

DATE: MAY 3, 2023

AGENDA ITEM #5



TO: Nick Zornes, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: D22-0006 & TM22-0004 – 14 Fourth Street

RECOMMENDATION:

Approve Design Review and Tentative Map application (D22-0006 & TM22-0004) for the construction of a new two-story, four-unit, residential condominium development with underground parking subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15332 (“In-Fill Development Projects”).

BACKGROUND

Project Description

- **Project Location:** 14 Fourth Street, on the southwest corner of Fourth Street and West Edith Avenue
- **Lot Size:** 7,047 square feet
- **General Plan Designation:** Medium Density Multi-Family (38 du/acre)
- **Zoning Designation:** Multiple-Family (R3-1)
- **Current Site Conditions:** One-story, single-family home with a detached two-car garage

The proposed project includes the demolition of the existing single-story house and garage and replacement with a new two-story, four-unit, residential condominium development with underground parking (see Attachment A – Project Plans). The building is designed in a modern architectural style, with a flat roof and a mixture of exterior finish materials including stucco, vertical wood siding, and terra cotta bricks.

The subject site is approximately 7,042 square feet in size with the main building frontage along Fourth Street and a secondary access from the public alley that runs mid-block between Third and Fourth Streets. The proposed four-unit residential condominium building is two stories in height with one level of underground parking. Pedestrian access to each unit is along the northern side of the property via a pathway that also runs along the northern side of the property line which can be accessed from Fourth Street and the alley. The unit composition includes four, two-bedroom, three bath units that are approximately 1,300 square feet in size. The underground parking is accessed from Fourth Street via a one-way driveway that runs along the southern side of the property and exits onto the alley and the guest parking is located in the rear yard and accessed from the alley. Bicycle parking for each unit is located in a dedicated area in the individual garages.

Planning Commission Study Session

The applicant applied for a Preliminary Project Review application (PPR21-0009) on December 13, 2021. On March 3, 2022, the Planning Commission held a Study Session to provide feedback on the preliminary project plans. The Commission was generally supportive of the project design and made a few recommended changes including incorporating more landscaping to improve privacy to the abutting property to the north and modified exterior building colors. The applicant has incorporated some recommendations into the current project design by proposing five evergreen screening vegetation where are close to the footprint of the neighboring property to the north and adding more landscaping plants throughout the site. The Study Session meeting minutes are provided in Attachment B.

ANALYSIS

General Plan Compliance

The Land Use Designation of the subject property is Medium Density Multiple-Family. Per the City's General Plan, the Medium Density Multiple-Family land use designation allows detached and attached single-family homes, condominiums, and apartments with a maximum density of 38 dwelling units per acre. The proposed residential condominium project which has a density of 25 dwelling units per acre is consistent with the current General Plan designation.

Zoning Compliance

The zoning of the property is Multiple-Family (R3-1). The project meets or exceeds the required development standards found in Los Altos Municipal Code (LAMC) Chapter 14.24, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
UNITS:	1 unit	4 units	4 units
COVERAGE:	1,795 square feet	2,716 square feet	2,819 square feet
SETBACKS: Front Rear Right side (1 st /2 nd) Left side (1 st /2 nd)	21 feet 65.67 feet 5.92 feet/15 feet 15 feet/15 feet	20 feet 25 feet 7.5 feet/12.5 feet 7.5 feet/12.5 feet	20 feet 25 feet 7.5 feet/12.5 feet 7.5 feet/12.5 feet
HEIGHT:	13.5 feet	29.42 feet	30 feet
PARKING:	2 spaces	8 underground covered spaces and 1 uncovered guest parking	8 underground covered spaces and 1 uncovered guest parking

The project's design is also consistent with the R3-1 Design Controls. The proposed architecture introduces a modern appearance to the neighborhood, complemented by the use of high-quality materials such as vertical wood siding, terra cotta bricks, and stucco. The building's design incorporates design

elements such as a stucco projection with a depth of one foot and width of two feet on the front elevation, which breaks the wall plane and adds visual interest. Horizontal design elements, including a roof overhang to the right of the building entry and a balcony to the left, create a visual balance.

The materials, color palette, and design elements are thoughtfully carried through to the side and rear elevations, where a consistent use of a horizontal roof overhang maintains the cohesive aesthetic. The overall architecture of the building is well-articulated, showcasing high-quality materials and a thoughtful design that seamlessly blends with the surrounding neighborhood, creating a harmonious appearance.

Landscaping and Trees

The project site has a few existing shrubs and no protected trees. Within the proximity of the site, there are existing trees that have the potential to be impacted by the proposed development. An arborist report, prepared by an ISA certified arborist, Richard Gessner with Monarch Consulting Arborists, provides the assessment of the existing trees and recommendations for a tree protection plan (see Attachment C – Arborist Report). Condition of Approval #4 has been added to the project requiring the arborist recommended tree protection for the adjacent trees.

The conceptual landscape plan proposes to remove the existing on-site vegetation and plant a combination of trees, shrubs, and ground cover throughout the site. Four crape myrtle trees and five fern pine trees with a minimum size of 24-inch box are proposed to be planted on site, with two crape myrtle trees located in the front yard and rear yard and the five fern pines along the northern side of the property between the proposed structure and neighboring structure. In addition, a 24-inch box Chinese Pistache tree is also proposed to replace the existing street tree on Fourth Street. However, as further conditioned, the replacement of the existing street tree requires approval from the City Maintenance Service Department prior to the removal and replacement of the existing street tree.

Affordable Housing

The Multiple-Family Affordable Housing regulations (Zoning Chapter 14.28) require new multiple-family housing projects of five units or more to include below market rate housing units. The proposed project includes the development of four units and is therefore exempt from the requirement to provide affordable units.

Subdivision

The project includes a Vesting Tentative Parcel Map for condominium purposes. The subdivision will divide the site into four individual residential condominium units and a common area that surrounds the units. The subdivision conforms to the General Plan, Subdivision Ordinance, and provisions of the Subdivision Map Act.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to Section 15332 (“In-Fill Development Projects”) of the California Environmental Quality Act (CEQA) Guidelines because the project is consistent with the General Plan and the R3-1 Zoning District; occurs within City limits; is located on a project site of no more than five acres; is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public

services.

PUBLIC NOTIFICATION

A public meeting notice was posted on the property, mailed to nine property owners in the immediate vicinity, and published in the Town Crier. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

Attachments:

- A. Project Plans
- B. Planning Commission Study Session Meeting Minutes, dated March 3, 2022
- C. Arborist Report

Cc: 14 4th Street LLC, Property Owner
CKA Architects, Applicant

FINDINGS

D22-0006 & TM22-0004 14 Fourth Street

Design Review

With regard to the design review for the four-unit residential condominium development, the Zoning Administrator finds the following pursuant to Section 14.78.060 of Los Altos Municipal Code (LAMC):

- A. The proposal meets the goals, policies and objectives of the General Plan, objective design guidelines and district design criteria adopted for the area because the four-unit, residential condominium development with a density of 25 dwelling units per acre is consistent with the Medium Density Multiple-Family General Plan land use designation and complies with the R3-1 zoning district development standards and objective design controls.
- B. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design because the height, elevations, and placement of the proposed multiple-family dwelling are in harmony with the surrounding residential structures on adjacent lots. The development features a comparable plate height and an additional setback for the second story massing in relation to the first story, as per the guidelines outlined in LAMC Chapter 14.24. The overall height is approximately 29 feet that is less than the maximum height allowance of 30 feet.
- C. Building mass is articulated to relate to the human scale, both horizontally and vertically. Building elevations does have variation and depth and does avoid large blank wall surfaces, and the project incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies because the proposed development is aesthetically pleasing and designed with consideration for human scale. It incorporates a balanced mix of vertical and horizontal design elements, such as the main building massing, entry porch, and enclosed balcony. The use of a variety of high-quality materials and textures adds visual interest to the design. Additionally, decorative projections are utilized to provide architectural articulation and break the wall plain, enhancing the overall aesthetic appeal of the development. These design features collectively contribute to a visually appealing and human-centric design that is harmonious with the surrounding environment.
- D. Exterior materials and finishes convey quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements because the exterior materials proposed for the development are of high quality and thoughtfully chosen to create a harmonious color palette that complements the overall building design. These materials are also in compliance with LAMC Section 14.24.110 E., which specifies the acceptable exterior materials that can be used to define various building elements such as the base and body.
- E. Landscaping is generous and inviting and landscape and hardscape features are designed to complement the building and parking areas and to be integrated with the building architecture and the surrounding streetscape. Landscaping includes tree canopy, along the project frontage because the project's landscaping is designed to create an inviting environment, as it includes a WELO (Water Efficient Landscape Ordinance)-compliant landscaping and irrigation plan that strategically placed trees along the street frontage and parking areas, evergreen screening vegetation, and other shrubs, as well as a dense ground cover throughout the site. Moreover, the compliance with WELO

ensures that the landscaping design is water-efficient and sustainable, promoting responsible water usage and environmentally friendly.

- F. Signage is designed to complement the building architecture in terms of style, materials, colors and proportions. The development has not included any proposed signage as part of the project, and in the event of future signages to be proposed, any signage shall comply with sign regulations set forth in LAMC Chapter 14.68.
- G. Mechanical equipment is screened from public view and the screening is designed to be consistent with the building architecture in form, material and detailing because all mechanical equipment associated with the proposed development will be diligently screened from public view, and its placement will be in accordance with the architectural design. Specifically, the equipment will be situated on the rooftop and concealed by parapet walls. This design approach ensures that the mechanical equipment remains hidden from public sight, maintaining a visually pleasing appearance that is consistent with the overall aesthetic of the development.
- H. Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing because the service, trash, and utility areas associated with the development will be intentionally screened from public view through appropriate screening measures. This will be achieved through the use of screening vegetation or enclosures, ensuring that these areas are not visible to the public. The chosen screening vegetation and enclosures, which feature wood materials, are designed to blend harmoniously with the building architecture and the natural environment. These materials are found to be in keeping with the surrounding environment and complement the overall aesthetics of the building.

Vesting Tentative Parcel Map

With regard to the vesting tentative parcel map for the four-unit residential condominium development, the Zoning Administrator finds the following pursuant to Title 13 of the Los Altos Municipal Code (LAMC) and the Subdivision Map Act:

- A. Pursuant to Section 66473.5 and Subsections (a) and (b) of Section 66474 of the Government Code, the City hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan because the subdivision complies with the General Plan goals and policies of the Medium Density Multiple-Family General Plan land use designation.
- B. Pursuant to Subsections (c) and (d) of Government Code Section 66474, the proposed subdivision is physically suitable for the proposed residential development because the site design and improvements adequately accommodate the proposed four unit development within the allowable development standards and design controls of the R3-1 Zoning District, and the site adequately accommodates vehicle, pedestrian, and bicycle circulation to meet requirements for life safety, City services, and occupants of the project. Additionally, the proposed Vesting Tentative Parcel Map facilitates the construction of a new residential development that can be fully served by the physical infrastructure and services provided within the City of Los Altos.
- C. Pursuant to Subsection (e) of Government Code Section 66474, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats as the project is categorically exempt under CEQA

Guidelines Section 15332, meeting all required criteria to qualify for the exemption: the project is consistent with the General Plan land use designation and policies and all zoning regulations and designations; it occurs within the City limits, is located on a project site of no more than five acres and is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

- D. Pursuant to Subsection (f) of Government Code Section 66474, the design of the subdivision and proposed improvements would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project will be consistent with the policies included in the General Plan, Zoning Ordinance, and Subdivision Ordinance.
- E. Pursuant to Subsection (g) of Government Code Section 66474, the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at-large, for access through or use of property within the proposed subdivision.

CONDITIONS

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GENERAL

1. **Expiration**

The Design Review Approval will expire on May 3, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**

Project approval is based upon the plans received on October 15, 2022 except as modified by these conditions.

3. **Landscaping**

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

4. **Tree Preservation Requirements**

All recommendations for tree preservation, pre-construction treatments, and tree-protection during construction that are listed on page 11 of the project's arborist report shall be incorporated into the building permit plan submittal.

5. **Trees in the Public Right-of-Way**

Prior to commencement of removal and/or replacement of any trees located within the public right-of-way, the applicant shall obtain the approval from the Maintenance Service Department.

6. **Encroachment Permit**

An encroachment permit, and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

7. **Public Utilities**

The applicant shall contact electric, gas, communication and water utility companies regarding the installation of new utility services to the site.

8. **Municipal Regional Stormwater Permit**

The project shall comply with City of Los Altos Municipal Regional Stormwater (MRP) NPDES Permit No. CA S612008, Order No. R2-2022-0018 dated May 11, 2022.

9. **Americans with Disabilities Act**

All improvements shall comply with Americans with Disabilities Act (ADA). Latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way.

10. **Sewer Lateral**

Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.

11. **Transportation Permit**

A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. Applicant shall pay the applicable fees before the transportation permit can be issued by the Traffic Engineer.

12. Pollution Prevention

The improvement plans shall include the “Blueprint for a Clean Bay” plan sheet in all plan submittals.

13. Storm Water Management Plan

The Applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the MRP. The SWMP shall be reviewed and approved by a City approved third party consultant at the Applicant’s expense. The recommendations from the Storm Water Management Plan (SWMP) shall be shown on the building plans.

14. Civil Engineering Drawings

The applicant shall submit civil engineering drawings that show property lines with bearing and easements.

15. Indemnity and Hold Harmless

The property owner agrees to indemnify and hold City harmless from all costs and expenses, including attorney’s fees, incurred by the City or held to be the liability of City in connection with City’s defense of its actions in any proceeding brought in any State or Federal Court, challenging the City’s action with respect to the applicant's project.

PRIOR TO FINAL MAP RECORDATION

16. Public Access Easement Dedication

The applicant shall dedicate public access easements for the purpose of providing vehicle and pedestrian access shall be dedicated as follows:

- a. An easement of two feet along the rear alley for use as a public right-of-way.

17. Public Utility Dedication

The applicant shall dedicate public utility easements as required by the utility companies to serve the site.

18. Subdivision Agreement

The applicant shall sign and return Subdivision Agreement to the City for records and recordation.

19. Payment of Fees

The applicant shall pay all applicable fees, including but not limited to sanitary sewer connection and impact fees, parkland dedication in lieu fees, traffic impact fees, public art impact fee and map check fee plus deposit as required by the City of Los Altos Municipal Code.

PRIOR TO BUILDING PERMIT SUBMITTAL

20. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can found.

21. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: “All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.”

22. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply

with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

23. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

24. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

25. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

26. Fire Alarm System

Required fire alarm system shall be designed and installed as required in the currently adopted edition of CFC Sec, 907, as adopted and amended by the City of Los Altos and referenced codes and Standards, including, but not limited to, NFPA 72. Add a note on the building permit plan set that fire alarm will be installed.

27. Fire Sprinklers Required:

(As Noted on Sheet A0.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2

28. Buildings and Facilities Access:

(As Noted on Sheet A1.4) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1].

29. Ground ladder access:

(As Noted on Sheet A-1.4) Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. With the climbing angle of seventy five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere with the required access. CFC Sec. 503 and 1030 NFPA 1932 Sec. 5.1.8 through 5.1.9.2.

30. Required Fire Flow:

(Letter received) The minimum required fireflow for this project is 1250 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC

[903.3.1.3].

31. Fire Hydrant Systems Required:

(As Noted on Sheet C-1.1) Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1]. Existing hydrants on West Edith Ave.

32. Knox Key Boxes/Locks Where Required for Access:

(As Noted on Sheet A1.4) Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The Knox Key Box shall be a of an approved type and shall contain keys to gain necessary access as required by the fire code official. Locks. An approved Knox Lock shall be installed on gates or similar barriers when required by the fire code official. Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key box. [CFC Sec. 506].

33. Water Supply Requirements:

(As Noted on Sheet A1.4) Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water- based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

34. Address identification:

(As Noted on Sheet A1.4) New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

35. Construction Site Fire Safety:

All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

36. Fire Department Connection:

(As Noted on Sheet C-1.1) The fire department connection (FDC) shall be installed at the street on the street address side of the building. It shall be located within 100 feet of a public fire hydrant and within ten (10) feet of the main PIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-one-half (2- 1/2") inch national standard threaded inlet couplings. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC's shall be painted safety yellow. [SCCFD, SP-2 Standard].

37. Payment of Fees

The applicant shall pay all applicable fees, including but not limited to sanitary sewer connection and impact fees as required by the City of Los Altos Municipal Code.

38. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

39. Final Map Recordation

The applicant shall record the Parcel Map. Plats and legal descriptions of the Parcel Map shall be submitted for review by the City Land Surveyor. Applicant shall provide a sufficient fee retainer to cover the cost of the map review by the City.

40. Storm Water Filtration Systems

The Applicant shall insure the design of all storm water treatment systems and devices are without standing water to avoid mosquito/insect infestation.

41. Cost Estimate and Performance Bonds

The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond and a 50 percent labor and material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way.

42. Grading and Drainage Plan

The Applicant shall submit on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Department.

43. Sewage Capacity Study

The applicant shall submit calculations showing that the City's existing sewer line will not exceed two-thirds full due to the project's sewer loads. Calculations shall include the 6" main from the front of the property to the point where it connects to the 12" sewer line on West Edith Ave. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall replace the sewer line with a larger sewer line.

44. Construction Management Plan

The Applicant shall submit a construction management plan for review and approval by the Community Development Director and the City Engineer. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to

excavation, traffic control, truck routing, pedestrian protection, material storage, earth retention and construction vehicle parking. The plan shall provide specific details with regards to how construction vehicle parking will be managed to minimize impacts on nearby single-family neighborhoods. Sidewalks, parking and travel lanes along First Street and Whitney Street shall not be closed for the full duration of the project. Closures will be reviewed and approved with Encroachment Permit submittals.

45. Solid Waste Ordinance Compliance

The Applicant shall be in compliance with the City's adopted Solid Waste Collection, Remove, Disposal, Processing & Recycling Ordinance (LAMC Chapter 6.12) which includes a mandatory requirement that all multi-family dwellings provide for recycling and organics collection programs.

46. Solid Waste and Recyclables Disposal Plan

The Applicant shall contact Mission Trail Waste Systems and submit a solid waste and recyclables disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Environmental Services and Utilities Department. The Applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be designed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the City's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure. In addition, Applicant shall show on plans the proposed location of how the solid waste will be collected by the refusal company. Include the relevant garage clearance dimension and/or staging location with appropriate dimensioning on to plans.

PRIOR TO FINAL OCUPANCY

47. Condominium Map

The applicant shall record the condominium map as required by the City Engineer.

48. Public Alleyway

The Applicant shall improve the entire width of the alleyway along the rear of the project with the treatment approved by the City Engineer.

49. Power Pole Northwest Corner of the Property

The applicant shall be responsible for the removal/undergrounding of the existing overhead utilities along the boundary of the parcel. The last power pole at the northwest corner of the property shall be removed.

50. ADA Ramp

The Applicant shall remove the existing ADA ramp on the corner of West Edith Avenue and Fourth Street and install new ADA ramp in accordance with current Caltrans standards.

51. Sidewalk in Public Right-of-Way

The Applicant shall remove and replace entire sidewalk, landscaping strip and curb and gutter along the frontage of Fourth Street as directed by the City Engineer. All sidewalks in the public right-of-way shall be City Standard concrete sidewalks.

52. Micro-surfacing Fourth Street

The applicant shall install micro-surfacing treatment up to half width of Fourth Street.

53. Parking Stall and Red Curb Striping

The applicant shall install red curb on Fourth Street as directed by the City Engineer or his designee.

54. Public Infrastructure Repairs

The Applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the

City Engineer or his designee. The Applicant is responsible to resurface (grind and overlay) half of the street along the frontage of Fourth Street if determined to be damaged during construction, as directed by the City Engineer or his designee.

55. Maintenance Bond

A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.

56. SWMP Certification

The Applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed per design. The Applicant shall submit a maintenance agreement to City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, City shall record the agreement.

57. Landscape and Irrigation Installation

All on- and off-site landscaping and irrigation shall be installed and approved by the Community Development Director and the City Engineer.

58. Label Catch Basin Inlets

The Applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the “NO DUMPING - FLOWS TO ADOBE CREEK” logo as required by the City.

59. Arborist Certification Letter

An arborist certification letter shall be provided prior to the final occupancy to confirm the implementation of the tree preservation guidelines.

60. Landscaping Installation

All front yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

61. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

62. Green Building Verification

Submit verification that the house was built in compliance with the City’s Green Building Ordinance (Chapter 12.26 of the Municipal Code).