

Exhibit B

RECOMMENDED CONDITIONS OF APPROVAL

PLN21-0002

2181 Doolittle Drive, APN: 077A-0697-001-11

Paul Sandhe (Applicant Owner)

Niknat Investors LLC (Property Owner)

I. COMPLIANCE WITH APPROVED PLANS

1. The applicant and/or property owner and project shall comply with Exhibits A through D, attached to the staff report dated June 3, 2021, except as hereinafter modified. Exhibits are on file at the City of San Leandro Community Development Department, 835 East 14th Street, San Leandro, California 94577.

Exhibit A – Cover Sheet

Exhibit B – Clean Bay Blue Print

Exhibit C – Site Plan

Exhibit D – Construction + Roof Plans

2. The applicant and/or property owner and developer shall be responsible for assuring that any successor in interest who assumes responsibility for this zoning approval is informed of its terms and conditions.
3. The Conditional Use Permit approval shall lapse after two years following Board of Zoning Adjustments approval of the application unless a business license has been issued, coupled with diligent progress evidencing good faith intention to commence the intended use; or use is established; or the approval is renewed, as provided in [Zoning Code Chapter 5.08](#). Upon written request, a renewal may be considered by the Zoning Enforcement Official if no substantive change has occurred in conditions or circumstances pertinent to the Conditional Use Permit or its approval. Application for a renewal shall be made in writing to the Zoning Enforcement Official prior to expiration of the Conditional Use Permit.

II. PERMITTED USE

1. This Conditional Use Permit allows for an Animal Hospital at 2181 Doolittle Drive. Alameda County Assessor's Parcel Number 077A-0697-001-11.
2. No application for amendment of the application or Conditions of Approval may be submitted or accepted for processing by the city unless (i) there is full compliance with all other legal binding documents regulating development on the property; and (ii) there is full compliance with all terms of the application and Conditions of Approval; or (iii) the Zoning Enforcement Official has waived compliance with the terms of the application because they are minor in content.
3. These conditions of approval shall be posted conspicuously inside the

building prior to Certificate of Occupancy and a copy shall be identified on the plans submitted for a building permit.

III. CONSTRUCTION PROVISIONS

1. Construction Hours. Construction on the project site shall not begin prior to 7:00 am Monday through Friday, and prior to 8 am on Saturday and Sunday, and shall cease by 7:00 pm each evening, unless otherwise approved by the Chief Building Official. There shall be no construction on Federal holidays. Interior construction shall be permitted outside the above hours provided that construction noise shall not be detectable outside of the structures being built.
2. Construction Activity. Construction activity shall not create dust, noise or safety hazards for adjacent residents and properties. Dirt and mud shall not be tracked onto Doolittle Drive, Marina Boulevard or Barrow Street from the project site during construction.

IV. ALAMEDA COUNTY FIRE DEPARTMENT REQUIREMENTS

1. A Deferred Submittal is required for modifications to the fire sprinkler system.
2. A list of compressed gases must be provided and stored according to the CFC 2019 Edition.
3. All flammable/combustible liquids and aerosols shall be stored per the CFC 2019 ed.
4. Fire Extinguishers shall be provided per the code.
5. Emergency Lighting shall be provided with an average of 1-foot candle at the floor along the means of egress route.
6. Illuminated exit signs shall be provided indicating the means of egress route.
7. An address shall be provided that can be seen from the street and have a contrasting background.
8. A Knox Box shall be provided for fire department access.

V. BUILDING & SAFETY SERVICES REQUIREMENTS

1. Title 24 required for equipment and MEP modifications.
2. Construction and Demolition recycling per 2019 CalGreen.
3. 2019 CalGreen Non-Residential Mandatory Measures Checklist.
4. Provide van and standard accessible parking space with signage and stripping.

5. Provide interior accessible path of travel to waiting room, front reception desk, and restrooms.
6. Front entrance shall be accessible.
7. Provide accessible clearances for all accessible spaces.
8. All submittals shall include required mechanical, electrical, and plumbing plans. No deferred MEP's.
9. Provide manufactures specifications on x-ray machine.
10. Provide wall construction for required fire and use separation of spaces.
11. All revision clouds and delta's added during Planning approval must be removed prior to submitting to Building for permit.

VI. ENGINEERING AND TRANSPORTATION REQUIREMENTS

1. The proposed development shall comply with City ordinances, policies and regulations. All improvements shall be in accordance with the City's Design Standards, Specifications and Standard Plans unless otherwise specifically approved by the City Engineer.
2. Pursuant to Government Code Section 66020, including Section 66020 (d) (1), the City HEREBY NOTIFIES the applicant for this Project that the 90-day approval period (in which the applicant may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) will begin on the date of the conditional approval of this Project. If you fail to file a protest within this 90-day period, complying with all of the requirements of Government Code Section 66020, you will be legally barred from later challenging any such fees, dedications, reservations or other exactions.
3. The applicant shall reduce storm water pollution by implementing the following pollution source control measures:
 - a. Structures shall be designed to discourage the occurrence and entry of pests into buildings, thus minimizing the need for pesticides. The trash area shall be separated from the rest of the building by concrete or masonry walls so that pests that gain access to the area are less likely to access the rest of the building.
 - b. All storm drains shall be marked "NO DUMPING, DRAINS TO BAY"
 - c. All on-site storm drains shall be inspected and, if necessary, cleaned at least twice a year immediately prior to the rainy season.
 - d. Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Steam cleaning or low volume pressure washing may be performed only after pre-cleaning using dry methods, spot cleaning and recovery in stained areas and removal of all mobile pollutants. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wash water

- containing any soap, cleaning agent or degreaser shall not be discharged to the storm drain.
- e. Interior floor drains (if any) shall not be connected to the storm drain system.
 - f. Air conditioning condensate shall be directed to landscaped areas. Any air conditioning condensate that discharges to land without flowing to a storm drain may be subject to the requirements of the State Water Resources Control Board's (SWRCB) Statewide General Waste Discharge Requirements (WDRs) for Discharges to Land with a Low Threat to Water Quality.
 - g. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to storm water pollution.
 - h. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plans that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
 - i. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - j. Selection of the plants that will require minimal pesticide use.
 - k. Irrigation shall be appropriate to the water requirements of the selected plants.
 - l. The applicant shall select pest and disease resistant plants.
 - m. The applicant shall plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
 - n. The applicant shall plan insectary plants in the landscaping to attract and keep beneficial insects.
4. The Applicant shall comply with the following high standards of sanitation during construction of improvements: garbage cans, construction dumpsters, and debris piles shall be removed on a minimum weekly basis. All food related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers only and shall be regularly removed from the site. Inspections, conducted as part of the regular construction compliance, will be conducted to ensure compliance of the applicant and contractors with this requirement.
5. The following notes must be added to the plans when submitted for Building Permit:
- a. Interior floor drains (if any) shall not be connected to the storm drain system.
 - b. Water heater drain lines shall be connected to the sanitary storm drain for the building.
 - c. Air conditioning condensate shall be directed to landscaped areas.

6. A one-time Marina Boulevard/Interstate 880 Interchange Traffic Impact Fee shall be assessed, approximately in the amount of \$1,372.41, which is calculated using the Medical Office rate of \$3.05/SF. This includes a credit for the previous General Retail use of \$1.88/SF. This is due at the time of building permit issuance. This fee is subject to change at the beginning of each fiscal year and is not vested until Building Permit issuance.

VII. PUBLIC WORKS REQUIREMENTS

1. Hazardous waste may not be disposed of, nor stored in, the onsite trash enclosure.
2. Recycling Requirements - Applicant is subject to Alameda County Mandatory Recycling Ordinance#2012-01. For more information, visit www.RecyclingRulesAC.org.
3. The planned development falls within the Alameda County Industries (ACI) service area. The City of San Leandro holds an exclusive franchise agreement for solid waste and recycling services with ACI.

VIII. ENVIRONMENTAL SERVICES REQUIREMENTS

1. The handling, which includes storage, of hazardous materials in quantities equal to or greater than 55 gallons, 200 cubic feet or 500 pounds requires submittal of a Hazardous Materials Business Plan (HMBP). HMBP submittal shall be completed via the California Environmental Reporting System (CERS) online database at <http://cers.calepa.ca.gov/>. An HMBP shall be submitted prior to placement of registerable material onsite. The plan is subject to the review and approval of Environmental Services. Per Government Code Section 65850.2, the City shall not issue a final certificate of occupancy or its equivalent until the HMBP requirements are met. Information on the HMBP program is available on the City's website at <https://www.sanleandro.org/depts/pw/env/envhazmat.asp>.
2. Hazardous waste generated on site shall be handled and disposed pursuant to applicable local, state and federal law. Generators of hazardous waste must register with the City's Environmental Services Section, which is the Certified Unified Program Agency (CUPA), through the California Environmental Reporting System at <http://cers.calepa.ca.gov/>. A site-specific hazardous waste generator identification number shall be obtained from the Department of Toxic Substances Control or the USEPA as applicable.

IX. MAINTENANCE

1. The project site shall be well-maintained and shall be kept free of litter, debris and weeds at all times.
2. Parking lots, landscaping, and all common areas on the property shall be

monitored and maintained to collect and prevent the accumulation of errant litter and debris.

3. Any graffiti shall be promptly removed from building walls, perimeter walls and/or fences. The developer and its successors in interest shall comply with the rules and regulations of the City's graffiti removal program and shall grant a license and right of entry as requested to enforce the terms of such program.
4. All fencing and walls on the project site shall be structurally sound, graffiti-free and well maintained at all times.
5. All landscaping improvements shall be maintained in a healthy, growing condition at all times.
6. The storage and display of equipment, materials, and merchandise outside of the building shall be prohibited. Vehicles shall be restricted to designated parking areas upon paved surfaces.
7. The use and placement of storage containers, vehicle trailers or other equipment on public streets or within the parking lot shall be prohibited at all times.

X. GENERAL REQUIREMENTS

1. Business License. A City business license shall be obtained prior to start of business. Any complaints regarding this business may be grounds for a review hearing by the Board of Zoning Adjustments or revocation of the business license by the City Finance Department.
2. All exterior mechanical equipment such as air conditioning/heating units and antennas shall be fully screened from view so as not to be visible from adjacent properties or streets.
3. All uses and activities shall comply with the provisions of the San Leandro Noise Regulations (Title IV, Chapter 1 of the Municipal Code).
4. No temporary or unauthorized signs including but not limited to banners, streamers and pennants shall be placed on the property, unless approved by the City under a Temporary Sign Permit or Special Event Permit. The use of feather signs, animated or inflatable signs, balloons, spotlights and lasers shall be prohibited at all times.
5. No objectionable odors emanating from the buildings or trash enclosures shall be detectable beyond the subject property. The City may require noncompliant tenants to install odor control measures including but not limited to the installation of air filters or odor control systems.

6. All outdoor lighting shall be directed below the horizontal plane and fully shielded. Lighting shall be focused and oriented within the subject property.
7. No use, activity, or process shall produce vibrations that are perceptible without instruments by a reasonable person at the property lines of the site.
8. No use, process, or activity shall produce dust that is perceptible without instruments by a reasonable person at the property lines of the site.
9. Applicant shall pay its City development, permitting, and plan check fees in accordance with the fee schedules in effect at the time.
10. Any outstanding Planning Services deposit fees or balances shall be fully paid prior to issuance of a building permit.
11. Any prior outstanding or incomplete building permits shall be addressed or completed prior to issuance of a certificate of occupancy for this project.
12. The approvals granted by the City as a result of this application, as well as the Conditions of Approval, shall be recorded in the Office of the County Recorder of Alameda County.