

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
MAY 27, 2015**

**Planning Application 2015-7099**

945 Lantana Drive

Design Review for a 324 sq. ft. first and second story addition to an existing 2,676 square foot single-family residence (including garage) that was destroyed by a fire. Will result in 2,577 sq. ft. of living area and a 423 sq. ft. garage (3,000 sq. ft. total) and 50% FAR

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

**GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.**

**GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:**

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

**GC-2. PERMIT EXPIRATION:**

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior

to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-3. TITLE 25:

Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]

GC-4. DEPARTMENT OF PUBLIC SAFETY PROJECT SECURITY RECOMMENDATIONS:

- a) Security Systems: Silent and/or audible security alarm recommended. Awareness of False Alarm Ordinance.
- b) Home Security Survey: Free service by appointment, phone (408)730-7116 to schedule. Includes Operation Identification service when requested.
- c) Lighting: Adequate lighting around building exterior. Recommend dusk to dawn timer or motion sensor for lighting
- d) Landscaping: Landscaping should be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Landscaping should be trimmed so as not to provide concealment opportunities or means to access roof. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
- e) Address Numbers: Addresses should be clearly marked and visible from the street. [SDR] [DEPARTMENT OF PUBLIC SAFETY]

GC-5. LOT COVERAGE:

Unless modified by the Municipal Code, at no time shall the total lot coverage exceed the maximum allowable 40% of the lot area.

**PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.**

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

The plans shall be revised to address comments from the Director of Community Development and Planning Commission including the following:

- a) Lot Coverage – The front porch overhang shall be revised to a roof that is not more than 50% solid or other alternative method subject to the review of the Director of Community Development, in order for the project to stay within the maximum allowable lot coverage (40%). Moreover, the rear patio cover shall not be more than 50% solid.

- b) Second Floor Windows - Second story windows facing neighboring properties not required for egress (such as the side yard-facing windows) shall have sills at least five feet above finished floor for privacy purposes. [COA] [PLANNING]

PS-2. EXTERIOR MATERIALS REVIEW:

Final exterior building materials and color scheme are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

**BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).**

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]

**BP-5. LANDSCAPE PLAN:**

Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). [COA] [PLANNING]

**BP-6. TREE PROTECTION PLAN:**

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) An inventory shall be taken of all existing trees on the plan including the valuation of all ‘protected trees’ by a certified arborist, using the latest version of the “Guide for Plant Appraisal” published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

**BP-7. BEST MANAGEMENT PRACTICES:**

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides

and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.

- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
  - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
  - ii) Dumpster drips from covered trash and food compactor enclosures.
  - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
  - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
  - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

#### BP-8. BUILDING DIVISION REQUIREMENTS:

The following will need to be addressed either on your building permit or prior to issuance of a building permit.

- a) Building Permits are required prior to start of any construction. Submit five complete sets of plan (two sets to be wet signed and stamped) along with two copies of structural calculations, and two set of title 24 energy calculations to the One-Stop Permit Center between the hours of 8:00 am and 5:00 pm. This project will be submitted for a 21-day plan review.
- b) Plans submitted for building permits shall comply with the 2013 versions of the California Building, Electrical, Plumbing, Mechanical, Green Building, and Energy codes.
- c) On the site plans, show the size and location for all on-site utilities and any easements.
- d) On the site plan, show that lot drainage will not be directed across any property lines.
- e) Include the completed CALGreen checklist on the plans submitted for building permits. Add a note to the plan sheet where each item is referenced. [SDR] [BUILDING]

#### BP-9. FIRE PREVENTION REQUIREMENTS:

The plans require Sunnyvale Department of Public Safety approval along with Building Dept. approval prior to permit issuance:

- a) As applicable, comply with the requirements contained in the 2013 Sunnyvale Municipal Code (SMC), California Fire Code (CFC), Title 19 California Code of Regulations, and Sunnyvale Department of Public Safety requirements and policies.
- b) Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening (escape window) in accordance with CFC Sec1029 and SMC 16.52.1029) and approved ladder access to each escape window.
- c) Approved ladder access shall consist of a 70-75 degree climbing angle, approved concrete or gravel ladder pads having a minimum dimension of 3' x 6' with at least 3 feet of clear space behind the base of the ladder to allow access. Ladder pads shall be oriented so that the 3' length is nearest to the structure.
- d) Provide a 13D residential sprinkler system per CRC 313 and Sunnyvale Municipal Code 903.1.2 [SDR] [FIRE PREVENTION]

BP-10. PUBLIC WORKS DEPARTMENT REQUIREMENTS:

Address the following on the plans prior to building permit submittal:

- a) Revise the front property location. According to available City's records, public right-of-way / front property line is 11 feet from the existing face of curb.
- b) Revise 10'PUE at rear property. According available Tract No. 3497, there are existing 5' PUE and 5' WCE at the rear property.
- c) The meandering sidewalk behind the proposed drive approach shall be 5 feet. Provide 5 feet dimension for the meandering sidewalk behind the proposed drive approach.
- d) Revise call-out by changing "existing rolled curb" to "existing curb".
- e) Show the existing water meter, sewer lateral line and sewer cleanout.
- f) Field check if there is existing sewer cleanout at front property. If there is no existing sewer cleanout at front property, add a note "to install new sewer cleanout per City's detail 15A". Also, show new sewer cleanout at front property.
- g) Add a note "Upgrade existing water meter to 1-inch radio read per approval fire sprinkler plan".
- h) Add note on plan "Construction related materials, equipment, etc. must be stored on site unless permitted in advance by the Public Works Department. This is to avoid causing safety and/or operational issues for the movements of pedestrians, cyclists and vehicular traffic". [COA] [PUBLIC WORKS]

**PF: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**

PF-1. LANDSCAPING AND IRRIGATION:

All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

**DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.**

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]