

## **CONDITIONS OF TENTATIVE MAP APPROVAL**

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

### **COMMUNITY DEVELOPMENT**

- C1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan.

### **ATTORNEY'S OFFICE**

- A1. 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.

### **ENGINEERING**

- E1. Obtain site clearance through Engineering 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 Engineering 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 Engineering 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 Engineering 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 parcel map and/or issuance of building permits.
- E4. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E5. The sanitary sewer (SS) mains serving the site not included in the Sanitary Sewer Hydraulic Model along property's Civic Center frontage were monitored in the field by the developer. The field monitoring information along with the SS discharge information submitted by the developer were analyzed by developer's Civil Engineer and determined that said SS mains currently have enough conveyance capacity to accommodate the proposed development. The Civil Engineer's results may change based on pending development applications and future projects. The Civil Engineer's results do not guarantee or in any way reserve or hold SS conveyance capacity until the Developer has final approval for the project.
- E6. Relocate existing public Sanitary Sewer main along El Camino Real, as required, to provide sufficient clearance from proposed trees and existing and proposed utilities (8' min from utilities).
- E7. Abandoned sanitary sewer main shall be removed, and not abandoned in place.
- E8. Due to the close proximity of the existing water main to the proposed to be abandoned 18" storm drain (SD) main, the SD main may be abandoned in place by filling it with control density fill (CDF) and capping both ends with a wall of 6" thick Portland cement concrete.
- E9. After City Council approval of the Tentative Subdivision, submit 10 copies of the Final Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor

privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees. The City approved Final Map shall be recorded by developer prior to building permit issuance.

- E10. File and record Final Map for proposed development and pay all appropriate fees prior to issuance of the Building Permit.
  - E11. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater
  - E12. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barrier if trees are planted such that the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
  - E13. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
  - E14. Slurry seal entire width of Civic Center Drive fronting the subject property.
  - E15. Dedicate, as required on-site easements for new public utilities and/or sidewalk by means of a Subdivision Map or approved instrument at time of development.
  - E16. File and record Subdivision Map for proposed development and pay all appropriate fees prior to Building Permit issuance.
  - E17. All proposed on-site driveways and paths shall accommodate fire truck/engine turning template.
  - E18. All traffic striping, messages, and symbols shall be thermoplastic.
  - E19. Existing non-standard or non-ADA compliant frontage shall be replaced with current City-standard frontage improvements.
  - E20. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
  - E21. Provide ADA compliant walkway connecting proposed buildings to public sidewalks.
  - E22. Show and comply with City's driveway vision triangle requirements at proposed driveway. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and intersections in order to allow an unobstructed view of oncoming traffic. Contact Traffic Engineering at (408) 615-3000 for further information.
  - E23. Provide minimum 5' wide sidewalk with 4' wide landscape strip along the Civic Center Drive frontage.
  - E24. Provide minimum 10' wide separated sidewalk with 4' wide landscape strip along El Camino Real frontage.
  - E25. Provide residential access from both El Camino Real and Civic Center Drive frontages.
  - E26. On-street parking shall not be counted towards on-site parking requirements.
- Show existing T-markers (City street parking) on Civic Center Dr. Remove existing T-markers (on-City street parking) that will be in conflict with proposed driveways.

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