City of Brisbane
Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 3/27/18

FROM: Ken Johnson, Senior Planner, via John Swiecki, Community Development Director

SUBJECT: **Use Permit UP-6-17, 3795 Bayshore Boulevard**; Use Permit application to allow for outdoor storage of vehicles, equipment and materials on an approximately 1 acre vacant paved lot in the TC-2 Southeast Bayshore Trade Commercial District; Christina Jackson, applicant; M & L Associates, owner.

REQUEST: The applicant requests a use permit to use an existing paved site at 3795 Bayshore Boulevard for the outdoor storage of vehicles, equipment and materials. This vacant, approximately 1 acre parcel is at the south end of an industrial subarea, situated just southerly of the industrial buildings of 3745 to 3785 Bayshore Boulevard. The site lies within the Southeast Bayshore General Plan Subarea and TC-2 Southeast Bayshore Trade Commercial Zoning District.

RECOMMENDATION: Approve Use Permit UP-6-17 in part, per the agenda report, via adoption of Resolution UP-6-17 with Exhibit A, containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: Use of existing facilities are categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 of the State CEQA Guidelines. The exceptions to the categorical exemptions referenced in Section 15300.2 do not apply.

APPLICABLE CODE SECTIONS: Per Brisbane Municipal Code (BMC) Section 17.21.020.E, a Use Permit is required for outdoor storage of trucks and equipment. The findings required for Use Permit approval are contained in BMC Sections 17.40.060.A & B.

PROJECT DESCRIPTION: The applicant's project description is attached, for the Commission's reference. The applicant proposes to use a previously established outdoor storage yard for the storage of vehicles, equipment and materials. The site was used in the past as a City of Brisbane Corp Yard. It has previously been paved and is partially separated from adjacent properties by a fence. The site also has a tunnel at the south end that reportedly served as a rail-line tunnel. That tunnel would be fenced off per the applicant's project description and would not be used in conjunction with this application.

The applicant proposes to clear the site of weeds, resurface the paving, fence off the perimeter with an 8 foot, slatted chain-link fence and provide security lighting. The proposal is not intended for a particular tenant, but rather the applicant is seeking the Commission's approval to allow for general outdoor storage that could accommodate a variety of tenants over time. It is envisioned that this site could be used by a stand-alone tenant or as storage associated with the industrial sites located immediately to the north. Currently those adjacent uses include an e-commerce company and a plumber's shop.

Access to the site would be via the existing signalized intersection at Bayshore Boulevard and the access driveway that serves both this property and the two industrial properties to the north.

The applicant is not proposing any restrictions on the hours or days of the weeks when the yard could be accessed. Aside from the fencing and lighting noted above, no additional improvmeents for security are proposed. It is anticipated security would be managed by future tenants occupying the space.

The applicant has estimated the maximum number of the vehicle trips would be up to 190 per day. No particular limit on the maximum number of vehicles to be stored at the site is proposed. While the number of vehicles will be depend on the size of the vehicles to be stored, the limited lot size will be the ultimate constraint on storage capacity.

ANALYSIS AND FINDINGS: In order to approve the Use Permit, the Planning Commission must determine the following, per BMC Section 17.40.060:

A. "In considering an application, the planning commission shall consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question."

B. "The planning commission shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city. If the planning commission finds that the aforementioned conditions will not result from the particular use applied for, it may grant the use permit."

The proposal would meet the both findings, as discussed below.

General Plan Consistency— The property is designated for Trade Commercial land uses in the 1994 General Plan, consistent with the TC-2 Trade Commercial zoning. The zoning (BMC Section 17.21.020.E) allows for outdoor storage of trucks and equipment when properly screened. However, the zoning does not allow for the storage of materials. As such, it is recommended that the use permit restrict storage to vehicles and equipment only. A condition of approval is recommended to prohibit ground storage of materials. This would not prohibit storing materials on operable vehicles as part of the day-to-day operations of a tenant.

Additionally, there are a few General Plan policies applicable to this proposal. Policy 8 of the Local Economic Development element states, *"Maintain and diversify the City's tax base, consistent with community character, in order to generate adequate revenues for City Government and sustain a healthy local economy."* Policy LU.3 of the Land Use element states, *"Establish a mix of land uses that best serves the needs of the community"* and Policy LU.5 states, *"Establish a mix of uses with a diversified economic base to maintain and increase tax revenues and contribute to the City's ability to provide services."*

All three of these policies reflect the intent to accommodate a mix and diversity of compatible commercial uses to enhance the city's economic base. Staff believes the proposed use permit is consistent with these policies by allowing this already disturbed property to be put to economically productive use in a manner that is consistent with nearby uses and the character of the area.

In reference to the part of the finding related to specific plan consistency, that aspect of the finding is not applicable as there is no adopted specific plan covering this area.

Not Detrimental or Injurious to the Property, Neighborhood or City— The proposal would not be detrimental or injurious to the property, neighborhood or City. The site was used historically for outdoor storage purposes and is located in an isolated industrial area. From a visibility perspective it is largely screened from public view by existing features. The site is located on the downslope side of Bayshore Boulevard, roughly 50 feet below the adjacent street level, so the site is not visible from Bayshore Boulevard to the west. The natural topography of the lower flank of San Bruno Mountain screens the site from the south. The site is screened by the existing warehouses to the north. The site is visible from a distance along the east side as viewed from Sierra Point Parkway easterly of Brisbane Lagoon. From that side it will be screened by the 8 foot, slatted, chain-link fence. This screening is also consistent with the zoning requirement that outdoor uses are to be screened.

In regard to traffic, the vehicle trips associated with the proposed use would be limited. As previously indicated, a maximum of 190 vehicle trips per day are proposed with this use. Access to the site is provided via a private driveway with a signalized intersection at Bayshore Boulevard. By way of comparison, 2014 traffic counts from the Dept. of Public Works, indicate that this southern portion of Bayshore Boulevard carried approximately 26,000 vehicle trips per day. It is not expected that this relatively small increase of 190 daily trips would have any impact on the existing level of service.

As indicated above, the application is not specific to a particular tenant, so a number of conditions of approval (attached) are included to regulate the ongoing operations. Included in those is that any tenant would be required to obtain a business license, which would provide opportunity for City staff to review the proposed business operations for use permit consistency. Also included, are limitations on hours of operation of 5 am to 10 pm, unless other hours are approved by the Planning Director upon written request. These hours are the same as the TC-1 Crocker Park Trade Commercial District night operations restrictions for businesses located

within 300 feet of residential properties. Some of the other conditions address the fact that storage is for operable vehicles and equipment only, a prohibition on on-site vehicle maintenance, and requirements for on-going site maintenance.

This application has been reviewed by the Public Works Department, Police Department and North County Fire Authority, as well as the Regional Water Quality Control Board, San Mateo County Environmental Health, and the CalTrain Joint Powers Board. None of these agencies objected to the proposed application, and the recommended conditions of approval for the project (attached) address comments which were raised in the review of this application by these various agencies.

ATTACHMENTS:

A. Aerial photo of site location & vicinity
B. Applicant's Project Description and Plans
C. Draft Resolution UP-6-17 with Findings and Conditions of Approval
D. Site Photos

ATTACHMENT A

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ATTACHMENT A

Aerial Photo of Site Location & Vicinity



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ATTACHMENT B

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ATTACHMENT B

RECEIVED

OCT 19 2017

Comm. Dev. Dept. Brisbane

Project Description

Existing Conditions:

The subject property consists of an outdoor paved yard area that is approximately 35,140 square feet (the "Property"). The Property was previously utilized as a corp yard for the City of Brisbane (the "City"), but has long sat vacant. The Property includes an abandoned train tunnel which is closed off and locked to prevent access. The proposed Conditional Use Permit would not involve use of the tunnel. The Property is surrounded on two sides by a hill leading to Bayshore Blvd. To the north of the Property is a yard area/parking lot for a warehouse building occupied by a plumbing company and an e-commerce company and to the East are train tracks and a lagoon.

Proposed Use:

We are seeking a Conditional Use Permit under Brisbane Code Section 17.21.020 that would allow the use of the Property for a commercial or industrial use that would involve the outdoor storage of vehicles, materials and/or equipment (the "Proposed Use"). We have not identified a proposed user for the Property. Based on our experience, there is strong demand for storage of fleet vehicles ranging from passenger size cars to vans, box trucks and 53' trailers, weather proof equipment and building material such as a contractor's yard. It is anticipated that the types of uses proposed would be ancillary to an off-site business and would not provide services to the general public. All uses would be screened by a perimeter fence in the location shown on the attached Site Plan that would be designed to adequately screen the operations from view. The project would also involve re-paving the Property, but would not involve the construction of new buildings or structures within the Property.

Hazardous materials for the proposed uses would be limited to customary fluids contained within vehicles and motorized equipment stored onsite. As the Property does not contain a building, employees would likely be limited to off-site employees of an off-site business picking up and dropping off, vehicles, materials, or equipment. Without a known user, we are unable to accurately estimate number of employees; however, based on the most impactful speculative layout, it is estimated that the site could generate up to 190 vehicle trips per day (one trip in and one trip out per vehicle per day).

Supporting Statement Addressing Code Section 17.40.060 Findings:

Planning Code Section 17.40.060.A requires the planning commission to consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question.

The Proposed Use at its size, location, and intensity is desirable for the nature and condition of the surrounding neighborhood and the recently adopted Trade Commercial TC-2 Zoning District. The Property is located in an area of the City that has historically maintained a mix of industrial and commercial uses. The Property's industrial nature is being re-affirmed as part of the TC-2 re-zoning which represents a mix of commercial uses including warehouses, distribution facilities, office, retail uses, restaurants, commercial recreation as well as light industrial, research and development, and uses of similar character, and permits outside storage of trucks and equipment with a conditional use authorization, so long as properly screened. Most of the immediate area surrounding the Subject Property is characterized by industrial and commercial uses including a yard area/parking lot for a warehouse building occupied by a plumbing company and an e-commerce company to the North and

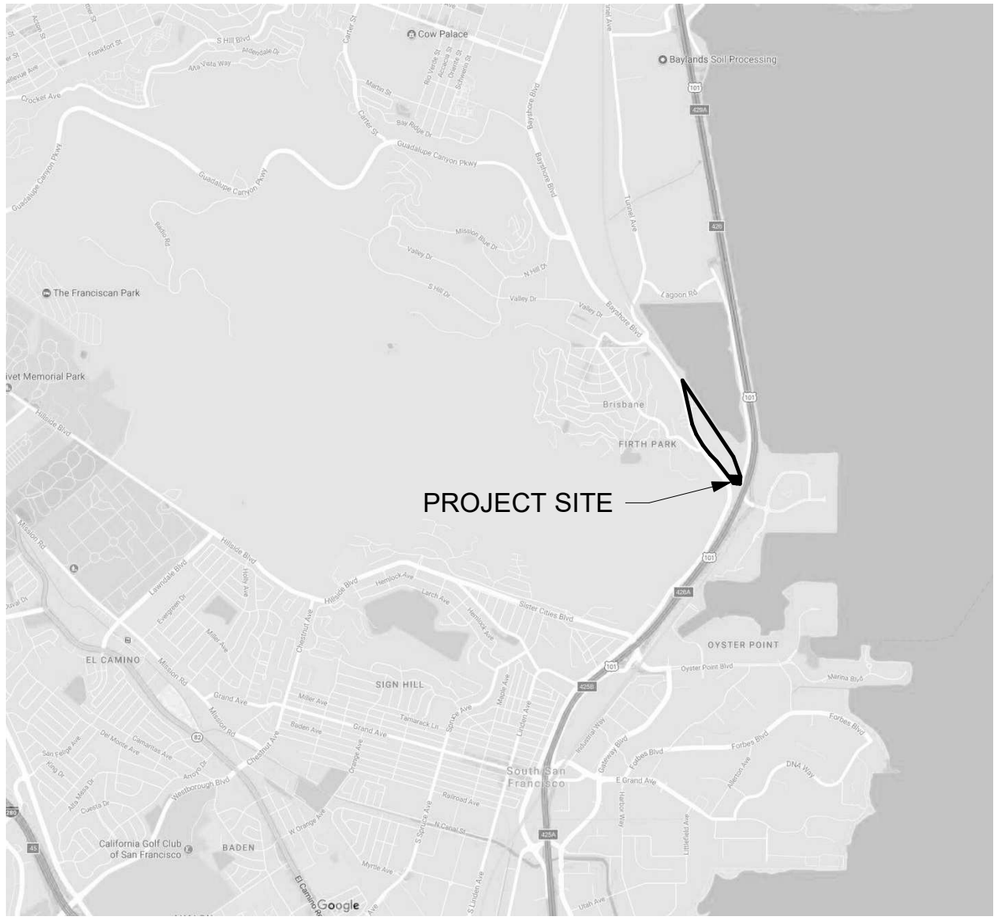
train tracks and a lagoon to the East. The Project will convert an underutilized site that has long sat vacant into a necessary industrial use that is compatible with the nature and condition of the adjacent uses and satisfies the intent of the proposed zoning district. The Proposed Use will also bring the Property into conformity with current code requirements by completely screening operations from view with a perimeter fence.

Planning Code Section 17.40.060B also requires the planning commission to determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

The Proposed Use would create a well-run and tidy operation which, subject to the imposition of appropriate conditions, would fit into the character and scale of surrounding development and satisfy the intent of the proposed TR-2 zoning district. The Proposed Use will not have a significant effect on the existing condition of the site, which has historically been used for industrial purposes and was last used as a corp yard for the City. The Proposed Use would bring the site into greater conformity with the proposed zoning by including perimeter screening which will screen operations from view. Accordingly, the Proposed Use will not be visible from the surrounding neighbors and uses, which are generally industrial-type uses. The Project will not result in any significant impacts on traffic, as the site has ample parking and loading to accommodate the anticipated trip generation. Because the Project consists of vehicle storage, it will not result in a material increase in the number of workers or occupants at the site in the same way as, for example, the addition of new building space. Furthermore, since the Proposed Use only includes re-paving and does not include the construction of a building or structure, it will not result in any significant construction or excavation work that would have the potential to create noise, vibration, dust, or odor emissions. Accordingly, the Proposed Use would not be injurious to property, improvements or potential development in the vicinity, and would furthermore revitalize an unused site with a light industrial use that will be screened off from view, thus improving the character of the neighborhood. Therefore, the proposed use would not be detrimental to the health, safety, convenience and general welfare of the persons residing or working in the vicinity or the general welfare of the City.

ATTACHMENT B

LOCATION MAP



AREA PLAN



PROJECT DESCRIPTION

THE SITE IS LOCATED AT THE SOUTHERN MOST END OF 3765 BAYSHORE BLVD, A MULTI-BUILDING INDUSTRIAL FACILITY. THE PROJECT ENTAILS DEVELOPMENT OF AN AT GRADE STORAGE YARD. THE YARD IS TO BE FENCED AND PAVED.

TABLE OF CONTENTS

A-0.1 TITLE PAGE
A-1.1 PROPOSED SITE PLAN

FOR REFERENCE

1. ALTA/ASCM LAND TITLE SURVEY
2. ALTA/ACSM LAND TITLE SURVEY

PROLOGIS™

3795 BAYSHORE BLVD

Jackson Liles
ARCHITECTURE

2325 Third Street #206
San Francisco, CA 94107
Tel 415.621.1799

www.jacksonliles.com

Date & Issue	
⚠ Revision	11.27.17

3795 BAYSHORE BLVD	
Date:	9/05/17
Scale:	AS INDICATED
Job #:	1706
Revit File:	Y:\jobs\1706\Revit
Assembled By:	KS

TITLE PAGE

A-0.1

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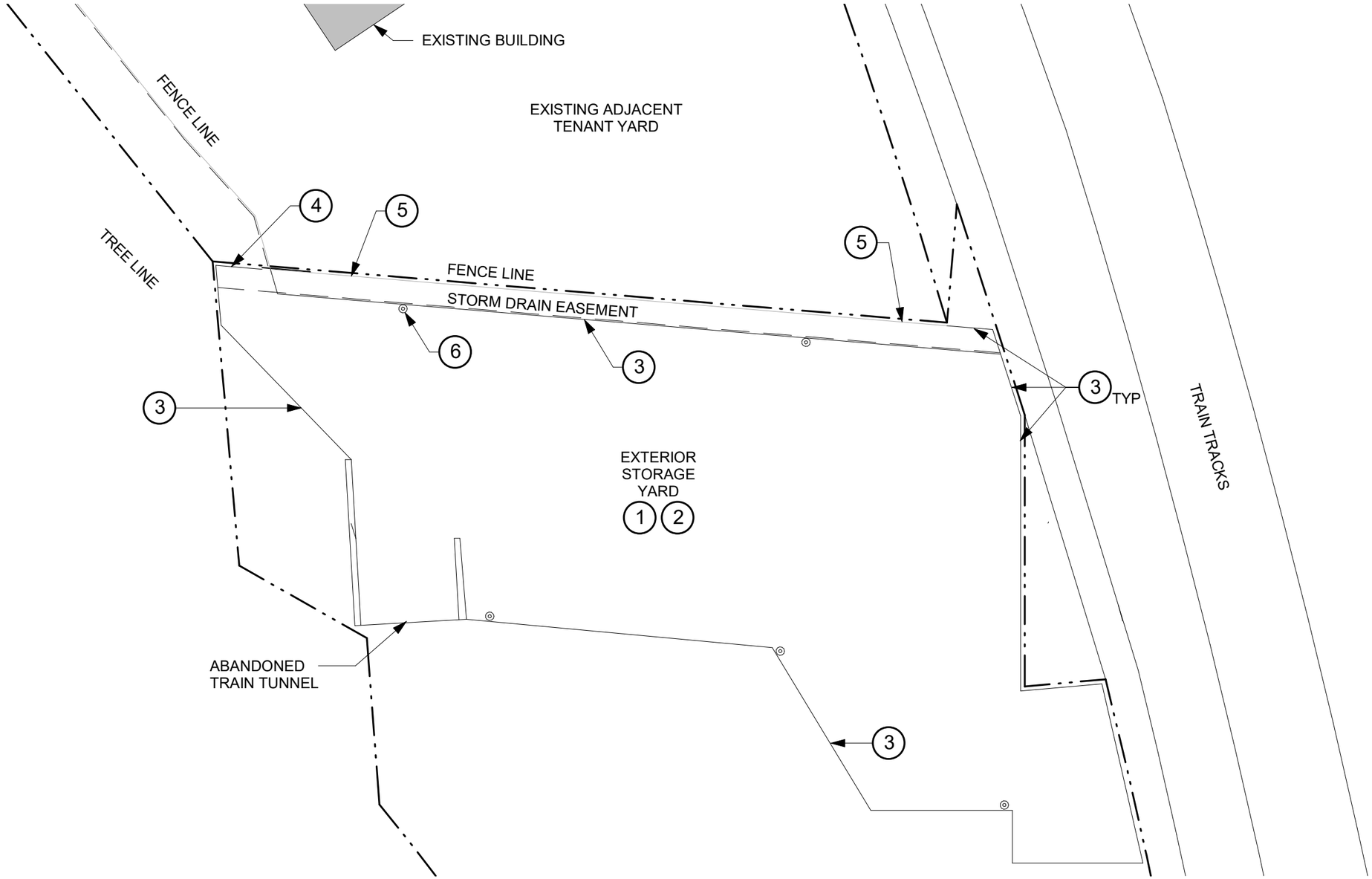

SHEET NOTES

1. REMOVE ALL (E) WORN PAVEMENT & DISPOSE. PROVIDE NEW ASPHAULT CONC PAVING. PAVING TO BE COMPRISED OF TREATING SUBGRADE, CLASS 2 AB, 3" ASPHAULT CONC PAVING
2. PROVIDE DRAINAGE AS NECESSARY
3. (N) 8' HIGH CHAIN LINK FENCING. FENCING TO BE DARK GREEN VINYL COATED WITH DARK GREEN SLATS PER SECTION 17.32.050
4. (N) MANUAL ROLLING GATE, TO MATCH FENCING
5. (E) FENCING
6. (N) DARK SKY COMPLIENT POLE MOUNTED SECURITY LIGHTING. LIGHTING TO BE LED AND DESIGNED TO STAY WITHIN SITE BOUNDARY. LIGHTING TO PROVIDE AN AVERAGE OF 1 FOOTCANDLE. (5 TOTAL).

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ATTACHMENT B

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Date & Issue	
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Job #:	1706
Revit File:	Y:\jobs\1706\Revit
Assembled By:	KS

PROPOSED SITE PLAN

1 **A-1.1**

ATTACHMENT B

NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

LANDS OF SOUTHERN PACIFIC RAILROAD

PARCEL TWO-A OF LEGAL DESCRIPTION

PARCEL ONE OF LEGAL DESCRIPTION

PARCELS A & B
48 M 98
FILED 01-18-1980

3745 BAYSHORE BOULEVARD
CONCRETE BUILDING
BUILDING HEIGHT = 24.8'
ABOVE FINISH FLOOR

PARCEL A
48 PM 98
FILED 01-18-1980

LEGEND

	ASPHALT BERM	CB	CATCH BASIN
	BUILDING LINE	CV	CONTROL VALVE
	CONCRETE CURB	DDCV	DOUBLE DETECTOR CHECK VALVE
	CONCRETE CURB & GUTTER	E	EAST
	CONCRETE/BLOCK/RETAINING WALL	EB	ELECTRIC BOX
	EASEMENT LINE	FC	FACE OF CURB
	EDGE OF PAVEMENT	FDC	FIRE DEPARTMENT CONNECTION
	FENCE LINE	FH	FIRE HYDRANT
G	GAS LINE-VALVE & METER	FO	FIBER OPTIC
	MONUMENT/MONUMENT LINE	FP	FLAG POLE
	PROPERTY LINE	FNC	FENCE
SS	SANITARY SEWER-MANHOLE & CLEANOUT	FW	FACE OF WALL
SD	STORM DRAIN-MANHOLE & CATCH BASIN	GEN.	GENERATOR
WS	WATER LINE & VALVE	GM	GAS MARKER/METER
	CONCRETE	GP	GATE POST
	ASPHALT PAVEMENT	GUY	GUY ANCHOR
		GV	GAS VALVE
	NON ACCESS AREA	JP	JOINT POWER POLE
	BOLLARD	N	NORTH
BFP	BACKFLOW PREVENTION DEVICE	NE	NORTH EAST
	CATCH BASIN	PIV	POST INDICATOR VALVE
	CORNER	PL	PROPERTY LINE
FDC	FIRE DEPARTMENT CONNECTION	PP	POWER POLE
	FIRE HYDRANT	PTL	PETROLUM LINE
	GUY WIRE	S	SOUTH
	MANHOLE	SD	STORM DRAIN
	POST INDICATOR VALVE	SDMH	STORM DRAIN MANHOLE
	POWER POLE/JOINT POLE	SMH	SPRINT MANHOLE
	TRAFFIC BOX	SSCO	SANITARY SEWER CLEAN OUT
	TRAFFIC SIGN	SSMH	SANITARY SEWER MANHOLE
	TRANSFORMER	SW	SOUTH WEST
	UTILITY BOX	TRN	TRANSFORMER
	WATER METER	TSB	TRAFFIC SIGNAL BOX
	WATER VALVE	TSP	TRAFFIC SIGNAL POLE
AFF	ABOVE FINISH FLOOR	W	WEST
AD	AREA DRAIN	WB	WATER BOX
BC	BACK OF CURB	WM	WATER METER
BFP	BACK FLOW PREVENTER	WV	WATER VALVE
BL	BUILDING LINE	(4)	ITEM NO. IN TITLE REPORT
BOL	BOLLARD		
BSL	BUILDING SETBACK LINE		
C.	CONCRETE		

NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

BAYSHORE BOULEVARD

MATCH LINE SEE LOWER LEFT

MATCH LINE SEE UPPER RIGHT

Access Driveway

Subject Site
(3795 Bayshore Blvd.)

PARCEL TWO OF LEGAL DESCRIPTION

"VACANT LAND, NO BUILDINGS"

Annotated by City Staff

NORTH
0 20 40 80 120
Scale 1" = 40 ft

NO.	REVISION	BY
	UPDATE DUE TO REVISED COMMITMENT 3/31/16	JAK

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

ALTA/ACSM LAND TITLE SURVEY
OF
3745-3785 BAYSHORE BLVD
FOR
PROLOGIS
BRISBANE CALIFORNIA

DATE	JULY 2014
SCALE	1" = 40'
SURVEYOR	JAK
DRAFTER	GC
JOB NO.	A13717-4
SHEET	2
OF 2	SHEETS

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H.1.15

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ATTACHMENT C

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Draft - RESOLUTION UP-6-17

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING USE PERMIT UP-6-17
TO ALLOW FOR A STORAGE YARD
ON THE VACANT LOT
AT 3795 BAYSHORE BOULEVARD

WHEREAS, Christina Jackson, the applicant, applied to the City of Brisbane for a Use Permit to establish a storage yard at 3795 Bayshore Boulevard, such application being identified as Use Permit UP-6-17; and

WHEREAS, on March 27th, 2018, the Planning Commission conducted a hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the agenda report relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Use Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of March 27th, 2018, did resolve as follows:

Use Permit UP-6-17 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this 27th day of March, 2018, by the following vote:

AYES:
NOES:
ABSENT:

_____

Chairperson

ATTEST:

_____
JOHN A. SWIECKI, Community Development Director

EXHIBIT A

Action Taken: Conditionally approve Use Permit UP-6-17 per the staff memorandum with attachments, via adoption of Resolution UP-6-17.

Findings:

1. Approval of the use permit is consistent with the general plan and there is no specific plan adopted by the city council for the area in question.

2. The establishment, maintenance and operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

Conditions of Approval:

A. The use of the site shall be limited to storage of vehicles and equipment, consistent with Brisbane Municipal Code Section 17.21.020.E. It shall not include ground storage of raw materials or construction materials.

B. The perimeter of the storage yard shall be fenced as follows for screening and security:

   i. The fence shall be an 8 foot high, slatted, chain link fence.

   ii. A lockable gate shall be installed for security.

   iii. Fence materials proposed are green coated chain link with green vinyl slats for screening where needed. Any changes to the color are subject to review and approval by the Planning Director, in accordance with the Fences, Hedges and Walls ordinance, BMC Section 17.32.050.

   iv. Neither razor wire, barbed wire, nor similar fence materials shall be allowed.

   v. The Planning Director may approve certain fence sections to be eliminated, if deemed unnecessary due to lack of access from off-site (i.e.: potentially on the steeply sloped side of the site).

C. The final lighting plan shall be subject to review and approval by the Planning Director through the Building Permit process. The applicant shall demonstrate that the lighting will be down-lit and not result in significant spill over beyond the property boundaries. Lighting shall be directed inward to the site and not outward towards the Lagoon.

D. All tenants of the site shall keep their business licenses active through the Finance Department and shall comply with any requirements that may be imposed through the Planning Department for documentation of their ability to comply with the conditions of

this use permit, prior to issuance of a business license. No undocumented or unapproved tenants shall occupy the yard.

E. Allowed hours of operation are daily from 5 am to 10 pm, unless other hours are approved by the Planning Director following a written request.

F. The yard shall be maintained in an orderly manner to provide for adequate fire apparatus access. It shall comply with Fire Safety per 2013 CFC Chapter 33 and also maintain a 20 foot wide fire access between rows of vehicles and equipment.

G. Provide and mount 3A:40B:C fire extinguishers and provide signage to indicate locations, to the satisfaction of the Fire Department.

H. Equipment or vehicle maintenance activities shall not be conducted on the site.

I. Non-operable vehicles are not to be stored on site, except as may be specifically authorized by the Planning Director.

J. Yard and driveway surfaces shall be maintained to prevent tracking of mud onto public streets, to the satisfaction of the Public Works Director.

K. Placement of any new or replacement impervious surface shall be subject to review for compliance with stormwater regulations by the Planning Dept. and City Engineer, including review for compliance with the Regional Water Quality Control Board's C.3 provisions.

L. Applicant shall be subject to Commercial Industrial Stormwater Discharge Compliance Inspections no less frequently than yearly, and shall remain in compliance with all conditions imposed on the City by the Regional Water Quality Control Board via its issuance of a Municipal Regional Permit. Repeat noncompliance or single-event gross noncompliance may result in the revocation of the use permit, per the procedures provided in BMC Section 17.41.100. In addition to any administrative fines and penalties that the City may assess against the permittee, the permittee shall also indemnify, defend and hold harmless any fines or penalties that the Regional Water Quality Control Board or the State Water Resources Board imposes on the City arising from any of permittee's acts or failure to act on the site resulting in stormwater violations.

M. The yard shall be subject to City, County or State inspections as needed to confirm compliance with applicable regulations, which are not limited to these conditions of approval.

N. Access to public utilities in the City's easements shall be maintained, to the satisfaction of the City Engineer.

O. Use of the site shall not impede any ongoing subsurface soil and groundwater investigation and remediation efforts associated with the historical industrial uses in this subarea.

P. Advertising signs are not included with this interim use permit.

Q. As detailed in BMC Section 17.41.100, this interim use permit may be revoked upon a determination by the planning commission that the holder of such permit has failed to comply with any of the conditions thereof or has violated any applicable provision of the BMC.

R. Minor modifications to the interim use permit may be approved by the Community Development Director in conformance will all applicable requirements of the Municipal Code.

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ATTACHMENT D

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ATTACHMENT D

H.1.25

ATTACHMENT D

ATTACHMENT D

H.1.27