

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission

FROM: Jennifer Walker, Associate Planner

VIA: Carlos de Melo, Community Development Director

SUBJECT: September 21, 2010 Planning Commission Meeting - Agenda Item 5B
Appl. No. 2008-0035, Naughton Avenue – Lot 52 (APN 043-107-560)
Single Family Design Review - Request for Extension of Approval

SUMMARY/ PROJECT DESCRIPTION

The property owner, Michael Yurovitsky, requests a second (and final) extension of the Planning Commission approval of a Single Family Design Review to construct a new 2,397 square-foot single family residence that is less than the maximum permitted house size of 2,400 square feet for the vacant parcel.

On September 16, 2008 the Planning Commission approved by a vote of 6-0 the subject Single Family Design Review request. On October 6, 2009, the Planning Commission voted 7-0 to allow a one-year time extension of the Single Family Design Review approval.

The subject vacant lot is located on the south side of Naughton Avenue, northwest of Belmont Canyon Road. This vacant parcel is one of a cluster of five vacant parcels that have been reconfigured to create two developable lots and one open space lot; however the original boundaries of this parcel (Lot 52) have not been modified. The 5,083 square-foot lot is oriented such that it has one straight interior side lot line and one long curved front and side lot line that fronts onto Naughton Avenue. The property has an approximately 29% average slope, with the highest portion of the lot being in the center where the house is proposed; the front, side and rear yard areas all slope down towards Naughton Avenue.

The proposed new two-story residence would consist of the following:

Dwelling Floor Area Summary	
Proposed Square Footage	Proposed Modifications/Additions
Street Level (Main Floor) – 1,475 Sq. Ft.	<u>Proposed:</u> Fully complying two-car garage, family room, living room, dining area, kitchen, half bathroom.
Second Level – 922 Sq. Ft.	<u>Proposed:</u> Master bedroom suite, two additional bedrooms, full bathroom, and laundry closet.
Total for dwelling = 2,397 Sq. Ft.	

See Attachment IV – September 16, 2008 Planning Commission Staff Report for additional background information for the project.

Since the Planning Commission approved the project on 09/16/08, and subsequently approved the first time extension on 10/06/09, the applicant has worked closely with various City staff on making revisions to their building permit plans for one of the two homes approved in this location (Naughton Avenue – Parcel A). As indicated in the applicant's letter response (Attachment III), they have submitted a building permit application for one home, but they are continuing to work on obtaining financing for this second home. The applicant states in his response that it is his intent to submit a building permit application for this project by summer 2011. It should be noted that the City's grading moratorium will commence in November and continue through April 2010.

The one-year extension deadline for taking a building permit (and vesting the approval) expired on September 16, 2010. The applicant submitted an application 9/08/10 requesting an extension of the Single Family Design Review entitlement. The applicable Zoning Ordinance statutes for extension approvals are as follows:

Section 10.5 APPLICATIONS - EXTENSION OF TIME

10.5.1 EXTENSION OF TIME - The Planning Commission may grant up to two 1-year extensions of the expiration dates for variance, conditional use, design review, and exception permits it originally granted upon making the following findings:

- (a) The governing regulations under which the permit was originally approved have not changed in a way that have established different findings, development standards, or evaluation criteria.*
- (b) The applicants have presented a reasonable explanation of the delay in completing the project and have demonstrated intent to complete the project within the next year.*
- (c) The surrounding neighborhood conditions and site characteristics have not changed in a way that would no longer provide a factual basis for positively reaffirming the original findings.*

Section 10.5 allows the Planning Commission to extend planning approvals it originally granted. The Commission has approved, within the last three years, extension requests for Single Family Design Review projects at 2612 Hallmark Drive, 2007 Bishop Road, and a Conditional Use Permit & Design Review for 600 Clipper Drive.

CONCLUSION

Staff has reviewed the request in light of the required findings and found:

- Applicable statutes have not changed via establishment of different findings, standards, or general evaluation criteria.
- The applicant has provided a reasonable explanation for the delay (See Attached application responses). Staff believes that the applicant shows intent to obtain project permits and complete construction during the 2011 building year. The applicant has worked to keep staff up to date as to the status of this project. Approval of this time extension request would enable the applicant to seek financing during the 2010-2011 winter grading moratorium. The Commission has previously approved time extensions for projects based on financial hardship given the current economic and housing development crisis in the Bay Area.
- There have been no significant changes to the surrounding Naughton Avenue neighborhood in the past year. There have been no new Planning Commission approvals for projects in the general vicinity on the subject property. No other recent building permits (for significant additions/modifications) or zoning entitlements within the last year have been issued for properties within 300 feet of the subject site. There have also been no changes to the characteristics of the project site.

Staff believes an extension is warranted. Should the Commission grant the extension, the entitlements would be valid until September 16, 2011 (or less time as deemed appropriate by the Commission), unless a building permit has been issued before then, with no option for additional time extension. In conclusion, staff believes the findings for granting an extension (Section 10.5.1. a-c) can be made in the affirmative.

ATTACHMENTS

- I. Resolution approving extension of Single Family Design Review
- II. Conditions of Approval
- III. Applicant Application Response – 09/8/10
- IV. September 16, 2008 Planning Commission Staff Report

RESOLUTION NO. 2010-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT
APPROVING AN EXTENSION OF A SINGLE FAMILY DESIGN REVIEW
FOR NAUGHTON AVENUE, LOT 52 (APPL. NO. 2008-0035)

WHEREAS, Michael Yurovitsky, property owner, requests an extension of the Planning Commission approval of a Single Family Design Review to construct a new 2,397 square-foot single family residence that is less than the maximum permitted house size of 2,400 square feet for this vacant parcel; and,

WHEREAS, the Planning Commission of the City of Belmont finds the project to be Categorically Exempt pursuant to the California Environmental Quality Act, Section 15303; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated September 21, 2010 and the facts contained therein as its own findings of facts; and,

WHEREAS, The Planning Commission has considered the applicant's request for an extension of the Single Family Design Review entitlements and finds the required findings per Section 10.5.1 (a-c) (Extension of Time) are made in the affirmative as follows:

(a) *The governing regulations under which the permit was originally approved have not changed in a way that have established different findings, development standards, or evaluation criteria.*

The applicable Single Family Design Review statutes have not significantly changed within the last year such that different findings, development standards, or evaluation criteria have been established. This finding is affirmed.

(b) *The applicants have presented a reasonable explanation of the delay in completing the project and have demonstrated intent to complete the project within the next year.*

The applicant has provided a reasonable explanation for the project delay. The Commission believes that the applicant shows intent to obtain project permits and complete construction during the 2011 building year. The applicant has worked to keep staff up to date as to the status of this project. Approval of this time extension request would enable the applicant to seek financing during the 2010-2011 winter grading moratorium. The Commission has previously approved project time extensions based on financial hardship given the current economic and housing development crisis in the Bay Area. This finding is affirmed.

(c) *The surrounding neighborhood conditions and site characteristics have not changed in a way that would no longer provide a factual basis for positively reaffirming the original findings.*

There have been no significant changes to the surrounding Naughton Avenue neighborhood in the past year. There have been no new Planning Commission approvals for projects in the general vicinity on the subject property. No other recent building permits (for significant additions/modifications) or zoning entitlements within the last year have been issued for properties within 300 feet of the subject site. There have also been no changes to the characteristics of the project site. This finding is affirmed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Belmont hereby extends Single Family Design Review approval to construct a new 2,397 square foot single family dwelling at Naughton Avenue, Parcel A, to September 16, 2011, subject to the conditions in the attached Exhibit "A".

* * * * *

I hereby certify that the foregoing resolution was duly and regularly passed and adopted by the Planning Commission of the City of Belmont at a regular meeting held on September 21, 2010 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 SINGLE FAMILY DESIGN REVIEW

LOT 52 (APN 043-107-560) NAUGHTON AVENUE (APPL. NO.2008-0035)

- 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. Plans submitted for building permit and all construction shall conform to the plans on file in the Planning Division for Appl. No. 2008-0035, date stamped June 6, 2008. 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.
3. Prior to issuance of building permits, the property owners shall file with the Director of Community Development, on forms provided by the City, an acknowledgment that they have read, understand and agree 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 owners and all assignees will be responsible for defending against this challenge, and agree to accept responsibility for defense at the request of the City. The property owners 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.

6. During construction activities which require frequent vehicle movements onto and off of the site, such as grading and site work, the applicant shall be required to provide flag persons on each side of the site on Naughton Avenue to direct traffic to ensure that these vehicle movements can be done in safety.
7. Prior to issuance of building permits for this property, the applicant shall prepare a final landscape plan and driveway surfacing plan for review and approval by the Planning Commission. Revisions to this plan shall include the following:
 - Modified/Additional tree plantings on the property including native species that are appropriate for potential windy weather conditions in this location.
 - Live groundcover in lieu of shredded and chipped bark for unplanted areas to minimize soil runoff.
 - Permeable pavers for the vehicular driveway in lieu of the proposed concrete surface.
8. The applicant shall be required to notify in writing all property owners/residents within a 300-foot radius of the subject site prior to any/all grading operations – such notification shall include the following:
 - (a) A statement of the published haul route for the cut/fill work.
 - (b) A description of the staging area(s) for all equipment involved with the project cut/fill work.
 - (c) The dates or a timeframe in which the cut/fill work for the project is expected to take place.
 - (d) Contact Information for the project construction manager.
9. The project is subject to Public Works Department and City Geologist review and approval with the following conditions:
 - (a) Supplemental Geotechnical Investigation – The applicant’s geotechnical consultant should evaluate the current residential development and shall utilize a pier foundation option for the northern residence located near the crest of the existing steep cutslopes (Lot 52). If footing foundations are to be utilized for the southern residence, then the consultant should clarify minimum footing embedment criteria into bedrock. Necessary 2007 CBC Seismic design parameters should be provided. At least one supplemental site boring should be completed including geotechnical data collection for blow counts (within soils and rocks) and completion of density and Atterberg limit testing on overburden soils. Subsurface exploration should be advanced to the depth of anticipated foundation piers (as a minimum). Any supplemental updated recommendations should be prepared for the proposed project.

Appropriate documentation to address the above should be submitted to the City for review by the City Engineer and City Geotechnical Consultant prior to approval of building permits for project construction.

- (b) Geotechnical Plan Review – The applicant’s geotechnical consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, retaining walls and driveway) to ensure that the geotechnical reports’ recommendations have been properly incorporated.

The results of the plan review shall be summarized by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to issuance of building permits.

- (c) Geotechnical Field Inspection – The geotechnical consultant shall inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the placement of steel and concrete. The consultant shall verify that any existing, substandard fill materials are removed in the vicinity of proposed site improvements. The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.

- 10. The applicant shall provide a written plan for construction staging and storage areas. This information shall be submitted in conjunction with application for a building permit for City review and approval.

Building Division

- 11. Prior to any construction, the applicant or a designated representative shall obtain all of the required building permits for the project. The applicant will be required to provide a construction and demolition recycling plan as a condition of the building permit. The Building Department will inspect for compliance with this plan. The conditions of approval for this permit also require the applicant to perform all work in conformance with the NPDES requirements.

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. Streets, sidewalks and curbs in need of repair within and bordering the project shall be repaired and/or removed and replaced in accordance with the Department of Public Works approved standards. Photographs or video of before condition are recommended.

2. A residential driveway approach shall be installed in accordance with Department of Public Works approval standards.
 3. Roof leaders and site drainage shall be directed to the City Stormwater drainage system. A dissipater box or other energy reduction method shall be used.
 4. Roof downspout systems shall be designed to drain into designated, effective infiltration areas or structures (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]).
 5. The owner/applicant shall submit a sanitary sewage plan. Flows from the proposed development shall be estimated and their impact on the existing City collection system analyzed. Mitigation measures may be required to upgrade the City system.
 6. The owner shall pay planned drainage fees in accordance with City ordinances.
- B. The following conditions shall be met prior to the issuance of the first building permit (i.e., foundation permit) and/or site development permits except as otherwise specified in the conditions.
1. The property owner/applicant shall apply for and obtain temporary encroachment permits from the Department of Public Works for work in the City public right-of-way, easements or property in which the City holds an interest, including driveway, sidewalk, sewer connections, sewer clean-outs, curb drains, storm drain connections, placement of a debris box.
 2. The property owner/applicant shall apply for and obtain a grading permit from the Department of Public Works. The grading permit fee is based on the total amount of earth moved including cut and fill.
 3. Verify location of utility meters, valves, back flow preventers, and hydrants with appropriate utility company. Show relationship of each to site improvements, such as retaining walls.
 4. The owner/applicant shall submit a grading plan prepared by a California-registered Civil Engineer in accordance with City Grading Ordinance, Chapter 9, Section 3 of the City Code, with a grading permit application, for approval by the Department of Public Works and Building Division prior to any grading or clearing being performed on-site. The plan shall incorporate the following restrictions:
 - (a) The applicant should note that if the proposed grading meets one or more of the criteria outlined in Section 9-23 of the Municipal Code, a Planning Commission review will be required. Caution: If the total grading quantity changes after Planning commission approval, a new grading approval may be required. The applicant may choose to complete the grading plan and calculations early in the planning process to

limit delays in scheduling this review. (See Section 9-28 of the municipal Code for review process).

- (b) All soils stockpiled on the site during construction shall be covered or otherwise protected from wind and water erosion.
 - (c) During construction, erosion and sedimentation control plans shall be implemented in order to retain sediments on-site.
 - (d) Site grading and finished construction shall be designed and executed in such a manner as to avoid diverting runoff onto other properties.
 - (e) Restrictions and recommendation of the Geologic and Soils report as approved by the City's Geologist.
5. The owner/applicant shall submit a dust control plan for approval by the Department of Public Works. To reduce dust levels, exposed earth surfaces shall be watered as necessary. The application of water shall be monitored to prevent runoff into the storm drain system. Spillage resulting from hauling operations along or across any public or private property shall be removed immediately. Dust nuisances originating from the contractor's operations, either inside or outside of the right-of-way shall be controlled.
 6. The proposed development will add impervious surface area to the property. The applicant shall provide calculations showing the total impervious area of the completed project with the building permit application. Calculations shall be submitted to the Department of Public Works for review and approval.
 7. A written report prepared by a Geotechnical Engineer shall be submitted in accordance with Section 9-36 of the City Code.
 8. Applicant shall install the sanitary sewer connection in accordance with Department of Public Works approved standards and pay the applicable sewer connection fee.
 9. Sanitary sewer to include a back flow prevention device.
 10. 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.
 11. The applicant shall submit an erosion and sedimentation control plan describing Best Management Practices (BMPs) to be used to prevent soil, dirt, and debris from entering the storm drain system. The plan shall include the following items:
 - (a) A site plan showing the property lines, existing and proposed topography, and slopes; areas to be disturbed, locations of cut/fill and soil storage/disposal area; areas with existing vegetation to be protected; existing and proposed drainage patterns and

- structures; watercourses or sensitive areas on-site or immediately downstream of project; and designated construction access routes, staging areas and washout areas.
- (b) Erosion and sediment controls to be used during construction, selected as appropriate from the California Regional Water Quality Control Board, San Francisco Bay Region Erosion and Sedimentation Control Field Manual (available from: Friends of the San Francisco Estuary, P.O. Box 791, Oakland, CA 94604-0791.
 - (c) Methods and procedures to stabilize denuded areas and install and maintain temporary erosion and sediment control continuously until permanent erosion controls have been established.
 - (d) Provision for preventing erosion and trapping sediment on-site, such as sediment basins or traps, earthen dikes or berms, fiber rolls, silt fence, check dams, storm drain inlet protection, soil blankets or mats, covers for soil stock piles and/or other measures.
 - (e) Provisions for installing vegetative cover in disturbed areas, including areas to be seeded, planted, and/or mulched, and types of vegetation proposed.
 - (f) Provision for diverting on-site runoff around exposed areas and diverting off-site runoff around the project site (e.g., swales and dikes).
 - (g) Notes, specifications, and/or attachments describing the construction, operation and maintenance of erosion and sediment control measures, including inspection frequency; methods and schedule for grading, excavation, filling clearing of vegetation and storage and disposal of excavated or cleared material; types of vegetative cover and mulch, including methods and schedules for planting and fertilization; and provisions for temporary and permanent irrigation.
12. All landscaping shall be maintained and shall be designed with efficient irrigation systems to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides.
13. All plans shall conform to the requirements of the City NPDES stormwater discharge permit and the San Mateo Stormwater Pollution Prevention Plan (STOPPP). The project plans shall include permanent storm water quality protection measures. The project plans shall identify Best Management Practices (BMPs) appropriate to the uses to be conducted on-site to effectively prohibit the discharge of pollutants with storm water run-off. A Maintenance and Operation Agreement shall be prepared by applicant incorporating the conditions of this section.
14. The property owner shall install, operate, and maintain in perpetuity all permanent stormwater quality protection measures included in the approved project plan using qualified personnel. The property owner/applicant must keep a maintenance and inspection schedule and record to ensure that the treatment control measures continue to operate effectively. Records must be provided to the Department of Public Works, on an annual basis, on or before June 30 of each year.

15. The owner/applicant shall analyze the existing sewer system from the property boundary to the nearest pump station or main trunk line to determine its capacity to handle increased sewer flows from this development. Should any deficiency in this system be found, the owner/applicant shall improve the downstream system or contribute a proportionate share of the cost for improvements as determined by the Public Works Department.
 16. The applicant or property owner shall ensure that receptacles for recycling are provided for the property by the waste collection service provider. Containers shall segregate glass, plastic and aluminum containers and paper. Property manager shall ensure these materials are recycled, such as by adding them to the regular recycle stream for on-site pick up by BFI or by returning them for redemption.
 17. The owner/applicant shall provide a plan showing all the site improvements and utility trench locations. The plan shall indicate the location of all the protected trees and protection fences on site. No utility trench shall encroach within the protection fence areas.
- C. The following conditions shall be met prior to occupancy except as otherwise specified in the conditions.
1. After the City permits are approved but before beginning construction, the owner/applicant shall hold a preconstruction conference with Building and Public Works Department staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all subcontractors who are responsible for grading and erosion and sedimentation protection controls.
 2. Failure to comply with any permit condition may result in a “Stop Work” order or other penalty.
 3. Grading shall be performed in accordance with the City Grading Ordinance, Chapter 9 of the City Code. Soil or other construction materials shall not be stockpiled in the public right-of-way unless an encroachment permit is obtained from the Department of Public Works. Grading shall neither be initiated nor continued between November 15 and April 15. Grading shall be done between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday unless otherwise specifically authorized by the Director of Public Works. The Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality.
 4. 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.
 5. 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.
6. If construction is not complete by the start of the wet season (November 15 through April 15), prior to November 15 the developer shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions. As site conditions warrant, the Department of Public Works may direct the developer to implement additional winterization requirements.

III. COMPLY WITH THE FOLLOWING CONDITIONS OF THE BELMONT/SAN CARLOS FIRE DEPARTMENT:

1. An approved automatic fire sprinkler system meeting the current ordinance requirements of the Belmont/San Carlos Fire Department shall be provided.
2. Address numbers shall be illuminated and visible on all new buildings. Size of lettering and illumination shall meet Belmont-San Carlos Fire Department Standards.
3. In areas identified as Urban-Wildland Interface, a vegetation management plan shall be submitted with the plans. Minimum 30' clearance away from all structures, and a minimum clearance of ten feet from sides of access roads in hill terrain may be required with irrigation resistant construction.

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.
5. Construction vehicles shall be parked so as not to block any lanes of traffic.

Certification of Approved Final Conditions:

Jennifer A. Walker
Associate Planner

Date