

RESOLUTION NO. 21-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDWOOD CITY APPROVING AN ARCHITECTURAL PERMIT, CONDOMINIUM PERMIT, AND TENTATIVE MAP FOR 955 WOODSIDE ROAD

WHEREAS, the Applicant, Samir Sharma, submitted an application for an Architectural Permit, Tentative Map, and Condominium Permit to subdivide one parcel into 8 residential condominium parcels. The project will contain 8 for-sale attached condominium units within two three-story buildings with attached garages (“Project”); and

WHEREAS, the Planning Commission is empowered by the Subdivision Map Act and the Redwood City Municipal Code, to act upon applications for Tentative Map and Condominium Permit Applications, and is empowered by the Zoning Ordinance to act upon Architectural Permit; and

WHEREAS, on September 7, 2021, the Planning Commission conducted a duly noticed public hearing, in accordance with all applicable requirements of the Subdivision Map Act, the Redwood City Municipal Code and State Planning and Zoning Law, to consider an Architectural Permit, Tentative Map, Condominium Permit; and

WHEREAS, after receiving and considering all testimony regarding the Project, the Planning Commission has determined that the proposed Architectural Permit, Tentative Map, and Condominium Permit, would further the purposes of and appropriately implement the City of Redwood City General Plan, applicable provisions of the Redwood City Municipal Code, Zoning Ordinance, and the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF REDWOOD CITY AS FOLLOWS:

Section 1. The Planning Commission finds that the above recitals are accurate and constitute findings in this matter and, together with the staff report and the application materials, development plan, and all other documents, reports, studies, memoranda, maps, oral and written testimony, and materials in the City’s file for the applications and the Project, and all adopted City planning documents relating to the Project and the property including the City’s General Plan, Municipal Code, Zoning Ordinance, and other applicable City laws and regulations, have together served as an adequate and appropriate evidentiary basis for the findings and actions set forth in this Resolution.

Section 2. The Planning Commission finds that, based on substantial evidence in the administrative record, the Project is Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (Class 32) for Infill Development Projects. Specifically, the Project complies with each required condition of the exemption as follows:

- a) The Project is consistent with the applicable general plan and zoning designations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c) The project site has no value as habitat for endangered, rare or threatened species;
- d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality or water quality; and
- e) The site can be readily served by all required utilities and public services.

The documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 1017 Middlefield Road, Redwood City California. The City Clerk is the custodian of records for all matters before the City.

Section 3. Architectural Permit (AP2021-014): The Planning Commission finds that:

a. The existence of sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.

The contemporary architectural design would include extensive glazing, changes in colors and exterior siding material, façade modulation, balconies, and alternating roof forms which all serve to break up the massing, provide variation in the design, and avoid monotony in the external appearance.

b. The size and design of the structure shall be considered for the purpose of determining if the structure is in proportion to its building site and if it has a balance and unity among its external features so as to present a harmonious appearance.

The Project is proportional to the building site because it meets all the required development standards including height, setbacks, and density. The two structures are separate with a shared drive aisle. This configuration and use of two separate buildings breaks up massing, and improves proportionality with the building site. The two buildings will utilize similar materials, features, colors, and height as to provide balanced and harmonious appearance.

- c. The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable.**

The Project is located in an area with a variety of uses, including multifamily residential and commercial buildings. The three-story structure is similar to an adjacent four story apartment and a five-story apartment across Woodside Road. Woodside Road is a major corridor with a large street width and the Project is compatible with the proposed scale of development. The Project promotes an appropriate use of the site in that it would provide a moderate density residential project with sensitivity to adjacent uses. The Project also provides a traditional residential appearance with gabled roofs, balconies, and variety of external materials that are consistent with residential design.

- d. The extent to which excessive ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used.**

Proposed materials of stucco, vinyl windows, composition shingle roofing, and cementitious panel and trims are appropriate for the building, of reasonable quality, and the materials will not be temporary or second-hand.

- e. The extent to which natural features, including trees, shrubs, creeks and rocks, and the natural grade of the site are to be retained.**

The Project would retain the existing tree at the rear of the property, and is proposing to add multiple new trees, as well as street trees. any changes to rocks or the natural grade are negligible.

- f. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets.**

The Project complies with the required parking by providing an attached two-car garage with each townhome for a total of 18 parking spaces. Two guest spaces are provided. The shared driveway would be accessed from Woodside Road, and is sufficiently large for cars to enter, traverse, and exit the site without negatively impacting traffic on adjacent streets.

- g. The reservation of landscaping areas for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites, and separating building areas from paved areas to provide access from buildings to open space areas.**

The Project is for residential townhome units and does not need or include common service or storage areas that require screening. The parking is located in private garages and a common space and would not require expansive unpaved areas. The driveway is optimized for site and emergency vehicle access. Landscaping is located throughout the site to screen the paved areas from adjacent properties.

- h. In the case of any commercial or industrial structure, the review authority shall consider its proximity to any R district and shall consider the effect of the proposed structure upon the character and value of the adjacent R district area.**

This finding is not applicable for this residential project.

- i. The provision of permeable areas and drainage design appropriate to capture and treat stormwater runoff prior to its discharge from the site including, but not limited to, the use of vegetated swales, landscape features, permeable pavement materials, infiltration basins or engineered designs.**

Engineering staff has reviewed the proposed plans for conceptual draining and found it to be acceptable. The Project would be required to comply with all applicable stormwater filtration and runoff requirements of the Municipal Code. In addition, the Project provides adequate landscaping and permeable areas.

Section 4. Condominium Permit (CP2021-001): The Planning Commission finds that:

- a. Permit Finding.** Pursuant to Municipal Code Chapter 30 (Subdivisions), Article XI (Condominiums) the Project requires approval of a Condominium Permit. Section 30.130 states: “While condominium and community apartment projects present benefits in the nature of increased amenities, opportunities for dwelling ownership and leisure time, the special nature of such projects creates conditions that may result in neglect, deterioration and lack of maintenance, causing a negative impact upon the public health, safety, welfare and economic prosperity of the City and its citizens. Because of the unique nature of the problems created by condominium and community apartment projects, it is the express intent of the City to treat such projects differently from other types of multiple-family dwellings and to establish rules and standards therefor, regulating the construction of, and conversion to, condominium projects and community apartment projects in the City.”

The Project as proposed complies with the requirements of Municipal Code Chapter 30 (Subdivisions), Article XI (Condominiums). The Project is

consistent with the zoning and general plan designation for the site. The Project will have Covenants, Conditions, and Restrictions (CC&Rs) to promote the visual quality, maintenance, and repair of common areas and dwellings, ensuring that there would not be a negative impact on public health, safety, welfare, or economic prosperity.

Section 5. Tentative Map (TM2021-003): The Planning Commission finds that none of the following findings can be made, as described below, and therefore approval of the application for the tentative map may be granted:

- a. The map, design, or improvements of the proposed subdivision are inconsistent with the General Plan, Municipal Code, and Zoning Ordinance, or subdivision improvement requirements.**

The map, design, and improvements of the proposed subdivision are consistent with the General Plan, the Municipal Code, the Zoning Ordinance, and all applicable subdivision improvement requirements. The subdivision for residential condominiums complies with the density, setback and access requirements of the zoning code and is consistent with the General Plan land use designation of Mixed Use Corridor.

- b. The site is not physically suited for the proposed type or density of the development.**

The site of the proposed subdivision is physically suited for the type and density of the proposed development in that the project density is consistent with the zoning and general plan designation and there is sufficient provision for open space and sufficient area for on-site circulation.

- c. The design or proposed improvements are likely to cause substantial environmental damage, or substantially and avoidably injure fish, wildlife or their habitat, or to cause serious public health problems.**

The design and proposed improvements are not likely to cause substantial environmental damage, or substantially and avoidably injure fish, wildlife or their habitat, or cause serious public health problems in that there are no identified environmental impacts associated with the Project, no significant impacts to wildlife and as a residential development, will not cause serious public health problems.

- d. The design or improvements of the proposed subdivision will conflict with essential public easements for access through, or use of, property within the proposed subdivision, unless acceptable alternate public easements will be provided.**

The design and proposed improvements of the proposed subdivision will not conflict with essential public easements for access through, or use of, property within the proposed subdivision. There are no public easements or access requirements through the site.

- e. The reasons submitted for granting any exceptions applied for do not comply with requirements for findings described in Section 30.69, and the tentative map is deemed not workable without the granting of such exceptions.**

No exceptions from subdivision requirements are requested and the tentative map is workable without granting any exceptions.

Section 6. The Tentative Map, Condominium Permit, and Architectural Permit are hereby granted based on the Planning Commission's consideration of the entire record of proceedings.

Section 7. This Resolution is effective upon its adoption.

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EXHIBIT A: CONDITIONS OF APPROVAL

**955 Woodside Road
AP2021-014 Architectural Permit
CP2021-001 Condominium Permit
TM2021-003 Tentative Map**

The following Conditions of Approval (COA) and Standard Development Requirements (SDR) apply to this project. The COAs are specific conditions applicable to the 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 SDRs are not intended as a comprehensive list. The COAs and SDRs are grouped under specific headings that relate to the subject matter and the responsible division is described in brackets, i.e. [PLANNING].

The applicant is responsible for the fulfillment of all conditions and standard development requirements, unless specifically stated otherwise.

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 COAs and SDRs of this permit:

Fees

The following fees must be paid in full prior to issuance of the building permit unless otherwise described below.

1. **Parks Impact Fee** – Pay a Parks Impact Fee for the net new dwelling units resulting from the project, estimated at \$95,518.72 prior to final map approval. Note that the fees are subject to change, depending on the timing of building permit issuance. There is no guarantee that the estimate is the final fee that will be required. [SDR][PARKS]
2. **School Impact Fee** – For residential additions greater than 500 square feet and new commercial or industrial construction, pay a School Impact Fee to the Sequoia Union High School District. Information regarding this fee may be obtained by contacting the Sequoia Union High School District at (650) 369-1411. [SDR][SCHOOL DISTRICT]
3. **Transportation Impact Fee** - Pay a Traffic Impact Fee for the net new trips resulting from the project, estimated at \$3,318.80. [SDR] [ENGINEERING]
4. **Water and Sewer Fees** – Pay applicable water, recycled water, and wastewater-related fees as outlined on the City's website. [SDR][ENGINEERING]
5. **Notice of Fees Protest** – 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. Per California Government Code Section 66020, this 90-day protest period has begun as of the date of the approval of this application. [SDR][OFFICE OF THE CITY ATTORNEY]

Landscaping and Site Improvements

6. **Water-Efficient Landscaping** – Provide a landscaping and irrigation plan conforming to the California Water-Efficient Landscape Ordinance (AB 1881), including an automatic irrigation system (drip, micro-spray, or bubblers) with a rain sensor, and show these measures on the building permit plans. [COA][PLANNING]
7. **Tree Protection** - Provide tree protection measures for ordinance-sized trees near the project and show these measures on the building permit plans. [COA][PLANNING]
8. **Tree Removal Permit** - Obtain a Tree Removal Permit for the removal and tree trimming of all ordinance-size trees (number, type and location) defined within the City's Tree Preservation Ordinance prior to building permit issuance. [SDR][PLANNING]
9. **Street Trees** – Street Trees will be required in accordance with Municipal Code requirements in coordination with the City Arborist, City Engineer, and Fire Department. These improvements shall be included as part of the building permit submittal package. Newly planted trees shall be both irrigated and maintained by the applicant. [SDR][PLANNING]
10. **Stormwater Runoff** - Post-construction runoff into the storm drain shall not exceed pre-construction runoff levels. The applicant's design professional shall evaluate the project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer. The project shall be designed in conformance with the Drainage Guidelines for Commercial Development. [SDR] [ENGINEERING]
11. **TDM Program** – A final Transportation Demand Management (TDM) program, describing the elements to be implemented, shall be reviewed and approved prior to certificate of building occupancy. The TDM program shall include an annual reporting requirement for the life of the project that details overnight parking utilization rates and resident use and awareness of the program. Annual reporting shall be made by January 31 of each year. [COA][ENGINEERING]
12. **Exterior Lighting** – Provide a lighting plan for proposed exterior lighting, including cut sheets, a photometric site plan demonstrating light levels and a diagram showing light spillover. This information shall be included in the building permit plans. New light sources must not introduce glare or light effects that spill off the property. [COA][PLANNING].
13. **Emergency Responder Radio Coverage System** – This project is required to have an Emergency Responder Radio Coverage System (ERRCS) installed in

accordance with CFC 510, NFPA 1221, NFPA 72, and the CEC.

14. **Emergency Escape and Rescue Openings** – Emergency Escape and Rescue Openings shall be provided from each sleeping room with ladder access identified to each required opening. Ladder pads with a minimum size of 4 feet by 4 feet with ladder carrying access routes provided for the deployment of ground ladders on the sides of the buildings containing sleeping rooms. Ladder access to rescue and escape windows shall not be impeded by vegetation or trees. The landscape plans indicate a number of trees and vegetation are proposed to be planted in the identified ground ladder access to the required rescue and escape windows. On the side of the buildings containing the fire access lane, ladder access shall be provided from the drive aisle.
15. **Automatic Fire Sprinkler** – The buildings and garage areas are required to be equipped throughout with an automatic fire sprinkler system meeting all of the requirements in the NFPA Standard 13R CFC 903.3.1.2.
16. **Smoke Detectors** – Single station smoke detectors that are AC powered, interconnected, and battery backed are required in all sleeping rooms, hallways leading to sleeping rooms, with at least one detector per floor.
17. **Carbon Monoxide Detectors** – Carbon monoxide detectors are required with at least one per floor due to the attached garage.
18. **Premises Identification (Address Numbers)** – Indicate on the plans where the internally illuminated premises identification will be located and the size (minimum 4”) in a contrasting background facing the street from which the building takes the address CFC 505.
19. **Portable Fire Extinguishers** – Portable Fire Extinguishers Required – Portable fire extinguishers, with a minimum classification of 2A:10BC are required to be permanently installed in all buildings within 75 feet of travel from all portions of the building in compliance with NFPA 10 and CFC 906.

Final Map

20. **Final Map** - Obtain approval and record a Final Map prior to building permit issuance. All final maps shall include the lot configuration and proposed easements and conform to the Subdivision Map Act and Chapter 30 of the Municipal Code. [SDR][ENGINEERING]
21. **Agreements** - Prior to Final Map approval, enter into the following agreements in a form acceptable to the City Attorney and the Community Development Director: [COA][ENGINEERING]
 - a. **A Landscape Maintenance Agreement** for all assigned landscape areas in public rights of way, easements, and/or on property in which the City holds an interest to be maintained. Maintenance items shall include, but are

not limited to, planting trees, shrubs, flowers, grass and all appurtenances including irrigation systems and pedestrian scale lighting.

- b. **A Stormwater Treatment Measures Maintenance Agreement** for all on-site stormwater treatment measures associated with the project.
- c. **An Improvement Agreement** to guarantee the installation of all improvements required of the project and to provide for payment of all City inspection and plan check charges associated with the installation of public and private improvements, including, but not limited to, streets, sanitary sewers, water, storm drains and street lights.
- d. **CC&Rs** Applicant shall submit proposed Covenants, Conditions and Restrictions (CC&R's) for the community, or any part, for review and approval by the City prior to any Final Map approval. All property owners must be members of their HOA. The submittal shall include an estimate of costs and proposed level of maintenance for each of the activities identified.

The CC&Rs shall provide for funding and provision of maintenance of all common facilities, such as streets and utilities, not accepted for maintenance by a public agency. The CC&Rs shall stipulate that the City is a 3rd party beneficiary to the CC&Rs with the authority, but no obligation, to enforce, and that the HOA is responsible for maintaining landscaping consistent with the Landscape Maintenance Agreement.

Reports and Surveys

- 22. **Geotechnical Report** - Include a geotechnical field review and reports for all grading work, prepared by a licensed geotechnical engineer and in conformance with Engineering Standards, Volumes II & III, CBC, and other State regulations. This shall be submitted as part of the building permit application. [SDR][ENGINEERING]
- 23. **As-Builts** – Provide “as-built” or “record” drawings, to be submitted in paper, PDF and AutoCAD formats prior to project sign-off. [COA][ENGINEERING]
- 24. **Transportation Demand Management Program** – A final Transportation Demand Management (TDM) program, describing the elements to be implemented, shall be reviewed and approved prior to certificate of building occupancy. The TDM program shall include an annual reporting requirement for the first three years that details daytime parking utilization rates and employee use and awareness of the program. Annual reporting shall begin on December 1 of each year. [COA][ENGINEERING]

Utility Infrastructure Improvements

- 25. **Conformance with the City's Engineering Standards** – All public improvements shall be designed and constructed in accordance with the City's Engineering Standards. [SDR][ENGINEERING]

26. **Encroachment Permits** – Obtain an Encroachment Permit from the Engineering and Transportation Division for work listed below. This permit shall be obtained prior to the commencement of construction of the road, utilities, or any site improvements. [SDR][ENGINEERING]
- a. Work in the City public right-of-way, easements or property in which the City holds an interest.
 - b. Work requiring a grading permit. Grading permits require a Plot and Finished Grading Plan prepared by a California-registered Civil Engineer.
 - c. Work requiring on-site shoring which affects the public right of way
 - d. Work using the public right-of-way for any fixed structure (awnings, roof overhangs, fixed planters, etc.). Insurance, meeting the City's standards, is required. This permit will be recorded against the property.
27. **Sewer Capacity** – Prior to encroachment permit issuance, submit to the City, and obtain approval of, an evaluation and report prepared by a licensed engineer demonstrating that the existing sewer mains have sufficient capacity for the project. The study shall consider existing, project, other approved projects, and applications currently under review in determining the needed capacity. If the existing sewer main is less than 6" in size, or is in any other way not sufficient as determined by the City Engineer, applicant shall, as part of the project, construct and install new sewer mains sufficient to meet such requirements, in accordance with the City's Engineering standards and as directed by the City Engineer to the City Engineer's satisfaction. [SDR][ENGINEERING]
28. **Peak Wet Weather Flow Capacity** – Redwood City has exceeded its Peak Wet Weather Flow (PWWF) capacity in the past. A methodology to reduce inflow and infiltration (I/I) by pipe replacement was determined. The applicant shall reduce (I/I) to offset increased sewer demand from the project by replacing aged sewer mains or pay an equivalent in-lieu fee. The length of pipe replacement required or the amount of fee will be based on the project's sewage generation projection (Attachment L of the City's Engineering Standards). For parcels within Redwood City but connecting to County owned and maintained sewer, an I/I in-lieu fee may be collected by Redwood City if the County does not require main replacement or collect and in-lieu fee. [COA][ENGINEERING]
29. **Sewer Lateral Limit** – The project is limited to one sewer lateral per parcel. [COA][ENGINEERING]
30. **Sewer Lateral Size for Commercial Development** – For new or remodeled commercial buildings, sewer laterals less than 4" shall be upgraded to a minimum of 6" size. [SDR][ENGINEERING]
31. **Water Mains** – Prior to encroachment permit issuance, submit to City, and obtain approval of, an evaluation and report, prepared by a licensed engineer, in conformance with the City's Engineering Standards, demonstrating that the proposed water main meets the domestic and fire flow requirements in accordance with City Code Section 38.26 and the International Fire Code. If the existing water

main is less than 6” in size, or is in any other way not sufficient as determined by the City Engineer, applicant shall, as part of the Project, construct and install new water mains sufficient to meet such requirements, in accordance with the City's Engineering Standards and as directed by the City Engineer. New water mains shall be 8” minimum in size and extend across the entire property frontage, from the nearest point of connection to an existing 6” or larger water main.[SDR][ENGINEERING]

32. **Backflow Protection** – Backflow protection on all water services is required. The backflow preventer shall be above grade and located on private property, accessible to the Public Works division for testing. [COA][ENGINEERING]
33. **Fire Flow** - The Project shall meet fire flow requirements as established by the Fire Department which are based on the Fire Code. Fire flow tests are typically performed during the preliminary design phase but must be completed prior to submittal of final design. Applicant shall contact the Fire Department for fire flow requirements, and then submit a written fire flow test request to Engineering. [COA][ENGINEERING]
34. **C3 Requirements** - Plans shall be designed to meet C3 requirements of the Municipal Regional Permit (MRP) NPDES Permit CAS612008 and be in compliance with San Mateo County C.3 Stormwater Technical Guidance. [SDR][ENGINEERING]
 - a. **Treatment Controls** – Treatment measures to be shown on final improvement or grading plans shall not differ materially from the treatment measures presented on the project’s Vesting Tentative Map, approved on September 7, 2021, without written approval from the Engineering Department.
 - b. **Treatment Measure Inspection** – Applicant shall coordinate installation of stormwater treatment measures with the municipality, shall arrange to have the City’s designated inspector present at the time of installation, and shall have the City’s designated inspector complete a final inspection of installed stormwater treatment measure immediately after installation is complete.
35. **Stormwater Management Plan (SWMP)** – Applicant shall prepare a SWMP that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; and a brief summary of how the project is complying with Provision C.3 of the MRP. [COA][ENGINEERING]

36. **Construction General Permit** – For construction activity resulting in a land disturbance of one acre or more, applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board under the Construction Activities Storm Water General Permit (General Permit). The NOI indicates the applicant’s intent to comply with the San Mateo Countywide Stormwater Pollution Prevention Program, including a Stormwater Pollution Prevention Plan (SWPPP). [SDR] [ENGINEERING]
37. **Stormwater BMPs** - Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality, in accordance with the approved Stormwater Pollution Prevention Plan (SWPPP). BMP plan sheets are available electronically for inserting into project plans. [SDR][ENGINEERING]

Street Infrastructure Improvements

38. **Streetlights** - A new streetlight shall be installed, if needed, as determined by the City Engineer. Streetlights are required on the construction of a new commercial building or performance of substantial commercial remodeling with street frontage of 200 feet or more. The style and location of all streetlights shall be as determined by the City Engineer and Planning Manager. [SDR][ENGINEERING]
39. **Green Infrastructure Improvements** - A treatment area shall be included in the project frontage along Woodside Road sized to treat the half-street tributary area of the project frontage up to the median. [SDR][ENGINEERING]
40. **Repair or Replace Street Infrastructure** - Restore streets surrounding the project site to the satisfaction of the City Engineer at project completion. When this requires additional pavement restoration, the Engineer shall approve the preferred layout of pavement markings. [SDR][ENGINEERING]

Construction-Related Activities

41. **Pre-Construction Meeting** - After City permits are approved, but prior to start of construction, hold a preconstruction conference with Engineering and Building staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all subcontractors who are responsible for grading and erosion and sedimentation protection controls. [COA][ENGINEERING]
42. **Construction Management and Staging** - Prior to encroachment permit issuance, submit a construction parking management plan, which shall outline the number of construction workers by phase, phase duration, where parking will be located for each phase. Construction parking, material storage, equipment, or other construction-related uses are not allowed within the City right of way without prior approval from the City Engineer. [COA][ENGINEERING]

43. **Lane Closures** - Traffic control for lane closures shall conform to the Work Area Traffic Control Handbook. Street closures require submission of traffic control plans and approval in advance. [SDR][ENGINEERING]
44. **Winterizing** - If construction is not complete by the start of the wet season (October 1 through April 30), implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for approval by CDD prior to beginning construction. As site conditions warrant, the City Engineer may direct the applicant to implement additional winterization requirements. [COA][ENGINEERING]
45. **Grading** – Grading shall be performed in accordance with the City’s Engineering Standards. Soil or other construction materials shall not be stockpiled in the public right-of-way. Submit cut/fill volumes (CY) for all soils to be imported to or exported from the site. [SDR][ENGINEERING]
46. **Monitoring** - The Soils Engineer shall conduct continuous site inspections during trenching and backfill operations at the applicant’s expense. The Soils Engineer shall take compaction tests and submit the results to Engineering & Construction. [SDR][ENGINEERING]
47. **Dust Control** – Dust control measures shall be required for any excavation of the site. If the Geotechnical Report indicates that serpentine soil or cinnabar is present on site, the dust control measures shall include the standard procedures for ensuring that friable asbestos and/or mercury are not emitted from the site. [COA][ENGINEERING]
48. **Transportation Demand Management Program** – A final Transportation Demand Management (TDM) program, describing the elements to be implemented, shall be reviewed and approved prior to certificate of building occupancy. The TDM program shall include an annual reporting requirement for the life of the project that details overnight parking utilization rates and resident use and awareness of the program. Annual reporting shall be made by January 31 of each year. [COA][ENGINEERING]

Other Agency Permits

49. **Caltrans** - If a portion of the proposed work is within the State of California right-of-way (Woodside Road, El Camino Real), the applicant shall contact the California Department of Transportation (Caltrans) at (510) 286-4417 to obtain all necessary Encroachment Permits. [SDR][ENGINEERING]

General Requirements

50. **Substantial Conformity** – All improvements shall substantially conform to the project plans prepared by Bob Iwersen dated June 30, 2021, and related information submitted by the applicant, on file with the Community Development Department. [COA][PLANNING]
51. **Modifications** - Modifications to the approved plans require Planning review and approval prior to building permit issuance. Minor project modifications required to meet building, fire, and safety codes at time of building permit plan check may be allowed, at the City’s discretion. Substantial modification of approved plans, as determined by the Zoning Administrator, may be subject to an amendment or a new Permit. [COA][PLANNING]
52. **Indemnification** – Per Redwood City Municipal Code Section 1.54, applicant shall defend (with counsel approved by City), indemnify, and hold harmless the City, its agents, officers, and employees from and against any claim, action, or proceeding against the City or its agents, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods (“Challenge”). If applicant does not promptly defend any Challenge, City may (but is not obligated to) defend such Challenge as the City, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense. Applicant shall bear any and all losses, damages, injuries, liabilities, costs, and expenses (including, without limitation, staff time and in-house attorney’s fees on a fully-loaded basis, attorney’s fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge (“Costs”), whether incurred by the applicant, the City, or awarded to any third party, and shall pay to the City upon demand any Costs incurred by the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant’s indemnity obligation. Per to Government Code Section 66474.9, applicant’s indemnification obligation with respect to any claim, action or proceeding to attack, set aside, void, or annul an approval of City concerning a subdivision (tentative, parcel, or final map application or approval) shall be limited to actions brought within the time period provided for in Government Code Section 66499.37, unless such time period is extended for any reason. The City shall promptly notify applicant of any such claim, action or proceeding and shall cooperate fully in the defense. [COA][OFFICE OF THE CITY ATTORNEY]