 1994; the project is compatible with the Mixed-Use Area – East Belmont General Plan Designation for the property. The proposed project does use does not change the land use of the site. This finding is affirmed.

12.4.C.2 Such use or uses are as shown on the approved Conceptual Development Plan for the particular PD District.

The existing use is clearly indicated as part of the approved (1994) Conceptual Development Plan (CDP) for the site. This finding is affirmed.

WHEREAS, the Planning Commission has considered the applicant's request for Design Review pursuant to the Design Review Ordinance Principles of Section 13.5.3 of the Belmont Zoning Ordinance as follows:

a) Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.

The proposed floor area addition will match the existing building in materials, finish, and color. Overall, the design features of the project provide appropriate scale, mass, and proportions for the site.

b) Review of proposed exterior color and material application with relationship to adjacent architecture of natural elements. The intent with respect to review of color is to avoid the use of extreme color.

The proposed structure does not include the use of extreme color. All of the colors (beige for the stucco elements and matching trim elements for doors and windows) are subdued and will blend appropriately with the existing building. The building material compliments the form of the existing building.

- c) Review of the proposed location, height, and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other surfacing to prevent dust erosion.

No new walls, fences or hedges are planned for the site. No existing trees would be removed to allow for the proposed construction.

- d) Review of location, size, height, lighting and landscaping of signs as specified in the Sign Ordinance, in relation to traffic hazards and the appearance of harmony with the environment. The intent with respect to review of color is to avoid the use of extreme color.

No new signage is proposed as part of the office addition for the facility. Existing building and directional signage for the site will continue to be maintained for the property.

- h) *Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.*

The approved Planned Development (1994) and associated project site plan was developed in direct response to the existing conditions and limitations of the property. No significant changes are proposed to the site layout for the property.

- i) *Review of the layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.*

The proposed circulation system for pedestrians and vehicles is safe and efficient. Reasonable delineation is made between pedestrian walkway areas and vehicular drives, and entrances/exits. No changes are proposed to the on-site circulation systems.

- j) *Review of site landscaping including adequacy of irrigation plans, size and location of plant materials, and protection of existing plant materials.*

No new landscaping is proposed for the project. No trees would be removed to allow for the proposed roof modifications.

WHEREAS, the Planning Commission finds the applicant's request for Design Review is consistent with the Design Review Ordinance Principles (Section 13.5.3) of the Zoning Ordinance. The Planning Commission reviewed the exterior materials/colors, and roof design, and believes the proposal conforms to all required standards and is generally compatible with neighboring properties.

WHEREAS, the Planning Commission did hear and use their independent judgment and considered all said reports, recommendations and testimony herein above set forth.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission approves the Conditional Use Permit and associated Detailed Development Plan Amendment, and Design Review to allow the 960 sq. ft. office addition for the existing 50,046 sq. ft. Autobahn Motors Sales/Service facility at 700 Island Parkway, subject to the conditions attached as Exhibit "A".

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on May 2, 2006 by the following vote:

AYES,
COMMISSIONERS: _____
NOES,
COMMISSIONERS: _____
ABSENT,
COMMISSIONERS: _____
ABSTAIN,
COMMISSIONERS: _____
RECUSED,
COMMISSIONERS: _____

Carlos de Melo
Planning Commission Secretary

EXHIBIT "A"

CONDITIONS OF PROJECT APPROVAL
CONDITIONAL USE PERMIT & DESIGN REVIEW
AUTOBAHN MOTORS – 700 ISLAND PARKWAY (APPL. NO.2006-0023)

- I. COMPLY WITH THE FOLLOWING CONDITIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT:
- A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions:

Planning Division

1. Construction shall conform to the plans on file in the Planning Division for Appl. No. 2006-0023 and date-stamped March 24, 2006. The Director of Community Development may approve minor modifications to the plans.
2. All construction and related activities which require a City building permit shall be allowed only during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays. No construction activity or related activities shall be allowed outside of the aforementioned hours or on Sundays and the following holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day. All gasoline powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.

Prior to issuance of building permits, the property owner shall file with the Director of Community Development, on forms provided by the City, an acknowledgment that he/she has read, understands and agrees to these conditions of approval.

4. In accordance with the Belmont Zoning Ordinance, the permit(s) granted by this approval shall expire one (1) year from the date of approval, with said approval date indicated on the accompanying Planning Commission resolution. Any request for extension of the expiration date shall be made in accordance with the applicable provisions of the Belmont Zoning Ordinance.
5. In the event that this approval is challenged by a third party, the property owner and all assignees will be responsible for defending against this challenge, and agrees to accept responsibility for defense at the request of the City. The property owner and all assignees agree to defend, indemnify and hold harmless the City of Belmont and all officials, staff, consultants and agents from any costs, claims or liabilities arising from the approval, including without limitation, any award of attorneys fees that might result from the third party challenge.

Building Division

1. Prior to any construction, the applicant or a designated representative shall obtain all of the required building permits for the project.
- II. COMPLY WITH THE FOLLOWING CONDITIONS OF THE PUBLIC WORKS DEPARTMENT:
 - A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions.
 1. If PG&E is requiring the developer to put in the gas and/or electrical connection, then the developer must submit plans for the encroachment to the Department to Public Works.
 2. The owner/applicant shall ensure that all construction personnel follow standard BMPs for stormwater quality protection during construction of project. These includes, but are not limited to, the following:
 - a) Store, handle and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - b) Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, washwater or sediment, and non-stormwater discharges to storm drains and watercourses.
 - c) Use sediment controls, filtration, or settling to remove sediment from dewatering effluent.
 - d) Do not clean, fuel, or maintain vehicles on-site, except in a designated area in which runoff is contained and treated.
 - e) Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers or fencing.
 - f) Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching or other measures as appropriate.
 - g) Perform clearing and earth moving activities only during dry weather (April 15 through November 14).
 - h) Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
 - i) Limit construction access routes and stabilize designated access points.
 - j) Do not track dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
 3. The owner/applicant shall ensure that applicable Best Management Practices (BMPs) from the San Mateo Stormwater Pollution Prevention Program (STOPPP) are followed to

prevent discharge of soil or any construction material into the gutter, stormdrain system or creek.

4. Failure to comply with any permit condition may result in a "Stop Work" order or other penalty.
5. The developer shall incorporate the following Best Management Practices (BMPs) for stormwater quality protection into site design to the extent that conditions allow. (Refer to the Bay Area Stormwater Management Agencies Association (BASMAA) Start at the Source Design Guidance Manual for Stormwater Quality Protection (available from BASMAA @ 510-622-2465):
 - a. For walking and light traffic areas, permeable pavements shall be used where feasible. Typical pervious pavements include pervious concrete, porous asphalt, turf block, brick pavers, natural stone pavers, concrete unit pavers, crushed aggregate (gravel), cobbles and wood mulch.
 - b. Parking lots shall include hybrid surfaces (pervious material for stalls only), concave medians with biofilters (grassy swales), and landscaped infiltration/detention basins as feasible.
 - c. The landscape design shall incorporate biofilters, infiltration and retention/detention basins into the site plan as feasible.
 - d. For outdoor work areas including garbage, recycling, maintenance, storage, and loading, applicable stormwater controls include siting or set back from drainage paths and water ways, and provision of roofing and curbs or berms to prevent run on and run off. If the area has the potential to generate contaminated run off, structural treatment controls for contaminant removal (such as debris screens or filters) shall be incorporated into the design.

III. COMPLY WITH THE FOLLOWING CONDITIONS OF THE SOUTH COUNTY FIRE AUTHORITY:

1. An approved automatic fire sprinkler system meeting the requirements of the SCFA current ordinance shall be required.

IV. COMPLY WITH THE FOLLOWING CONDITIONS OF THE POLICE DEPARTMENT:

1. All activities shall be subject to the requirements of the Belmont Noise Ordinance.
2. No debris boxes or building materials shall be stored on the street.
3. Flag persons shall be positioned at both ends of blocked traffic lanes.
4. 24-hour written notice to the Police Department is required before any lane closure.

Certification of Approved Final Conditions:

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Carlos de Melo, Community Development Director

Date