



## **CONDITIONS OF APPROVAL**

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

### **GENERAL**

- A. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- B. Comply with all applicable codes, regulations, ordinances and resolutions.

### **ATTORNEY'S OFFICE**

- A. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

### **COMMUNITY DEVELOPMENT**

#### **BUILDING DIVISION**

BD1. Continue to comply with conditions of approval per PLN2015-11231

#### **HOUSING & COMMUNITY SERVICES DIVISION**

H1. Continue to comply with conditions of approval per PLN2015-11231

#### **PLANNING DIVISION**

P1. Continue comply with conditions of approval per PLN2015-11231

P2. Nine total units, shall be deed restricted at the following affordability levels:

- Five Units at 100% Area Median Income (4 one bedroom units and 1 two bedroom unit)
- Four Units at 120% Area Median Income (3 one bedroom units and 1 two bedroom unit)

### **FIRE**

F1. Continue comply with conditions of approval per PLN2015-11231

### **PARKS & RECREATION**

PR1. This project satisfied its Parks & Recreation Parkland Dedication requirement by paying an in-lieu fee under PLN2015-11231.

PR2. This project satisfied its Dwelling Unit Tax requirements under PLN2015-11231.

PR3. Continue comply with conditions of approval per PLN2015-11231

### **POLICE**

PD1. Continue comply with conditions of approval per PLN2015-11231

### **PUBLIC WORKS**

#### **ENGINEERING**

E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. Continue to comply with conditions of approval per PLN2015-11231

**STREETS DIVISION**

**Landscape**

- L1. Continue comply with conditions of approval per PLN2015-11231.

**Solid Waste**

- SW1. Continue comply with conditions of approval per PLN2015-11231.

**Stormwater**

- ST1. Continue comply with conditions of approval per PLN2015-11231

**SILICON VALLEY POWER**

- SVP1. Continue comply with conditions of approval per PLN2015-11231

**WATER & SEWER**

- W1. Continue comply with conditions of approval per PLN2015-11231