

CONDITIONS OF APPROVAL
26616 WESTWIND WAY - LANDS OF CHAKRAVARTHY AND PURUSHOTHAM
FILE# PM22-0001 (Modification to SD20-0096)

PLANNING DEPARTMENT:

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the Planning Commission, depending on the scope of the changes.
2. The project is subject to the Town's Construction Time Limit Ordinance (Chapter 10, Title VIII of the Municipal Code). The maximum time for completion of the new residence shall be 36 months from the date of Building Permit issuance. Failure to complete the project in the allotted time may result in substantial penalties and fees.
3. A \$5,000 landscape maintenance and water usage deposit shall be paid to the Town prior to final inspection of the new residence. Two years after the project has been completed, staff will review the water usage for the property and conduct a site inspection to ensure installed landscape screening is still present and has been adequately maintained. Inadequate maintenance of installed landscape screening and/or water usage greater than the annual usage indicated on the approved parcel water budget worksheet, may result in complete forfeiture of this deposit.
4. After completion of rough framing or at least six (6) months prior to scheduling a final inspection, the applicant shall submit landscape screening and erosion control plans for review by the Site Development Committee. The application for landscape screening and erosion control shall be accompanied by the applicable fee and deposit. The plans shall be reviewed at a noticed public hearing. Attention shall be given to plantings which will be adequate to break up the view of the new residence from surrounding properties and from Westwind Way and the adjacent cul-de-sac. All landscaping required for screening purposes and for erosion control (as determined by the City Engineer) must be installed prior to final inspection of the new residence. The landscape screening plan shall comply with Section 10-2.809 (water efficient landscaping) of the Los Altos Hills Municipal Code.
5. *Prior to beginning any grading operation*, all significant trees, particularly any heritage oak trees, are to be fenced at the drip line. The fencing shall be of a material and structure (chain-link) to clearly delineate the drip line. Town staff must inspect the fencing and the trees to be fenced prior to commencement of grading. The property owner shall call for said inspection at least three days in advance of the inspection. The fencing must remain throughout the course of construction. No storage of equipment, vehicles or debris shall be allowed within the drip lines of these trees. Existing perimeter plantings shall be fenced and retained throughout the entire construction period.
6. All existing Blue Gum (*E. globulus*), Pink Ironbark (*E. sideroxylon rosea*), River Red Gum (*E. camaldulensis*), Swamp Gum (*E. rudis*), Honey Gum (*E. melliodora*), or Manna Gum (*E. viminalis*) eucalyptus trees on the property located within 150' of any structures or roadways

shall be removed *prior to final inspection* of the new residence. Removal of eucalyptus trees shall take place between the beginning of August and the end of January to avoid disturbance of nesting birds protected under the Federal Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game Code Section 3500 et seq unless a nesting bird survey is first conducted and there is a determination that there are no active nests within the tree.

7. The existing vegetation at the corner of Westwind Way shall be retained along with all perimeter landscaping (especially on the easterly side) and trees not impacted by construction. In addition, the two trees near the proposed southerly driveway shall be retained and the driveway realigned to avoid the trees. The existing landscaping shall be retained during construction and reviewed with the landscape screening plan.
8. The property owner shall remove all Stinkwort (*Dittrichia graveolens*) plants from the entire property and in the road right-of-way by manual pulling or use of herbicide by October 1st of each year until the final approval of the project.
9. Roof eaves of all structures shall not encroach into yard setbacks. The roof eaves shall be shown on the site and civil plans in the construction drawings.
10. HVAC compressors, generators, pool equipment and other mechanical equipment shall not be located in any yard setbacks. All equipment shall be screened from view and include sound attenuation if necessary.
11. **Skylights, if utilized, shall be designed and constructed to reduce emitted light (tinted or colored glass, or other material). No lighting may be placed within skylight wells. Anti-reflective glass shall be used for all glass railings on the roof deck.**
12. Fire retardant roofing (Class A) is required for all new construction.
13. Pathways within yard setbacks shall not exceed four feet in width. Any pathways listed as exempt from Development Area calculations shall have a non-compacted base below the proposed natural surface.
14. No new fencing or outdoor path lighting is approved. Any additional or modified fencing or gates and all new outdoor lighting shall require review and approval with the landscape screening plan *prior to installation*.
15. Standard swimming pool conditions:
 - a. Lights shall be designed so that the source is not visible from off-site.
 - b. Drainage outfall structures shall be constructed and located to the satisfaction of the City Engineer.
 - c. Equipment shall be enclosed on all four sides for noise mitigation and screening.
16. For swimming pools, at least one of the following safety features shall be installed to the satisfaction of the Town Building Official:

- a. The pool shall be isolated from access to the residence by an enclosure (fencing).
 - b. The pool shall be equipped with an approved safety pool cover.
 - c. The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
17. All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor. The pool equipment shelter shall be completed *prior to final inspection*. The shelter shall be modified to include sound attenuation material on the inside and the exterior of the shelter shall utilize exterior materials and colors matching the proposed residence.
18. All space heating and water heating systems installed in the new residence shall be all-electric systems. Gas or propane heating systems are not permitted. If gas cooking or clothes drying appliances are installed, then dedicated electrical receptacles and circuits will be required to allow for future electric appliances. Fireplaces and all outdoor gas appliances are excluded from these requirements.
19. All construction shall comply with 2019 California Green Building Standards Code, Part 11, Title 24 mandatory measures. The property owner shall provide a 2019 CalGreen Residential Checklist demonstrating conformance with all applicable mandatory measures *at time of building permit submittal*.
20. All construction shall comply with Section R337 of the 2019 California Residential Code (Materials and Construction Methods for Exterior Wildfire Exposure).
21. **Lighting of the site during construction shall be limited to the hours of 8:00 AM to 5:30 PM Monday through Friday and shall be directed inward towards the building footprint.**

Prior to Acceptance of Plans for Building Plan Check

22. The owner shall pay School District fees to either the Los Altos School District or the Palo Alto Unified School District, as applicable, *prior to acceptance of plans for building plan check*. The applicant must take a copy of worksheet #2 to school district offices (both elementary and high school in the Los Altos School District), pay the appropriate fees and provide the Town with a copy of the receipts.
23. **Exterior building lighting is approved as shown on the plans and as modified as follows:**
- a) **Step lights on the stairs from the roof deck to the ground shall be placed on the treads and not along the side walls;**
 - b) **No strip lighting is permitted on the roof deck;**
 - c) **Only one roof eave light is allowed above the roof deck.**
- “Cut sheets” for all light fixtures shall be submitted to the Planning Department *prior to acceptance of plans for building plan check*. Exterior light fixtures shall be down lights**

and utilize fully shielded fixtures and all can lights shall utilize shields or louvers. Two outdoor light fixtures may be placed within the yard setbacks. Additional outdoor lighting shall be approved with the landscape screening plan *prior to installation*.

24. Exterior finish colors of all buildings shall have a light reflectivity value of 50 or less and the roof materials (including the TPO membrane) shall have a light reflectivity value of 40 or less per manufacturer specifications. All color samples shall be submitted to the Planning Department for approval *prior to acceptance of plans for building plan check*. All applicable structures shall be painted in conformance with the approved color(s) *prior to final inspection*.

Prior to Final Inspection

25. *Prior to requesting the final inspection*, a registered civil engineer or licensed land surveyor shall certify in writing and state that “the location of the residence and all roof eaves are no less than 40’ from the front property line and 30’ from the east side and rear property lines.” The elevation of the new residence shall be similarly certified in writing to state that “the elevation of the new residence matches the elevation and location shown on the Site Development plan.” The applicant shall submit the stamped and signed letter(s) to the Planning Department *prior to requesting a final inspection*.
26. *Prior to requesting the final inspection*, a registered civil engineer or licensed land surveyor shall certify in writing and state that “the height of the new residence complies with the 27’ maximum structure height, measured as the vertical distance at any point from the bottom of the crawl space if excavated below natural grade or the ceiling height of a qualified basement, to the highest part of the structure directly above (including roof materials).” The overall structure height shall be similarly certified in writing and state that “all points of the building (including chimneys and appurtenances) lie within a thirty-five (35’) foot horizontal band based, measured from the lowest visible natural or finished grade topographical elevation of the structure along the building line and the highest topographical elevation of the roof of the structure.” The applicant shall submit the stamped and signed letter(s) to the Planning Department *prior to requesting a final inspection*.

ENGINEERING DEPARTMENT

27. Any and all changes to the approved grading and drainage plan shall first be approved by the Town Engineering Department. No grading shall take place during the grading moratorium (October 1st to April 30th) except with prior approval from the City Engineer. No grading shall take place within ten feet of any property line.
28. An encroachment permit shall be obtained from the Public Works Department for all work proposed in the public right-of-way. No work within the public right-of-way shall commence without an encroachment permit.

29. All public utility services serving this property shall be placed underground. The applicant should contact PG&E immediately after issuance of building permit to start the application process for undergrounding utilities which can take up to 6-8 months.

Prior to or at Building Plan Check

30. Two copies of a Grading & Construction Operation plan shall be submitted by the property owner for review and approval by the City Engineer and Planning Director ***two weeks prior to acceptance of plans for building plan check***. The grading/construction operation plan shall address truck traffic issues regarding dust, noise, and vehicular and pedestrian traffic safety on Westwind Way and surrounding roadways; storage of construction materials; placement of sanitary facilities; parking for construction vehicles; and parking for construction personnel. A debris box (trash dumpster) shall be placed on site for collection of construction debris. Arrangements must be made with the **GreenWaste Recovery, Inc.** for the debris box, since they have a franchise with the Town and no other hauler is allowed within the Town limits.
31. The property owner shall provide the Town with high-quality color photographs of the existing conditions of the roadways and pathways ***prior to acceptance of plans for building plan check***.
32. A sewer hookup permit shall be required by the Public Works Department ***prior to acceptance of plans for building plan check***. An encroachment permit shall be required for all work proposed within the public right-of-way ***prior to start of work***.
33. The property owner shall pay a pathway fee of \$10,943.00 ***prior to acceptance of plans for building plan check***.
34. All hydrant use is strictly prohibited by the Purissima Hills Water District. A permit for obtaining water for grading and construction purposes must be obtained from the Purissima Hills Water District, and submitted for approval to the Town Engineering Department ***prior to acceptance of plans for building check***. The permit will authorize the use of water from specific on-site or off-site water sources.
35. Peak discharge at 26616 Westwind Way because of Permit Modification PM22-0001 and Site Development Permit SD20-0096 shall not exceed the existing pre-development peak discharge value of the property. Detention storage must be incorporated into the project to reduce the predicted peak discharge to the pre-development value for the proposed increase in impervious surface. Please provide the data and peak discharge hydrologic model(s) utilized, as well as, the calculations of the peak discharge value prior and post development. Determine the design peak runoff rate for a 10-year return period storm and provide detention storage design plans to reduce the predicted peak discharge to the pre-development value. All documentation, calculations, and detention storage design (2 plan copies) shall be submitted for review.

36. Two sets of a final Grading and Drainage plan shall be submitted for review and approval by the Engineering Department with the building permit plan set. Final drainage and grading shall be inspected by the Engineering Department and any deficiencies corrected to the satisfaction of the Engineering Department.
37. Two copies of an Erosion and Sediment Control plan shall be submitted for review and approval by the Engineering Department. The contractor and the property owner shall comply with all appropriate requirements of the Town's NPDES permit relative to grading and erosion/sediment control.

Prior to Final Inspection

38. The Engineer of Record shall observe the installation of the drainage system, construction of the energy dissipators, and completion of the grading activities and state that items have been installed and constructed per the approved plans. A stamped and signed letter shall be prepared and submitted to the Town *prior to final inspection*.
39. All areas on the site that have the native soil disturbed shall be protected for erosion control during the rainy season and shall be replanted *prior to final inspection*.
40. Final approval for the sewer connection, backfill, and any repaving shall be obtained from the Public Works Department *prior to final inspection*.
41. The property owner shall inform the Town of any damage and shall repair any damage caused by the construction of the project to pathways, private driveways, and public and private roadways, *prior to final inspection and release of occupancy permits*.

FIRE DEPARTMENT

42. An automatic residential fire sprinkler system approved by the Santa Clara County Fire Department shall be included in all portions of the residence. Three sets of plans prepared by a sprinkler contractor shall be submitted to the Santa Clara County Fire Department Fire Prevention Division (14700 Winchester Boulevard, Los Gatos, CA 95032) for review and approval. The sprinklers shall be inspected and approved by the Fire Department, *prior to final inspection* and occupancy of the new residence.
43. Provide an access driveway with a paved all-weather surface capable of supporting apparatus weight at least 75,000 pounds, a minimum unobstructed width of 14 feet, vertical clearance of 13 feet 6 inches, minimum circulating radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.
44. Potable water supplies shall be protected from contamination cause by fire protection water supplies. The applicant and any contractors shall contact the water purveyor supplying the

site of such project and shall comply with the requirements of that purveyor. These requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage.

45. Solar photovoltaic power systems shall be installed in accordance with Sections 605.11.1 through 605.11.4, the California Building Code and the California Electrical Code.
46. All construction shall comply with applicable provisions of the CFC Chapter 33 and Standard Detail and Specifications SI-7.
47. Approved numbers or addresses shall be placed on all new and existing buildings in such a position that it is plainly visible and legible from the street or road fronting the property. Numbers shall be a minimum of four-inches high with a minimum stroke width of 0.5 inch (12.7 mm) and shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters.

Project approval may be appealed if done so in writing within 14 days of the date of the approval. The building permit cannot be issued until the appeal period has lapsed. The applicant may submit construction plans to the Building Department after the appeal period provided the applicant has completed all conditions of approval required prior to acceptance of plans for building plan check.

Please refer to the Conditions of Project Approval set forth herein. If you believe that these Conditions impose any fees, dedications, reservation or other exactions under the California Government Code Section 66000, you are hereby notified that these Conditions constitute written notice of a statement of the amount of such fees, and/or a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest such fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

Upon completion of the construction, a final inspection shall be required to be set with the Planning and Engineering Departments two weeks prior to final building inspection approval.

NOTE: The Permit Modification to the Site Development permit is valid for one year from the approval date. All required building permits must be obtained within that year and work on items not requiring a building permit shall be commenced within one year and completed within two years.