

CONDITIONS OF TENTATIVE MAP APPROVAL

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

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.

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. 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.
- E4. 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 final map and/or issuance of building permits.
- E5. 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.
- E1. 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.
- E2. 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.
- E6. File and record Subdivision Map for proposed development and pay all appropriate fees prior to Building Permit issuance.
- E7. Any portion of the public sidewalk and driveway curb cut that encroaches into private property will be require dedication of a sidewalk easement by means of subdivision map or approve instrument at time of development.
- E8. 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.
- E9. Provide root barriers when 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.
- E10. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
- E11. Driveways shall be per City standard details ST-9.

- E12. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.
 - E13. Show on site plan and comply with City's driveway triangle of safety requirements at all driveways and intersection vision triangle requirements at Winchester Boulevard and Worthington Circle. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near intersections and driveways in order to allow an unobstructed view of oncoming traffic.
 - E14. The developer shall be required to prepare and submit a Traffic Impact Analysis for this development.
 - E15. The developer shall comply with the mitigations identified in the Traffic Impact Analysis/EIR.
 - E16. Mill and overlay 2" entire street width of Winchester Boulevard along property frontage.
 - E17. Slurry seal with digouts entire street width of Worthington Circle along property frontage.
 - E18. Provide loading/unloading zone on-site for residents.
 - E19. Red curb markings shall be painted within the driveway triangle of safety for the driveways along Winchester Boulevard and both driveway along Worthington Circle.
 - E20. All traffic striping, symbols and markings shall be thermoplastic.
 - E21. The project shall maintain a minimum driveway throat depth of 25' for the driveway on the east-west portion of Worthington Circle. All throat lengths measured from face of curb.
 - E22. On-street parking shall not be counted toward on-site parking requirements.
 - E23. Provide 5' wide minimum sidewalk along Worthington Circle property frontage.
 - E24. Provide 10' wide minimum sidewalk and a 4' wide planter strip along the Winchester Boulevard property frontage.
 - E25. For safety purposes, driveway on Winchester Boulevard shall be a signed to allow left and right-in movements and right-out only movements.
- Driveway on the east-west portion of Worthington Circle shall be a full access driveway.

FIRE

- F1. As discussed in PCC meeting dated 4/17/18 Emergency Vehicle Access Easements (EVAE's) shall include the dead-end roadways adjacent to the townhomes.

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