

**FINAL  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
AS APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 10, 2014**

Planning Application 2014-7488  
1101 Elko Drive

**USE PERMIT** to allow a 51-room hotel in an industrial zoning district and  
**VARIANCE** to allow a 15-foot front yard setback

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:

<b>GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.</b>
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- 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. **INDEMNITY:**  
The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to

attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-4. NOTICE OF FEES PROTEST:

As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING / OCA]

GC-5. STORMWATER MANAGEMENT PLAN:

Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed "Stormwater Management Plan Data Form", and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

GC-6. SIGNS:

Any proposed signage requires separate approval by the City prior to installation. [COA] [PLANNING]

GC-7. DEVELOPMENT FEES:

The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvements plan check and inspection fees, prior to first final map recordation and/or any permit issuance, unless otherwise approved by the Director of Public Works. [COA] [PUBLIC WORKS]

GC-8. OFF-SITE IMPROVEMENT PLANS:

Submit off-site improvement plans separate from the Building on-site improvement plans as the off-site improvement plans are approved through a Public Works Encroachment Permit process. [SDR] [PUBLIC WORKS]

GC-9. ENCROACHMENT PERMIT:

Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]

GC-10. PUBLIC IMPROVEMENTS:

Developer shall install public improvements as required by Sunnyvale Municipal Code Sections 18.08, including but not limited to, curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signal/signs, striping, street lights, etc. All public improvements shall be designed and constructed in accordance with current City design standards, standard details and specifications, and Americans with Disabilities Act (ADA) requirements where applicable, unless otherwise approved by the Department of Public Works. [COA] [PUBLIC WORKS]

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

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

The site and architecture plans are subject to review and approval by the Director of Community Development. Revised architectural plans shall be submitted through a Miscellaneous Plan Permit application and shall address the following:

- a. The color palette of the exterior materials shall be further refined to provide more architectural interest and to reduce the amount of dark colors.
- b. The north and east elevations shall incorporate design elements proposed on the south and west elevations to provide more architectural interest.
- c. Landscaping along the Lawrence Station Road frontage should provide sufficient screening for the parking lot with the implementation of high hedges and vegetation subject to review and approval by the Director of Community Development.
- d. Architectural elements with white stucco application shall be modified to alucobond or similar material subject to review and approval by the Director of Community Development.
- e. The two projecting walls that are visible from the guest rooms on the east side, shall be modified from the tan stucco application to incorporate a higher quality material (i.e., stone), art work, green wall, or a combination, to add interest and mitigate the limited views from the windows. If art is proposed, the art shall be reviewed and approved by the Arts Commission. [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. RECYCLING AND SOLID WASTE ENCLOSURE:  
The building permit plans shall include details for the installation of recycling and solid waste enclosures that are consistent with SMC 19.38.030. The require solid waste and recycling enclosures shall:

- a) Match the design, materials, and color of the main building;
- b) Be of masonry construction;
- c) Be screened from view;
- d) All gates, lids and doors shall be closed at all times;
- e) Shall not conflict with delivery/receiving areas;
- f) Shall be consistent with the approved Waste and Recycling Management Plan;
- g) Waste and recycling diversion systems shall be incorporated into the facilities and tenant improvements;
- h) On-site driveway at Lawrence Station Road is to be minimum 16 feet in horizontal clearance and installed with Traffic Index (TI) 5 rated pavement.

[COA] [ENVIRONMENTAL SERVICES/PLANNING]

BP-6. SOLID WASTE DISPOSAL PLAN:  
A detailed recycling and solid waste disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. The solid waste disposal plan and building permit plans shall demonstrate compliance with current City requirements and guidelines for non-residential projects. [COA] [ENVIRONMENTAL SERVICES/PLANNING]

BP-7. ROOF EQUIPMENT:

Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]

BP-8. FEES AND BONDS:

The following fees and bonds shall be paid in full prior to issuance of building permit.

- a) TRANSPORTATION IMPACT FEE – Pay Traffic Impact fee for the net new trips resulting from the proposed project, based on the fee in place at the time of payment, prior to issuance of a Building Permit (SMC 3.50). The fee is estimated to be \$50,546.35. [SDR] [PLANNING]

BP-9. LANDSCAPE PLAN:

Landscape and irrigation plans shall be provided 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). The landscape plans shall include the following elements.

- a) The applicant shall work with neighboring property owners to determine appropriate tree and landscape species along the southern boundaries of the site.
- b) All areas not required for parking, driveways or structures shall be landscaped.
- c) Provide trees at minimum 30 feet intervals along side property line.
- d) Ten percent (10%) of trees shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- e) All “protected trees” (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size. Replacement trees shall equal the landscape value of the protected trees to be removed as determined by a certified arborist.
- f) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- g) Decorative paving as required by the Director of Community Development to distinguish entry driveways, building entries and pedestrian paths.
- h) The proposed wall along the northern and eastern property lines which separates the hotel portion of the site and neighboring commercial uses may not exceed six feet in height. Landscaping in the form of hedges may be proposed along these boundaries.

BP-10. LANDSCAPE MAINTENANCE PLAN:

Prepare a landscape maintenance plan subject to review and approved by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

- BP-11. **STORMWATER MANAGEMENT PLAN:**  
Submit two copies of a Stormwater Management Plan subject to review and approval by the Director of Community Development and third party certification, pursuant to SMC 12.60, prior to issuance of building permit. The Stormwater Management Plan shall include an updated Stormwater Management Data Form. [COA] [PLANNING/ENVIRONMENTAL SERVICES]
- BP-12. **STORMWATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:**  
Third party certification of the Stormwater Management Plan is required per the following guidance: City of Sunnyvale – Stormwater Quality BMP Applicant Guidance Manual for New and Redevelopment Projects – Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [COA] [PLANNING/ENVIRONMENTAL SERVICES]
- BP-13. **CONSTRUCTION MATERIAL AND STAGING:**  
All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-ways or public easements. [COA] [PUBLIC WORKS]
- BP-14. **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-15. CITY STREET TREES:**

The landscape plan shall include street trees and shall be submitted for review and approval by the City Arborist prior to issuance of the Building Permit. [COA] [ENGINEERING/CITY ARBORIST]

**BP-16. EXTERIOR LIGHTING PLAN:**

Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole design, for review and approval by the Director of Community Development. Driveway and parking area lights shall include the following:

- a) Sodium vapor (or illumination with an equivalent energy savings).
- b) Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18 feet on the interior of the hotel site and 8 feet in height on the side facing the residential development.
- c) Provide photocells for on/off control of all security and area lights.
- d) All exterior security lights shall be equipped with vandal resistant covers.
- e) Wall packs shall not extend above the roof of the building.
- f) Lights shall have shields to prevent glare onto adjacent residential properties. [COA] [PLANNING]

**BP-17. PHOTOMETRIC PLAN:**

Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. [COA] [PLANNING]

**BP-18. BICYCLE SPACES:**

Provide Class II bicycle parking per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]

**BP-19. GREEN BUILDING:**

Final plans shall incorporate a completed LEED green building checklist demonstrating the hotel project achieves a LEED Silver level as verified by a qualified LEED consultant. Implementation of a photovoltaic systems is encouraged. [COA] [PLANNING]

**BP-20. NOISE REDUCTION:**

Final construction drawings shall incorporate all noise mitigation measures as set forth under "Mitigation Measures" in the approved environmental document and all plans shall be wet stamped and signed by the consultant. [COA] [PLANNING]

**MITIGATION MEASURE:**

**WHAT:** To meet the City's DNL 45 dB indoor noise goal, it will be necessary to implement construction methods on the windows and walls to reduce noise transmission from the exterior of the building. Recommendations for the exact Sound Transmission Class (STC) ratings for windows and exterior doors

should be determined as the architectural design progresses. Mechanical ventilation may be required to ensure compliance with the indoor noise goal.

WHEN: All improvements shall be completed prior to occupancy.

WHO: The developer is responsible for completing the mitigation measure.

HOW: These measures shall be clearly marked and demonstrated in the plans submitted for building permits and verified during the periodic inspection by the City building inspectors. A letter from the noise consultant verifying that the measures on the building plans are adequate to reduce the noise level must be submitted with the building permit set.

- BP-21. ENCROACHMENT CONDITIONS:  
The building permit plans shall include all encroachment permit items. [COA] [PUBLIC WORKS]
- BP-22. UNDERGROUND UTILITIES:  
All proposed utilities shall be undergrounded.
- BP-23. BICYCLE LANE  
Implement safe bicycle lane measures and clear signage during the construction phase.

**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]
- PF-2. PARKING LOT STRIPING:  
All parking lot striping shall be striped as per the approved plans and Public Works standards. [COA] [PLANNING]
- PF-3. IRRIGATION METERS:  
For commercial and industrial projects, to ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters. Such meters could be installed prior to occupancy of the building. [COA] [PLANNING]
- PF-4. NOISE REDUCTION VERIFICATION:  
Acoustical tests shall demonstrate that an interior Ldn scale (day and night average noise level) of 45 dBA is met inside the hotel rooms. Such test results shall be furnished to the Director of Community Development prior to occupancy of the hotel. [COA] [PLANNING] *Mitigation Measure*



- PF-5. COMPLETION OF PUBLIC IMPROVEMENTS:  
Developer shall complete all required public improvements in accordance with City approved plans, prior to building occupancy. [COA] [PUBLIC WORKS]

**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. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

- a) Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.
- b) Construction equipment must be maintained per manufacturer's specifications.
- c) Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:
  - i. Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
  - ii. Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
  - iii. Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.
  - iv. Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

DC-3. DUST CONTROL

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented.

**EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.**

- EP-1. COMPLETE OFF-SITE IMPROVEMENT PLAN SET:

A complete plan check set applicable to the project, including street improvement plans (including proposed street sections along Elko Drive and Lawrence Station Road, streetlight plans, streetscape plans, traffic signing and striping plans, traffic signal plans, traffic control plans, shall be submitted as part of the first off-site improvement plans, including engineering cost estimates and fee payment for initial Public Improvement Engineering Plan Check and Inspection. Joint trench plans may be submitted at a later date. No partial sets are allowed unless otherwise approved by the Director of Public Works. [COA][PUBLIC WORKS]

EP-2. REVISION TO THE PROJECT PLANS:

The Preliminary Utility and Grading plans dated August 8, 2014 is subject to review and approval by the department of public works during the plan check review stage. [COA][PUBLIC WORKS]

EP-3 UPGRADE OF EXISTING PUBLIC IMPROVEMENTS:

As part of the off-site improvement plan review and approval, any existing public improvements to be re-used by the project, which are not in accordance with current city standards and are not specifically identified in the herein project conditions (such as backflow preventer and sign post, etc.), shall be upgraded to current City standards and as required by the Director of Public Works [COA] [PUBLIC WORKS]

EP-4. UTILITY CONNECTION:

This project requires connection to all City utilities or private utilities operating under a City or State franchise which provide adequate levels of service. [COA] [PUBLIC WORKS]

EP-5. UTILITY CONNECTION TO THE MAIN:

Connection onto existing 39" Sanitary Sewer Force Main in not permitted. All sanitary sewer laterals connecting to the existing main line shall be with a new sanitary sewer manhole, All storm drain laterals connecting to the main shall be with a new storm drain manhole, except where a pipe to pipe connection is permitted if the mainline is 36" or larger, or a junction structure is permitted where the point of connection is within close vicinity of an existing down-stream manhole.

Upgrade existing sanitary sewer manhoe frame and cover per City Detail 9A. Manhole is located on Elko Drive gutter area. [SDR] [PUBLIC WORKS]

EP-6. EXISTING UTILITY ABANDONMENT:

Developer is responsible for research on all existing utility lines to ensure that there are no conflicts with the project. All existing utility lines (public or private) and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the Director of Public Works. Existing public facilities within the street right-of-way shall be abandoned per City's Abandonment Notes, including abandonment by other utility owners. [COA] [PUBLIC WORKS]

- EP-7. **MODIFICATIONS TO EXISTING PUBLIC UTILITIES:**  
Developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the sidewalk area, caused by the development. [COA] [PUBLIC WORKS]
- EP-8. **WET UTILITIES:**  
All wet utilities (water, sanitary sewer, storm drain) on-site shall be privately owned and maintained. [COA] [PUBLIC WORKS]
- EP-9. **RE-USE OF EXISTING CITY UTILITY SERVICE LINES:**  
The re-use of any existing City utility service lines and appurtenances is subject to City's review and approval. Developer's contractor shall expose the existing facilities during construction for City's evaluation or provide video footage of the existing pipe condition. Developer's contractor shall replace any deficient facilities as deemed necessary by Public Works Department. [COA] [PUBLIC WORKS]
- EP-10: **SEPARATE DOMESTIC WATER/FIRE PROTECTION SERVICE LINE:**  
Provide a one point of connection for separate fire and a two point connection for domestic water service to the building. Provide separate fire service tap(s) to the street main for on-site fire hydrants, if needed. Install reduced pressure detector assembly (RPDA) behind the street right-of-way for domestic water and double check detector assembly (DCDA) for the fire. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PREVENTION]
- EP-11. **PUBLIC FIRE HYDRANTS:**  
Remove and replace the existing fire hydrant barrel(s) along entire project frontage with current City standard Clow-Rich 865. New fire hydrant location shall be behind the curb per current City standard detail 2B and 2B-2. Public fire hydrant shall be maintained free and clear of all trees, vines, shrubs, bushes, ivy, etc. for a minimum of three feet. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PROTECTION]
- EP-13. **IRRIGATION SERVICE LINE AND BACKFLOW PREVENTORS:**  
Install a separate irrigation water service line (separate from the domestic water service line) with a meter and RPBF.  
  
All landscape and irrigation systems, located in the public park strip areas shall be connected to the water system metered to the property owner. Install new reduced pressure backflow prevention device(s) (RPBF) on the discharge side of irrigation line on private property. Install backflow preventer enclosure where applicable. [SDR] [PUBLIC WORKS]
- EP-14. **SANITARY SEWER ANALYSIS:**  
Submit a focused sanitary sewer analysis identifying the overall project impact to the City's existing sanitary sewer main(s). This includes, but is not limited to, the following:

- a) A detailed estimate of water consumption in gallons per day or estimate of sanitary sewer discharge in gallons per day; and
  - b) Any incremental impact that will result from the new project in comparison to the existing sewer capacity of the immediate downstream mainline as needed, and allocation of wastewater discharge from the project site to each of the proposed laterals. Any deficiencies in the existing system in the immediate vicinity of the project will need to be addressed and resolved at the expense of the developer as part of the off-site improvement plans.
- [COA] [PUBLIC WORKS]

- EP-15. SEWER CLEANOUT:  
Install an inspection manhole on the lateral per City Detail 6A. The manhole is to be located at the Elko Drive property line. [SDR] [PUBLIC WORKS]
- EP-16. SANITARY SEWER VIDEO:  
The contractor shall make and provide a video copy of the interior of the new sanitary sewer lateral installed prior to it is put into service. [COA] [PUBLIC WORKS]
- EP-17. SANITARY SEWER AND STORM DRAIN TRIBUTARY PATTERN:  
This project is required to follow the existing sanitary sewer and storm drain tributary pattern. Any deviations would require additional analysis and be subject to approval by the Director of Public Works as part of the off-site improvement plan review process. This project shall not cause any negative impact on the drainage pattern for adjacent properties. [COA] [PUBLIC WORKS]
- EP-18. UTILITY METER/VAULT:  
No existing or new utility meters or vaults shall be located within the new driveway approach areas. All existing or new utility vaults serving the project site shall be located on-site and not within the public utility easement, if any. [COA] [PUBLIC WORKS]
- EP-19 DRY UTILITIES:  
Submit dry utility plans and/or joint trench plans (PG&E, telephone, cable TV, fiber optic, etc.) to the Public Works Department for review and approval prior to issuance of any permits for utility work within public right-of-way or public utility easements. Separate encroachment permits shall be required for various dry utility constructions.
- Joint utility poles exist along property frontage. Developer shall notify utility companies of the development and utility underground requirement. Knowledge of joint pole and anchor removal/relocation will be required during Public Works review and approval process.  
[SDR] [PUBLIC WORKS]
- EP-20. STREETLIGHTS:  
Provide photometric analysis to confirm if the street lighting along the project frontage is in accordance with the City's Roadway Lighting Design Criteria.

The minimum average illuminance shall be approximately 0.9 fc and the maximum uniformity ratio shall be approximately 4.0avg/min.

Upgrade existing street light fixture at northeast corner of Elko Drive and Lawrence Station Road to LED.

As the result of the photometric analysis, a separate streetlight plans may be required concurrently with the off-site improvement plan review to include installation of new conduits, existing and/or new locations of power source connection and new service pedestal, conductors, pull boxes, voltage drop and load calculations, and any other streetlight equipment as required to be installed by Developer per latest City standard details and specifications and National Electrical Code. Obtain PG&E's approval for new service pedestal, if required, prior to Encroachment Permit issuance by Public Works Department. [SDR] [PUBLIC WORKS]

EP-21. DRIVEWAY APPROACHES:

Remove existing driveway approaches and install new driveway approaches along the project frontage to comply with Americans with Disabilities Act (ADA) requirements and per city standard details and specifications. All unused existing driveway approaches shall be replaced with new curb, gutter and sidewalk. [COA] [PUBLIC WORKS]

EP-22. CURB RAMPS:

Upgrade existing curb ramp located at the northeast corner of Elko Drive and Lawrence Station Road to include truncated dome between the construction joint per ADA requirements. [COA] [PUBLIC WORKS]

EP-23. STREETScape IMPROVEMENTS:

Remove existing concrete curb and 2' gutter and install new concrete curb and 1' gutter per current City standards along the entire project frontage. Provide gutter transition to conform to existing 2' gutter at project limits.

Install an attached 10-foot wide sidewalk (does not include 6-inch curb) with 4-feet by 5-feet tree wells along Elko Drive and Lawrence Station Road.

Relocate all existing street signage (not limited to Warning and Regulatory Signage) behind the curb.

Provide a 5 foot minimum transition behind the existing traffic signal. [COA] [PUBLIC WORKS]

EP-24. SLURRY SEAL

Install Type II Slurry Seal for the entire width of Elko Drive from Lawrence Station Road centerline to Anvilwood centerline with traffic re-striping. Lawrence Station Road is to be slurry sealed to the centerline and restriped, unless otherwise approved by the Director of Public Works with alternatives. [COA] [PUBLIC WORKS]

- EP-25. **TRAFFIC CONTROL PLAN:**  
Submit a traffic control plan with the off-site improvement plans for review and approval. All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris. [COA] [PUBLIC WORKS]
- EP-26. **CITY STREET TREES:**  
The developer shall install required street trees and root barrier along Elko Drive and Lawrence Station Road project frontage. Tree species are to be determined during the Public Works review phase. Street trees and frontage landscaping shall be included in the detailed landscape and irrigation plan subject to review and approval by the Department of Public Works prior to issuance of encroachment permit. New street trees shall be 24-inch box size or 15 gallon size. The city tree spacing should be approximately 35 feet apart. No trees are to be planted within 10' of a sanitary sewer lateral. [SDR] [PUBLIC WORKS]
- EP-27. **DAMAGE TO EXISTING PUBLIC IMPROVEMENTS:**  
Developer shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction to City's satisfaction by the Director of Public Works, such as traffic control devices (including traffic signals) caused by construction activities. [COA] [PUBLIC WORKS]
- EP-28. **APPROVAL FROM OTHER AGENCIES:**  
This project requires coordination and approval of U.S. Postal Service associated with the possible relocation of an existing mailbox into a more desirable area.  
  
This project requires coordination and approval of PG&E high voltage vault located on Lawrence Station Road at location of proposed driveway approach. [COA] [PUBLIC WORKS]
- EP-29 **RELOCATION OF EXISTING NEWS STAND**  
Coordinate with owner of the existing news stand for relocation that complies with ADA. [COA] [PLANNING]
- EP-30. **RECORD DRAWINGS:**  
Record drawings (including street, sewer, water, storm drain and off-site landscaping plans) shall be submitted to the City prior to encroachment permit sign-off. [COA] [PUBLIC WORKS]
- EP-31. **PUBLIC WORKS DEVELOPMENT FEES:**  
Developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees, off-site improvement plan check and inspection fees, prior to map recordation or any permit issuance, whichever occurs first. The exact fee amount shall be determined based upon the fee rate at the time of fee payment. [COA] [PUBLIC WORKS]

EP-32 IMPROVEMENT AGREEMENT AND SECURITIES:

Developer shall execute an Improvement Agreement and provide improvement securities and/or cash deposit(s) for all proposed public improvements prior to any permit issuance, whichever occurs first. [COA] [PUBLIC WORKS]

EP-33. OFF-SITE IMPROVEMENT COST ESTIMATE:

Provide an itemized engineer's estimate for all off-site public improvements for the entire project. [COA] [PUBLIC WORKS]

**AT: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.**

AT-1. DELIVERY HOURS:

Delivery hours for the approved use shall comply with SMC 19.42.030:

- a) Delivery hours are limited to daytime (period from 7:00 a.m. to 10:00 p.m. daily) only.
- b) Nighttime delivery (period from 10:00 p.m. to 7:00 a.m. daily) is prohibited.
- c) Delivery hours shall not conflict with the trash pickup schedule. [SDR] [PLANNING]

AT-2. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.

AT-3. LANDSCAPE MAINTENANCE:

All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]

AT-4. PARKING LOT MAINTENANCE:

The parking lot shall be maintained as follows:

- a) Parking garage shall be maintained at all times so as to allow for parking vehicles.
- b) Maintain all parking lot striping and marking.
- c) Maintain parking lot lighting and exterior lighting to ensure that the parking lot is maintained in a safe and desirable manner for residents and/or patrons. [COA] [PLANNING]

AT-5. WATER BMP MAINTENANCE:

The project applicant, owner, or landlord must properly maintain any structural or treatment control best management practices to be implemented

in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [COA] [PLANNING]

AT-6. STORMWATER BMP RIGHT OF ENTRY:

The project applicant, owner, or landlord shall provide access to the extent allowable by law for representatives of city, the local vector control district, and the Regional Water Quality Control Board, strictly for the purposes of verification of proper operation and maintenance for the stormwater treatment best management practices contained in the approved Stormwater management Plan. [SDR] [PLANNING]

**END OF CONDITIONS**