

CITY OF



San Rafael

MAYOR
Albert J. Boro

COUNCIL MEMBERS
Paul M. Cohen
Barbara Heller
Gary Phillips
Cyr Miller

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION
P.O. BOX 151560. SAN RAFAEL, CA 94915 TEL. (415)485-3085 FAX (415)485-3184

CHRISTMAS TREE LOTS

Findings:

- A. The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. The proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site.
- C. The proposed site is adequately served by streets having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably generate.
- D. Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site or at alternate locations acceptable to the planning director.

STANDARDS. THE APPLICANT SHALL PROVIDE INFORMATION TO SHOW THAT THE FOLLOWING STANDARDS HAVE BEEN SATISFACTORILY ADDRESSED:

10. **Temporary Parking Facilities.** Appropriate traffic control measures and adequate temporary parking facilities, including vehicular ingress and egress, and loading shall be provided to the satisfaction of the City Traffic Engineer and the Police Department.
11. **Public Safety.** Security and public safety measures shall be provided, including traffic control measures if needed, to the satisfaction of the police department. No more than \$100.00 cash will be in cash box or cash register at any time. Cash will be secured in a lock box or safe until deposited at the bank.
12. **Nuisance Factors.** Measures to control or mitigate potential nuisance factors such as glare or direct illumination of adjacent properties, noise, vibration, smoke, dust, dirt, odors, gases and heat shall be provided to the satisfaction of the Planning Division.
13. **Site Issues.** The placement, height and size of temporary buildings, structures and equipment shall be reviewed by the Planning Division for consistency with base district regulations and other zoning ordinance requirements.
14. **Sanitary/Medical Facilities.** Sanitary and medical facilities shall be provided to the satisfaction of the Marin County Health Department.
15. **Trash/Litter Control.** Adequate measures shall be taken for the collection, storage and removal of garbage, litter or debris from the site to the satisfaction of the Planning Division.
16. **Signs.** Any proposed signage for the temporary use shall comply with Chapter 14.19, Signs, to the satisfaction of the Planning Division

17. **Hours of Operation.** The use shall be limited in terms of operating hours and days to ensure compatibility with surrounding uses and neighborhood to the satisfaction of the planning department. There will be no sales prior to 9 a.m. on weekdays.
18. **Performance Bonds.** A \$1,000 performance bond or other security deposit shall be submitted to the City Finance Department to assure that any temporary facilities are removed from the site within a reasonable timeframe following the event and that the property is cleaned up and restored to its former condition.
19. **Electrical.** Applicant shall secure an electrical permit from the San Rafael Building Division.
20. **Certificate of Insurance.** A certificate of insurance shall be furnished to the City showing coverage for bodily injury not less than \$100,000 per person, \$300,000 per accident, and \$25,000 property damage prior to issuance of an electrical permit.
21. **Business License.** A business license shall be obtained from the City prior to occupancy of the site.
22. **Fire Permits.** Applicant shall comply with the requirements of the Uniform Fire Code for Christmas tree lots and flameproofing of Christmas trees (City of San Rafael Fire Prevention Standards Numbers 114 and 114A). Tents, awnings, plastic or other similar structures are not permitted except by special permit issued by the Fire Marshall.
23. **Fencing.** The site shall be fenced and secured by a locked gate after business hours.
24. **Cleanup.** The site shall be cleaned up on or by December 31.
25. **Compliance with Other Laws.** Approval of the requested temporary permit is contingent upon compliance with applicable provisions of other laws. Any event which includes the preparation, sale or serving of food shall comply with Marin County health department standards and permit requirements.