

CONDITIONS OF APPROVAL

Lands of Liu – 25959 Alicante Lane – File# SD21-0088

PLANNING DEPARTMENT

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the Planning Commission, depending on the scope of the changes.
2. The project is subject to the Town's Construction Time Limit Ordinance (Chapter 10, Title VIII of the Municipal Code). The maximum time for completion of the new residence shall be 36 months from the date of Building Permit issuance. Failure to complete the project in the allotted time may result in substantial penalties and fees.
3. **Tennis court shall be enclosed with 10-foot maximum height fencing or netting. No new fencing is approved with this application except for tennis court fencing or netting.**
4. After completion of rough framing or at least six (6) months prior to scheduling a final inspection, the applicant shall submit landscape screening and erosion control plans for review by the Site Development Committee. The application for landscape screening and erosion control shall be accompanied by the applicable fee and deposit. The plans shall be reviewed at a noticed public hearing. Attention shall be given to plantings which will be adequate to break up the view of the new residence from surrounding properties and streets. All landscaping required for screening purposes and for erosion control (as determined by the City Engineer) must be installed prior to final inspection of the new residence. The landscape screening plan shall comply with Section 10-2.809 (water efficient landscaping) of the Los Altos Hills Municipal Code.
5. A \$5,000 landscape maintenance and water usage deposit shall be paid to the Town prior to final inspection of the new residence. Two years after the project has been completed, staff will review the water usage for the property and conduct a site inspection to ensure installed landscape screening is still present and has been adequately maintained. Inadequate maintenance of installed landscape screening and/or water usage greater than the annual usage indicated on the approved parcel water budget worksheet, may result in complete forfeiture of this deposit.
6. *Prior to beginning any grading operation*, all significant trees, particularly any heritage oak trees, are to be fenced at the drip line. The fencing shall be of a material and structure (chain-link) to clearly delineate the drip line. Town staff must inspect the fencing and the trees to be fenced prior to commencement of grading. The property owner shall call for said inspection at least three days in advance of the inspection. The fencing must remain throughout the course of construction. No storage of equipment, vehicles or debris shall be allowed within the drip lines of these trees. Existing perimeter plantings shall be fenced and retained throughout the entire construction period.

7. *Prior to requesting the final inspection*, a registered civil engineer or licensed land surveyor shall certify in writing and state that “the height of the new residence complies with the 27’ maximum structure height, measured as the vertical distance at any point from the bottom of the crawl space or basement ceiling if excavated below natural grade, to the highest part of the structure directly above (including roof materials).” The overall structure height shall be similarly certified in writing and state that “all points of the building (including chimneys and appurtenances) lie within a thirty-five (35’) foot horizontal band based, measured from the lowest visible natural or finished grade topographical elevation of the structure along the building line and the highest topographical elevation of the roof of the structure.” The applicant shall submit the stamped and signed letter(s) to the Planning Department *prior to requesting a final inspection*.
8. *Prior to requesting the final inspection*, a registered civil engineer or licensed land surveyor shall certify in writing and state that “the location of the residence and roof eaves, are no less than 40’ from the front property line and 30’ from the side and rear property lines, except the attached ADU which may be no less than four (4) feet from the side property line.” The elevation of the new residence shall be similarly certified in writing to state that “the elevation of the new residence matches the elevation and location shown on the Site Development plan.” The applicant shall submit the stamped and signed letter(s) to the Planning Department *prior to requesting a final inspection*.
9. The property owner shall remove all Stinkwort (*Dittrichia graveolens*) plants from the entire property and in the road right-of-way by manual pulling or use of herbicide by October 1st of each year until the final approval of the project.
10. Roof eaves of all structures shall not encroach into the required side and rear yards. The roof eaves shall be shown on the site and civil plans in the construction drawings.
11. Exterior lighting is approved as shown on the plans. Any changes to the approved lighting plan shall be approved by the Planning Department *prior to installation*. All exterior lighting fixtures shall be down directed or shielded non-movable fixtures. Light fixtures shall not exceed color temperature of 3000K and emit no more than 600 lumens. No lighting may be placed within setbacks except two driveway or entry lights.
12. Exterior finish colors of all buildings shall have a light reflectivity value of 50 or less and roof materials shall have a light reflectivity value of 40 or less, per manufacturer specifications. All color samples shall be submitted to the Planning Department for approval ***at time of submittal for building plan check***. All applicable structures shall be painted in conformance with the approved color(s) *prior to final inspection*.
13. **Metal roofing shall have a matte finish indicated on building plan set.**
14. Standard swimming pool conditions:
 - a. Pool lights shall face the house and be designed so that the source is not visible from off-site.

- b. Drainage outfall structures shall be constructed and located to the satisfaction of the City Engineer.
 - c. **Equipment shall be enclosed on all sides for noise mitigation and screening and shall not be located within setbacks.**
 - d. No more than four (4) lights may be located in the pool.
15. For swimming pools, at least one of the following safety features shall be installed to the satisfaction of the Town Building Official:
- a. The pool shall be isolated from access to the residence by an enclosure (fencing).
 - b. The pool shall be equipped with an approved safety pool cover.
 - c. The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
16. All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
17. The pool equipment shelter shall be completed *prior to final inspection*. The shelter shall include sound attenuation material on the inside and the exterior of the shelter shall utilize exterior materials and colors matching the proposed residence.
18. Skylights, if utilized, shall be designed and constructed to reduce emitted light (tinted or colored glass, or other material). No lighting may be placed within skylight wells.
19. Fire retardant roofing (Class A) is required for all new construction.
20. All space heating and water heating systems installed in a new residence and/or detached habitable building shall be all-electric systems. Gas or propane heating systems are not permitted. If gas cooking or clothes drying appliances are installed, then dedicated electrical receptacles and circuits will be required to allow for future electric appliances. Fireplaces and all outdoor gas appliances are excluded from these requirements.
21. All construction shall comply with 2019 California Green Building Standards Code, Part 11, Title 24 mandatory measures. The property owner shall provide a 2019 CalGreen Residential Checklist demonstrating conformance with all applicable mandatory measures *at time of building permit submittal*.
22. All construction shall comply with Section R337 of the 2019 California Residential Code (Materials and Construction Methods for Exterior Wildfire Exposure).
23. All properties shall pay School District fees to either the Los Altos School District or the Palo Alto Unified School District, as applicable, *prior to permit issuance*. The applicant shall take a copy of worksheet #2 to school district offices, pay the appropriate fees and provide the Town with a copy of the receipts.

ENGINEERING DEPARTMENT

24. Any, and all, changes to the approved Grading and Drainage plan shall first be approved by the Town Engineering Department. No grading shall take place during the grading moratorium (October 1st to April 30th) except with prior approval from the City Engineer. No grading shall take place within ten feet of any property line.
25. An encroachment permit shall be obtained from the Public Works Department for all work proposed in the public right-of-way. No work within the public right-of-way shall commence without an encroachment permit.
26. All public utility services serving the new residence shall be placed underground. The applicant should contact PG&E immediately after issuance of building permit to start the application process for undergrounding utilities which can take up to 6-8 months.
27. Two copies of a Grading & Construction Operation plan shall be submitted by the property owner for review and approval by the City Engineer and Planning Director ***two weeks prior to acceptance of plans for building plan check***. The grading/construction operation plan shall address truck traffic issues regarding dust, noise, and vehicular and pedestrian traffic safety on Alicante Lane, and surrounding roadways; storage of construction materials; placement of sanitary facilities; parking for construction vehicles; and parking for construction personnel. A debris box (trash dumpster) shall be placed on site for collection of construction debris. Arrangements must be made with the **GreenWaste Recovery, Inc.** for the debris box since they have a franchise with the Town and no other hauler is allowed within the Town limits.
28. The property owner shall provide the Town with high-quality color photographs of the existing conditions of the roadways and pathways ***two weeks prior to acceptance of plans for building plan check***.
29. The property owner shall pay a pathway fee of \$10,943 ***prior to acceptance of plans for building plan check***.
30. To ensure the existing sewer lateral is in good condition and watertight, the Town requires a water pressure test and a video inspection to be conducted on the entire section of existing lateral from house to sewer main ***prior to acceptance of plans for building permit plan check***. The owner is responsible to provide necessary cleaning and/or repairs within the lateral and at the connection if the lateral is found in a defect condition. The inspection video (Windows media format or equivalent) and related proof of repairs shall be submitted to the Public Works Department for review and approval.
31. The property owner shall provide a copy of the Residential Service Design Load Information to the Public Works Department ***prior to acceptance of plans for building permit plan check***.

32. All hydrant use is strictly prohibited by the Purissima Hills Water District. A permit for obtaining water for grading and construction purposes must be obtained from the Purissima Hills Water District and submitted for approval to the Town Engineering Department ***prior to acceptance of plans for building plan check.*** The permit will authorize the use of water from specific on-site or off-site water sources.
33. Two sets of a final Grading and Drainage plan shall be submitted for review and approval by the Engineering Department. Final drainage and grading shall be inspected by the Engineering Department and any deficiencies corrected to the satisfaction of the Engineering Department.
34. Two copies of an Erosion and Sediment Control plan shall be submitted for review and approval by the Engineering Department. The contractor and the property owner shall comply with all appropriate requirements of the Town's NPDES permit relative to grading and erosion/sediment control.
35. The Engineer of Record shall observe the installation of the drainage system, construction of the energy dissipators, and completion of the grading activities and state that items have been installed and constructed per the approved plans. A stamped and signed letter shall be prepared and submitted to the Town ***prior to final inspection.***
36. All areas on the site that have the native soil disturbed shall be protected for erosion control during the rainy season and shall be replanted ***prior to final inspection.***
37. The property owner shall inform the Town of any damage and shall repair any damage caused by the construction of the project to pathways, private driveways, and public and private roadways ***prior to final inspection.***

FIRE DEPARTMENT

36. The fire flow for this project is 1,250 GPM at 20 psi residual pressure since an automatic fire sprinkler system will be installed. Note: The minimum required number and spacing of the hydrants shall be in accordance with CFC Table C102.1. *Letter received. Hydrant is capable of meeting required fire flow.*
37. Provide access roadways with a paved all weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15% and able to withstand an imposed load of 75K pounds. For installation guide lines refer to Fire Department Standard Details and Specifications sheet A-1. CFC Section 503. *The road leading to the proposed residence meets the minimum width and slope.*
38. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings. *Sprinklers are required for the primary residence, attached ADU, and detached poolhouse.*

39. Potable water supplies shall be protected from contamination cause by fire protection water supplies. The applicant and any contractors shall contact the water purveyor supplying the site of such project and shall comply with the requirements of that purveyor. These requirements shall be incorporated into the design of any water based fire protection systems, and/or fire suppression water supply systems or storage.
40. All construction shall comply with applicable provisions of the CFC Chapter 33 and Standard Detail and Specifications SI-7.
41. Approved numbers or addresses shall be placed on all new and existing buildings in such a position that it is plainly visible and legible from the street or road fronting the property. Numbers shall be a minimum of four-inches high with a minimum stroke width of 0.5 inch (12.7 mm) and shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters.

Project approval may be appealed if done so in writing within 21 days of the date of the approval. The building permit cannot be issued until the appeal period has lapsed. The applicant may submit construction plans to the Building Department after the appeal period provided the applicant has completed all conditions of approval required prior to acceptance of plans for building plan check.

Please refer to the Conditions of Project Approval set forth herein. If you believe that these Conditions impose any fees, dedications, reservation or other exactions under the California Government Code Section 66000, you are hereby notified that these Conditions constitute written notice of a statement of the amount of such fees, and/or a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest such fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

Upon completion of the construction, a final inspection shall be required to be set with the Planning and Engineering Departments two weeks prior to final building inspection approval.

NOTE: The Site Development permit is valid for one year from the approval date (until March 1, 2023). All required building permits must be obtained within that year and work on items not requiring a building permit shall be commenced within one year and completed within two years