

## **PRELIMINARY CONDITIONS OF APPROVAL**

### **Community and Economic Development Department – (650) 616-7089**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community & Economic Development Department within 10 days of Planning Commission approval. Until the Summary is filed, Use Permit 21-013 shall not be valid for any purpose. Use Permit 21-013 shall expire on February 15, 2024, two (2) years from the date of Planning Commission approval, unless a building permit has been secured before the two year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included as a full-size page in the Building Division set of drawings.
3. The request for a Use Permit to allow a residential addition that would exceed the existing floor area by more than 50% shall be built according to plans approved by the Planning Commission on February 15, 2021, labeled Attachment 4, except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community and Economic Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit.
7. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
8. Prior to the Final Inspection, the site shall be landscaped according to the plans approved by the Planning Commission on February 15, 2022. Any site landscaping damaged during construction shall be replanted to the satisfaction of the Community and Economic Development Director.
9. The proposed project is required to notify the Federal Aviation Administration (FAA) under CFR part 77. To obtain and submit a completed 'Federal Aviation Administration Review Not Required' form, contact Community and Economic Development Department staff.
10. The applicant shall indemnify, defend, and hold harmless the City, its officers,

employees, and agents, from all claims and lawsuits from a third party(s) involving or related to the City's consideration and/or approval of the applicant's application for development.

**Public Works Department – (650) 616-7065**

11. The building permit plans shall include a Site Plan showing:
  - a. All property line dimensions, setbacks, any easements. Show and identify the Anchor Easement (AE) and the portion of the Public Utility Easement (PUE) crossing through the property.
  - b. All existing and proposed grading and drainage improvements. Provide thorough notation on the plan, if there will be any site condition changes pertaining to grading where the existing drainage will be altered.
  - c. All newly paved and unpaved areas shall be designed to meet relevant state codes and City standards. Provide thorough notation on the plan, if there will be any site condition changes pertaining to the surface areas.
12. Storm water from existing and proposed roof downspouts and other on-site drainage, shall be collected and drained to an underground storm water system, vegetated areas on-site, or through an under curb drain to the gutter per City standards detail ST-03. Show locations and identify the existing and any proposed roof downspouts. Using directional arrows, show where the downspout flows are directed, and identifying discharge locations surface types. Flows directed over the sidewalk is not allowed.
13. Show on the plans the existing and proposed lateral services for domestic water, include meter size, in accordance with the applicable California Plumbing Code. If existing meter is undersized the applicant shall apply for a new or upsized meter, which includes payment of water and wastewater capacity charges and service charges, such as, but not limited to, materials and installation fees. These charges are based on the size of the proposed water meter. Show the location and identify the water meter size. If water demand calculations are requested, the estimated water pressure nearest to the property is 85psi.
14. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on Fleetwood Drive per SBMC 8.24.060. At the current rate, the impact payment required is \$540. If a tree is to be planted, a list of City approved trees will be provided upon request.
15. Obtain an Encroachment Permit from the Public Works Department prior to commencing any work within the City's public right-of-way including construction-related activities such as storage of building materials, placement of porta-potties, etc. S.B.M.C. 8.16.010. For additional information, application and general requirements refer to the City website at: [https://www.sanbruno.ca.gov/gov/city\\_departments/public\\_works/permits.htm](https://www.sanbruno.ca.gov/gov/city_departments/public_works/permits.htm) The Encroachment Permit shall be issued prior to issuance of a building permit. Please allow one to two-weeks for

City's initial review and processing of the Encroachment Permit Application.  
Encroachment Permit required for any work within the right-of-way.

16. The work shall conform to the current National Pollutant Discharge Elimination System (NPDES) requirements. S.B.M.C. 12.16.020. Please include the County Best Management Practices (BMPs) sheet within the plan set, which can be found at: <https://www.flowstobay.org/wp-content/uploads/2020/04/Countywide-Program-BMP-Plan-Sheet-June-2014-Update.pdf>
17. Show on the plans how storm water shall be collected and discharged from the proposed addition. Foundations shall be protected from storm water. Drainage to adjacent properties shall not be allowed. Indicate any pipes, swales, or applicable ground percolation treatments as necessary.
18. The 811 'Call 811 Before You Dig' notation shall be placed in a clear and visible location on each plan sheet. Any work that disturbs the ground; such as earthwork, demolition, excavation, grading, and landscape requires homeowners, contractors, sub-contractors, or any person responsible to individually call 811 for underground utility and/or service locations, and to pothole verify/expose utility and/or service prior to commencement of work.