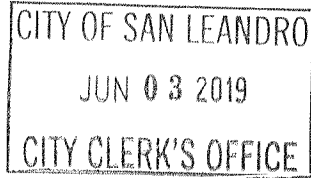


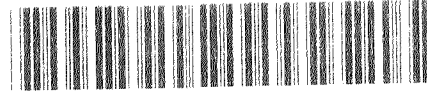
RECORDING REQUEST



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05/17/2019 02:58 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK
RECORDING FEE: 0.00



14 PGS

WHEN RECORDED MAIL TO:

Leticia I. Miguel, City Clerk
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

AIS
14
FB

THIS SPACE FOR RECORDER'S USE ONLY

(No fee pursuant to govt code 27383)

AGREEMENT TO CONDITIONS

PLN18-0086

620-754 Marina Blvd.

Redevelopment of a Mazda Dealership – Taz Harvey (Property Owner)

THIS AGREEMENT is entered into by and between the CITY OF SAN LEANDRO, a municipal corporation hereinafter referred to as "City," Taz Harvey hereinafter referred to as "Property Owner."

Property Owner applied for and received an approval for Site Plan Review to allow for the redevelopment of a Mazda Dealership at 620-754 Marina Blvd.; Alameda County Assessor's Numbers 75-105-12-01, 75-105-12-02, 75-105-13-7, 75-105-13-9 AND 75-105-14-2.

NOW, THEREFORE, pursuant to the applicable provisions of the Zoning Code, it is mutually agreed as follows:

1. Property Owner agree to comply with the Conditions of Approval set forth by the City of San Leandro Zoning Enforcement Official, more specifically described in the list of Conditions of Approval, attached hereto, and as described in the exhibit on file in the Community Development Department, which are incorporated herein by this reference.

2. This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

3. City is authorized to record this agreement and any amendments thereto with the Alameda County Recorder, California. All amendments hereto must be in writing and signed by the appropriate authorities of the City and Property Owner. The Property Owner will be charged the costs of recordation and agree to pay same. Conditions run with the land and are binding to future owners of the property.

4. Property Owner have read and fully understand all of the foregoing terms and conditions, and hereby agree that all said terms and conditions are as approved by the San Leandro Zoning Enforcement Official in accordance with law, and hereby agree to comply with all of said terms and conditions.

IN WITNESS WHEREOF, duly executed by the parties as of the day and year below written.

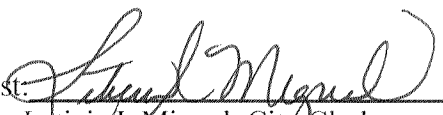
This **SITE PLAN REVIEW** must be exercised within **ONE YEAR** or it expires.

(Acknowledgment)

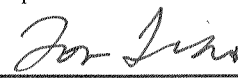
Taz Harvey, Property Owner

 5/8/2019
Signature Date
Taz Harvey
Print Name

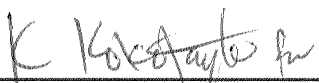
Receipt of Executed Approval: I hereby certify that I am the Zoning Enforcement Official of the City of San Leandro and in that capacity did receive this copy of **PLN18-0086** Agreement to Conditions fully executed by all parties thereto, and that the effective date of this zoning approval granted herein is **May 2, 2019**.

Attest: 
Leticia I. Miguel, City Clerk

CITY OF SAN LEANDRO, a municipal corporation


Tom Liao,
Zoning Enforcement Official

Approved as to Form:


Richard D. Pio Roda, City Attorney

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

S.S.

On 5/8/2019 before me, Sabine Alefeld-Kooner
Notary Public
personally appeared Taz Harvey

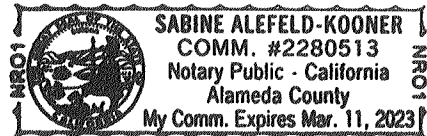
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sabine Alefeld-Kooner

Signature of Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may be useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Agreement to Conditions

containing 12 pages, and dated 5/21/2019

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other:

representing:

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

S.S.

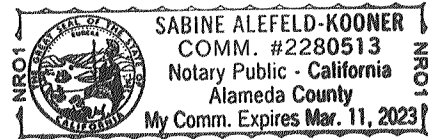
On 5/8/2019 before me, Sabine Alefeld-Koener, Notary Public,
personally appeared Tom Liao

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sabine Alefeld-Koener



OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Agreement

to Conditions
containing 12 pages, and dated 5/2/2019

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____

Guardian/Conservator

Partner - Limited/General

Trustee(s)

Other: _____

representing: _____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

CONDITIONS OF APPROVAL

PLN18-0086

620-754 Marina Blvd.

**Assessor's Parcel Numbers 75-105-12-01, 75-105-12-02, 75-105-13-7, 75-105-13-9
AND 75-105-14-2**

Redevelopment of a Mazda Dealership – Taz Harvey (Property Owner)

I. COMPLIANCE WITH APPROVED PLANS

- A. The project shall comply with Exhibits A through W, 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 (C1)
Exhibit B – Preliminary Site Plan (C2)
Exhibit C – Stormwater Quality Plan (C3)
Exhibit D – Stormwater Quality Plan (C4)
Exhibit E – Grading and Drainage Plan (C5)
Exhibit F – Sanitary Sewer and Composite Utility Plan (C6)
Exhibit G – Storm Drain and Composite Utility Plan (C7)
Exhibit H – Truck Turning Analysis Plan (C8)
Exhibit I – Architectural Cover Sheet (G0.00)
Exhibit J – Overall Floor Plan (A3.00)
Exhibit K – Overall Existing Floor Plan (A3.01)
Exhibit L – Proposed Floor Plan Building A (A3.02)
Exhibit M – Proposed Floor Plan Building B (1 of 2) (A3.03)
Exhibit N – Proposed Overall Roof Plan (A5.00)
Exhibit O – Overall Existing Roof Plan (A5.01)
Exhibit P – Proposed Exterior Elevations (A6.00)
Exhibit Q – Proposed Exterior Elevations (A6.01)
Exhibit R – Exterior Elevations - Existing (A6.03)
Exhibit S – Exterior Elevations - Existing (A6.04)
Exhibit T – Building Sections (A7.00)
Exhibit U – Life Safety Plan (G2.00)
Exhibit V – Planting Plan (L3.1)
Exhibit W – Photometric Plan (E1)

- B. The Applicant and/or Property Owner shall be responsible for assuring that any successor in interest who assumes responsibility for this zoning approval is informed of its terms and conditions.
- C. Construction shall commence within one (1) year following Zoning Enforcement Official approval and shall be substantially completed one (1) year thereafter. For the purpose of compliance with this condition, commencement of construction shall be defined as a grading permit or building permit has been issued.

- D. Any change or additional occupancy deemed minor in nature may be approved by the Zoning Enforcement Official. A change or additional occupancy deemed major shall be referred to the Board of Zoning Adjustments for its consideration.
- E. 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.

II. PERMITTED USE

- A. This Site Plan Review is an approval to allow for the redevelopment of a Mazda Dealership at 620 Marina Blvd.; Alameda County Assessor's Numbers 75-105-12-01 (Building A), 75-105-12-02 (Building B), 75-105-13-7, 75-105-13-9 AND 75-105-14-2 Taz Harvey (Property Owner).
- B. Building A to have three (3) overhead doors and two (2) man doors cut into the tilt-up wall panels. Building B to have four (4) cut-in man doors in the tilt-up wall panels. The existing pavement and concrete around the two existing buildings. The future project will include a grind and overlay of the inventory storage parking lot. A total of 118 parking spaces will be provided.
- C. The days and hours of operation will range from 7:00 a.m. to 8:00 p.m., seven days a week. Modification beyond these hours shall require prior written approval from the Zoning Enforcement Official.
- D. These conditions of approval shall be posted consciously inside the addition prior to Certificate of Occupancy and shall be made accessible to all employees at the site.
- E. No application for amendment of the application or Conditions of Approval shall be submitted or accepted for processing by the City unless (i) there is full compliance with all terms of the application and Conditions of Approval; or (ii) the Zoning Enforcement Official and/or Community Development Director can waive compliance with the terms of the application if they are minor in content.
- F. Construction of the project shall remain in substantial compliance with the approved exhibits and plans. Modifications to the approved Conditions of Approval and Plan Exhibits, including changes to paint colors and building materials, shall require resubmittal of a revised Site Plan Review application in accord with Zoning Code Section 2-2516.C, "Changed Plans." The Zoning Enforcement Official shall review the application to determine if the proposed substitutions or alterations necessitate referral to the Site Development Subcommittee for review. The Zoning Enforcement Official may approve changes to approved plans or Conditions of Approval without a public hearing upon determining that the changes in conditions are minor and are consistent with the intent of the original approval.

III. ENGINEERING AND TRANSPORTATION DEPARTMENT REQUIREMENTS

TITLE ISSUES:

- A. The Alameda County Tax Assessor records indicate that five tax parcels exist within the boundary of this application: APNs# 75-105-12-1, 75-105-12-2, 75-105-13-7, 75-105-13-9 AND 75-105-14-2. APN# 75-105-14-2 is not in compliance with the City of San Leandro Zoning Code and must be merged with an adjacent parcel prior to issuance of Building Permit, as specified in the recorded Conditional Certificate of Compliance for this parcel. Existing Building B is constructed on two parcels: APNs# 75-105-12-1 and 75-105-12-2 and these two parcels must be merged prior to issuance of Building Permit. Merging the parcels can be best accomplished with a Parcel Map.
- B. According to the City of San Leandro's adopted Plan Line along Marina Boulevard, the property line along the frontage must be adjusted to follow the back-of-sidewalk line. To accomplish this adjustment, refer to the portion of land shown as Areas 29 and 30 on the Plan Line (Bissell & Karn, Inc., Sheet 3 of 4, dated 08/25/1988). Dedicate Area 29 as public right-of-way in exchange for the City quit claiming Area 30. This land trade can be accomplished as part of the Parcel Map discussed in Comment #18.

UTILITY:

- A. PG&E shall at all times have the right to enter and leave Applicant's Premises for any purpose connected with the furnishing of gas service (meter reading, inspection, testing, routine repairs, replacement, maintenance, emergency work, etc.) and the exercise of any and all rights secured to it by law, or under PG&E's tariff schedules. These rights include but are not limited to:
 - 1. The use of a PG&E-approved locking device, if Applicant desires to prevent unauthorized access to PG&E's facilities.
 - I. Safe and ready access for PG&E personnel, free from unrestrained animals.
 - II. Unobstructed ready access for PG&E's vehicles and equipment to install, PG&E Gas and Electric remove, repair or maintain its facilities.
 - III. Removal of any and all of its property installed on Applicant's Premises after the termination of service.
 - 2. For protection, barricades must be placed around PG&E facilities during construction.
 - 3. Landscaping in the easement shall be limited to lawns, flowers, and low-growing herbaceous plants. (Please see Guide to Safe Landscaping Near Gas Pipelines)
 - 4. Contact Underground Service Alert (USA) by calling 811 to identify all underground facilities prior to any construction
 - 5. During the 18" Storm Drain installation, please contact PG&E to pothole PG&E facilities and have PG&E on standby on location.

- B. The potable water network that serves the site is owned and operated by East Bay Municipal Utility District (EBMUD). Please contact EBMUD at 866-403-2683 for more information about connections and water service.
- C. The applicant shall locate all new electric and communications utilities serving the site underground.
- D. The Building Permit plans must indicate that proposed storm drain inlets (both onsite and offsite) shall be marked "NO DUMPING, DRAINS TO BAY" as per the City of San Leandro Standard Plan Dwg. No. 204.
- E. Building Permit plans must include a signing and striping plan showing STOP control at both driveways, red painted curbs at required fire lanes, and travel direction pavement arrows.
- F. Submit a photometric lighting plan that shows sufficient illumination for the site including the trash enclosures and the parking lots.

PERMITS:

- A. The applicant shall obtain an Encroachment Permit from the Engineering and Transportation Department for any work within public right-of-way. Contractors must be properly licensed, have a valid Business License, and submit proof of insurance. Applicable fees/deposits must be paid.
- B. A Grading Permit will be necessary for the project. The requirements for said permit are indicated in San Leandro Municipal Code §7-12. The permit will be issued prior to or concurrent with the Building Permit. The geotechnical engineer of record shall certify that the design of site improvements conforms to recommendations from the Geotechnical Investigation.
- C. The site will be subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to construction sites that disturb on or more acres of land surface. The applicant will be required to register the project with the State Water Board's Storm Water Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number which must be printed on the grading and/or erosion control plans.

MAINTENANCE:

- A. No automotive repair, maintenance, servicing work, or use of pneumatic lifts shall be conducted outside the existing buildings.

- B. At no time shall vehicles or equipment be displayed for rent or sale on the street, landscaping, drive aisles, sidewalks, or the public right of way.
- C. No wrecked vehicles or engines and discarded auto parts shall be stored outside the buildings of on the property.
- D. Employees and customers shall be instructed by the applicant and/or property owner to park in the internal parking areas and not to park on the street in front of nearby businesses.
- E. Prior to commencement of business, employee-parking spaces shall be designated on the property.
- F. Vehicle idling shall be actively discouraged and restricted to a maximum of two minutes. A sign up to 3 square feet in size shall be clearly posted at the entry gate to notify drivers of this requirement.

OTHER:

- A. Driveway and sidewalk construction shall be in compliance with the City of San Leandro Standard plans Dwg. No. 102, case 3101 and Dwg. No. 100, case 3101.
- B. Show sanitary sewer lateral connections to the offsite sanitary sewer main pipeline. The City will inspect any defects in this sanitary sewer segment on Marina Boulevard and if any new lateral connection will cause any structural damage to the sanitary sewer main line, the applicant shall replace the main pipeline from manhole to manhole as part of this project prior to making the sewer lateral connection.

IV. PUBLIC WORKS REQUIREMENTS

- A. **Recycling Services with ACI.** The planned development falls within the Alameda County Industries (ACI) service area. Applicant should note the City of San Leandro holds an exclusive franchise agreement for solid waste and recycling services with ACI.
 - 1. Recycling Hotline (510) 577-6026 www.recyclesanleandro.org
 - 2. Solid waste & recycling bins must be stored out of public view. Enclosure shall be of adequate size to accommodate at least one solid waste and one recycling container of similar size. If required, enclosure size must also accommodate a separate container for the collection of organics (food scraps, compostable paper, and plant debris). Trash enclosure guidelines for commercial establishments are available at: <https://www.sanleandro.org/civicax/filebank/blobdload.aspx?blobid=15084>.
 - 3. Include design/construction of enclosure walls and roof – walls should be of solid construction to properly screen enclosure contents from view.
 - 4. Enclosure(s) should be easily accessible to collection vehicles. Driveways shall provide unobstructed access for collection vehicles. Applicant must ensure that

there is adequate space for a collection vehicle to enter and exit the property in order to service containers.

5. Applicant must provide keys or cards to the franchised waste for any locked gates. If keys or cards are not provided, then the Applicant must ensure that all secured gates are open at 3:00am for collection.
6. Applicant is subject to Alameda County Mandatory Recycling Ordinance. For more information, visit www.RecyclingRulesAC.org.
7. Project must comply with all City and State construction and demolition debris recycling requirements. Permit applicants must demonstrate compliance by completing and submitting an online Waste Management Plan using Green Halo Systems (www.GreenHaloSystems.com) prior to permit issuance. Applicants must submit recycling and disposal receipts online and submit the waste management report before scheduling the final inspection. Note: Project will not be finalized until all recycling and disposal tags have been registered into Green Halo Systems.

V. FIRE DEPARTMENT REQUIREMENTS

- A. A Deferred Submittal is required for the Fire Protection System (NFPA 13), Fire Alarm System (NFPA72), CO detection System, and Underground Fire Line.
- B. Fire Lanes shall be identified throughout the facility on the ground to prevent blockage.
- C. Emergency lighting shall be provided with an average of 1-foot candle at the floor along the means of egress path to the public way.
- D. Illuminated Exit signs shall be provided indicating the means of egress route.
- E. Mechanical Ventilation shall be provided in the service bay to prevent build-up of carbon monoxide (Carbon Monoxide detection system may be required to trigger the mechanical ventilation system).
- F. Fire extinguishers will be required in both the service bay and sales floor.
- G. Appropriate hardware shall be provided throughout the facility.
- H. Secondary containment shall be provided for hazardous material, and flammable liquids.
- I. Compressed gases shall be secured properly.
- J. Areoles shall be stored in flammable liquids cabinets.
- K. Sheet A3.04 was not provided so if welding and cutting operations or spray finishing occur, additional requirements will be required.

- L. Knox Boxes maybe required in multiple locations (key switches for electronic gates, manual boxes for gates and store fronts.
- M. An Illuminated Address shall be visible form the street on a contrasting background.

VI. BUILDING DEPARTMENT REQUIREMENTS

- A. Calculations are required for adequacy of ventilations due to mixed Type Occupancies.

VII. WATER POLLUTION CONTROL PLANT REQUIREMENTS

- A. Plans do not indicate a new sewer lateral. This property will be subject to a sewer connection fee based final square footage of each type of building use.

VIII. CONSTRUCTION PROVISIONS

- A. Pest and vermin control shall be instituted prior to the demolition and construction of the project.
- B. During construction the following high standards for sanitation are required: 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. At no time shall debris remain on site unattended within the front yard setback of the property. Inspections will be conducted as part of the regular construction compliance, to ensure compliance of the Applicant and contractors with this requirement.
- C. Construction activity shall not commence prior to 7:00 a.m. and shall cease by 7:00 p.m. Monday through Friday, and construction activity shall not commence prior to 9:00 a.m. and shall cease by 5:00 p.m. on Saturday. No construction is permitted on Federal holidays or Sundays. As provided in the City of San Leandro's Noise Ordinance (ORDINANCE NO. 2003-005), "construction" shall mean any site preparation, assembly, erection, substantial repair, alteration, demolition or similar action, for or on any private property, public or private right-of-way, streets, structures, utilities, facilities, or other similar property. Construction activities carried on in violation of the Noise Ordinance may be enforced as provided in Section 4-11-1130, and may also be enforced by issuance of a stop work order and/or revocation of any or all permits issued for such construction activity. Procedures with the highest noise potential shall be scheduled for daylight hours, when ambient noise levels are highest. The contractor(s) shall be required to employ the quietest among alternative equipment or to muffle/control noise from available equipment.
- D. Construction activity shall not create dust, noise or safety hazards for adjacent residents and properties. Dirt and mud shall not be tracked onto Marina Blvd. from the project site during construction. Standard construction dust control procedures,

such as wetting, daily roadwashing and other maintenance functions to control emissions, shall be implemented at all times during outdoor construction. Dust generating activities such as excavation, paving etc., shall be scheduled in the early morning and other hours when wind speeds are low. All construction contracts shall include the following requirements: 1) unpaved construction sites shall be sprinkled with water at least twice per day; 2) trucks hauling construction materials shall be covered with tarpaulins or other effective covers; 3) streets surrounding demolition and construction sites shall be swept at least once per day; and 4) paving and planting shall be done as soon as possible. City shall charge Applicant or Developer, and Applicant or Developer shall pay, for all costs of sweeping city streets in the vicinity of the project as necessary to control dust and spillage.

- E. Construction workers on the project shall be provided a portable toilet as a minimum sanitary facility for use during all phases of construction. Said portable toilet shall be screened from view from the public right-of-way or located to the interior or rear of the site.
- F. The Applicant shall prepare a construction truck route plan that would restrict trucks to arterial streets that have sufficient pavement section to bear the heavy truck traffic, thereby minimizing noise and traffic impacts to the community. The construction truck route plan shall be reviewed and approved by the City Engineering and Transportation Department prior to receipt of the grading permit.
- G. Truck hauling activities shall be restricted to 8:00 a.m. to 5:00 p.m., unless otherwise approved by the City Engineer.
- H. The property shall be secured during demolition and construction with a six (6) foot tall chain link fence and any other security measures in accordance with recommendation of the San Leandro Police Department.
- I. Project construction contractor shall comply with the current Bay Area Air Quality Management District (BAAQMD) Best Management Practices for reducing construction emissions.
- J. Project construction contractor shall ensure that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with the California Air Resources Board (CARB) Rule 2449.

IX. GENERAL CONDITIONS

- A. The project site shall be well maintained and shall be kept free of litter, debris and weeds at all times; during construction, the site shall be well maintained and shall be kept free of litter, debris and weeds.
- B. All landscaping shall be maintained in a healthy, growing condition at all times. Any damaged or dead plant material shall be promptly replaced with a plant material similar in type and comparable in size to the plant(s) being removed. Any landscaping shall be maintained so as not to interfere or obstruct the public right-

of-way for pedestrians and vehicles. The landscaping adjacent to the driveway shall be maintained so it does not exceed three feet in height above the top of the nearest adjacent curb and gutter to allow for adequate sight distance, or unless otherwise approved by the City's Transportation Engineer.

- C. Any graffiti shall be promptly removed from building walls and/or fences. The Property Owner 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.
- D. There shall be no barbed or razor wire installed on the fencing or on the property within 300-feet of the street.
- E. The perimeter fencing shall be structurally sound and well maintained at all times. Any damage to the fencing shall be promptly replaced or repaired.
- F. All dumpsters or trash containers shall be kept in the trash enclosure at all times except for the day(s) the collection company is scheduled for pick-up. Immediately after pick-up all dumpsters or trash containers shall be returned to the trash enclosure, out of public view.
- G. No objectionable odors emanating from the building or trash enclosure shall be detectable beyond the subject property.
- H. All vehicle parking on the site shall be undertaken in a neat and orderly manner at all times.
- I. No signs shall be erected without prior approval by the Community Development Director and after first obtaining a building permit.
- J. No temporary or unauthorized signs including but not limited to banners, balloons, streamers and pennants shall be placed on the property, unless approved by the City under a Temporary Sign Permit.
- K. There shall be no loitering permitted on the site and the site shall be posted to permit enforcement of the City ordinance prohibiting loitering by the City of San Leandro Police Department.
- L. Outdoor storage of equipment, materials, or merchandise outside the building shall be screened per Zoning Code Section 4-1662.
- M. All uses and activities shall comply with the provisions of the San Leandro Noise Regulations (Title IV, Chapter 1 of the Municipal Code).
- N. No use, activity, or process shall produce vibrations or dust that are perceptible without instruments by a reasonable person at the property lines of a site.

- O. Applicant shall continue to comply with Title 14 of the California Code of Regulations.
- P. Parking lot lighting shall comply with Article 17 of the Zoning Code. All outdoor lighting shall be directed below the horizontal plane and fully shielded. Lighting shall be focused and oriented within the subject property.
- Q. All exterior/roof-top mechanical equipment shall be screened from view so as not to be visible from the street to the satisfaction of the Zoning Enforcement Official or Community Development Director.
- R. Any outstanding Planning Services deposit fees or balance shall be paid prior to issuance of a building permit.
- S. Prior to issuance of Building Permit, 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.
- T. Pursuant to Zoning Code Section 5-2218, this approval shall lapse on **May 2, 2020**, unless a) a building permit has been issued, coupled with diligent progress evidencing a good faith intent to commence the intended use, or b) a written request for a one-year extension of the Site Plan Review is approved by the Zoning Enforcement Official if no substantive change has occurred in conditions or circumstances.