

**CONDITIONS OF APPROVAL**  
**720 REED STREET TENTATIVE PARCEL MAP**

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the project shall be subject to the following **conditions of approval**:

**GENERAL**

- G1. 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 against the City by reason of its approval of developer's project.
- G2. 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.

**COMMUNITY DEVELOPMENT**

- C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.
- C2. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits.
- C3. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- C4. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Inspection Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.
- C5. The Developer shall comply with the Mitigations Monitoring and Reporting Program identified in the Initial Study / Mitigated Negative Declaration, and shall be incorporated in the Conditions of Approval for this project.

**ENGINEERING**

- E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees prior to issuance of the Building Permit. 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, 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. After City Council approval of the Tentative Parcel Map, submit 10 copies of the Parcel 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 Parcel Map shall be recorded by developer prior to building permit issuance.
  - E4. File and record Parcel Map for proposed development and pay all appropriate fees prior to issuance of the Building Permit.
  - E5. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, through Engineering Department, and pay all appropriate fees, prior to start of construction.
  - E6. 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 issuance of building permits.
  - E7. Developer is responsible for cost of relocation or modification of any public facility necessary to accommodate subject development.
  - E8. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
  - E9. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk.
  - E10. 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.
  - E11. 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.
  - E12. Dedicate, as required, on-site easements for new and existing utilities and new sidewalks by subdivision map or approved instrument at time of development. Developer shall pay applicable easement preparation/processing fee.
  - E13. 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.
  - E14. In accordance with the City Design Criteria, all proposed Storm Drain laterals shall be reinforced concrete pipe (RCP).
  - E15. All proposed sidewalk, walkway, and driveways shall be ADA compliant City Standard.
  - E16. All proposed driveways shall be ADA compliant driveways per City Standard ST-9.
  - E17. Provide a minimum 5' wide sidewalk along Reed Street along the Proposed Park and existing dog park property frontage. Provide minimum 5' sidewalk along Grant Street property frontage.
  - E18. Install a pedestrian crosswalk across Reed Street east of Lafayette Street. Modify the traffic signal at the Lafayette Street/Reed Street intersection to provide pedestrian signal infrastructure.
  - E19. Provide City standard ST-14 curb ramp at the southeast corner of Lafayette Street and Reed Street. Modify the pork chop island at the northeast corner of the Lafayette

Street/Reed Street intersection to accommodate the crosswalk across Reed Street and meet current ADA standards.

- E20. All signing and striping shall be thermoplastic.
- E21. Show and comply City's driveway Triangle of Safety requirement at proposed driveway and City's Intersection Visibility Obstruction Clearance at southwest corner of Reed/Grant intersection. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety and Corner Visibility Obstruction areas.
- E22. Provide two City standard ST-14 ADA compliant curb ramps at the southwest corner of the Reed/Grant intersection.
- E23. On-street parking shall not be counted toward on-site parking requirement.
- E24. The Project applicant shall comply with the mitigations in the Traffic Impact Analysis.
- E25. Special events and large tournaments should be held on weekends to reduce the parking impact to adjacent businesses. Special events and large tournaments shall be required to prepare and submit a Transportation Demand Management (TDM) Plan to the Community Development Department. The goal of the TDM plan would be to encourage carpooling, shuttle services and biking to manage and reduce the parking demand at the Sports Park during these events.

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