

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 21-012 shall not be valid for any purpose. Use Permit 21-012 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 5, 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 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

10. The building permit plans shall include a Site Plan showing:
 - a. All property line dimensions, setbacks, and easements.
 - 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.
11. Indicate and identify the existing and proposed roof downspouts. Stormwater 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.
12. 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 City's current Master Fee Schedule. Show the location and identify the water meter size. If water demand calculations are requested, the estimated water pressure nearest to the property is 45psi.
13. Show on the plans existing and any proposed sanitary sewer laterals (including size) and any existing or new cleanouts, in accordance with the applicable California Plumbing Code.
14. If not present, the applicant has the option to install a sanitary sewer lateral cleanout as per City Standards Detail SS-02. If there is an existing cleanout that does not meet current City Standards, the applicant has the option to replace the sanitary sewer lateral cleanout. Benefits to the applicant for having a current City cleanout at the property line include eligibility to apply for the City's maintenance program for the lower/street portion of the lateral. Maintenance program details are available on the City website at: https://www.sanbruno.ca.gov/gov/city_departments/public_works/wastewater/sewer_lateral_faqs.htm
15. The proposed remodel is greater than 25-percent of the existing square footage, requiring 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 Claremont 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.

16. Any damaged sidewalk, driveway approach, and or curb and gutter within the public right-of-way fronting the property not caused by a City street tree, and any sidewalk, driveway approach, curb and gutter and or curb drain not installed per City standards shall be removed and replaced per City Standard Details ST-01, ST-02, ST-03, and ST- 04. Show on the plans the replacement of any locations where there are any substandard or raised/offset concrete sections greater than or equal to $\frac{3}{4}$ -inch, S.B.M.C. 8.12.010.
17. 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 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.
18. 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>
19. 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.
20. 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.