

**CITY OF BRENTWOOD**

**STANDARD CONDITIONS OF APPROVAL  
FOR RESIDENTIAL DESIGN REVIEW**

Responsible Dept./Agency                      *The Following Shall be Completed Prior to the Issuance of Building Permits:*

- Building      \_\_\_\_\_      1.      The property owner/developer shall pay all applicable fees per the current developer fee schedule in place at the time of building permit issuance.
- Engineering      \_\_\_\_\_      2.      Lots shall be finish graded and final grading inspection shall have been approved by the Engineering Department.
- Parks      \_\_\_\_\_      3.      Prior to issuance of a building permit for any structure, detailed landscaping plans showing plantings and irrigation for the lot on which the structure is to be constructed shall be submitted to the Parks and Recreation Departments for review and approval. The plan shall provide for front yard landscaping between the structure and the front sidewalk and, for corner lots, between the sidewalk and the structure on the street side yard, except for sideyard areas behind an approved fence.
- Building      \_\_\_\_\_      4.      All homes shall be constructed with raised, wood floors, post tension slabs, or structural slabs. A seven-inch (7") transition step up onto a landing or porch with a minimum horizontal distance of three feet (3') from the front door is to be provided. This can be accomplished in increments of not less than two (2) four inch steps. The express purpose is to create a raised entry area to the home and to visually "finish" any exposed foundation.
- Building      \_\_\_\_\_      5.      Developer shall comply with the City of Brentwood Construction and Demolition Debris Recycling Ordinance and Waste Management Plan by diverting a minimum of 50% of job-site waste from landfills and shall apply for the necessary permits.
- Engineering      \_\_\_\_\_      6.      Residential construction shall not be allowed to begin until the frontage street is complete with the first lift of asphalt concrete and that street is connected to an existing paved street.
- Building      \_\_\_\_\_      7.      All housing units shall include communication wiring that facilitates efficient personal computer operation to enable future residents to work from home, access services, or accomplish tasks, thereby reducing auto trips and related mobile source emissions resulting from the project.

*The Following Shall be Completed before Occupancy:*

- Parks      \_\_\_\_\_      8.      All approved front yard and side yard landscaping shall be installed prior to occupancy. Deviations from this requirement may be approved in accordance with the Inspection Services of the Parks and Recreation

Department. All landscaping shall comply with the City's Water Conservation Ordinance and Urban Forest Guidelines.

- Building — 9. Prior to final approval allowing occupancy of any new home, the physical condition of the subdivision and the lot where the home is located shall meet minimum health and safety standards and shall be serviced by, but not limited to, the following standards:
- a. The streets providing access to the home shall be completed in accordance with City standards to allow for safe ingress and egress of traffic.
  - b. All traffic control striping and signage on streets providing access to the home shall be in place.
  - c. All street name signs on streets providing access to the home shall be in place.
  - d. All street lights on streets providing access to the home shall be located according to City standards and shall be fully installed and functioning.
  - e. All street curb, gutter, sidewalk and driveway aprons which may create a hazard shall be fully repaired and non-hazardous conditions requiring repair, if not remedied to the satisfaction of the City prior to occupancy, shall be bonded for completion.
  - f. The home shall have a back lighted illuminated house number.
  - g. The lot shall be finish graded and the final grading inspection shall have been approved by the Building Division.
  - h. All sewer clean outs, water meter boxes and other utility boxes shall be set to grade to the approval of the City.
  - i. All sewer laterals and water service to each structure shall conform to minimum City Engineering specifications and shall be inspected by the City Engineering Department prior to being backfilled.
  - j. The home shall have an embellished concrete driveway which provides access to the garage for a minimum distance of twenty feet (20') behind the sidewalk and a concrete sidewalk to the front door which has cured sufficiently to allow use without damage or injury to the approval of the City.
  - k. The home shall have received all necessary inspections

and have final approval by the Building Division to allow occupancy.

- I. All fire hydrants required by the City or Fire District, in streets providing access to the home, shall be operable to City and Fire District standards.
- m. All streets providing access to the home shall be improved, to the approval of the City and Fire District, at an adequate width and condition which allows for proper access and circulation by fire fighting vehicles and apparatus.

Building      \_\_\_\_\_ 10. All garage doors shall be insulated roll-up garage doors with automatic openers with a minimum of 60% of the doors containing glass window inserts.

Parks            \_\_\_\_\_ 11. One street tree shall be provided for each lot within this subdivision. On corner lots, three street trees shall be provided; one on the shorter lineal frontage and two on the longer lineal frontage. Street trees shall be: a) a species selected from the City of Brentwood's adopted Urban Forest Guidelines, b) a minimum fifteen (15) gallon size, and c) planted with branches above the average human eye level. The trees selected shall be deep rooted and drought tolerant. Location and species shall be approved by the City's Parks & Recreation Department.

Planning        \_\_\_\_\_ 12. Any proposed monument sign at the tract entrance, and any proposed public art elements shall have obtained appropriate City approvals to the satisfaction of the City's Community Development Department and Traffic Engineer with regards to sight and distances issues. The design, construction detail and maintenance shall be reviewed and approved by the Community Development Department.

City Attorney    \_\_\_\_\_ 13. CC&Rs, if any, shall preclude the parking of boats, trailers and recreational vehicles on public rights-of-way or between a building and a street in the front or sideyard setback.

Engineering     \_\_\_\_\_ 14. The developer shall execute any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs to the satisfaction of the Community Development Director and the City Engineer.

Engineering     \_\_\_\_\_ 15. The developer shall process a Stormwater BMP Operation and Maintenance Plan for review and approval to the satisfaction of the Community Development Director, Director of Public Works, and the City Engineer.

Other Conditions Required:

Building        \_\_\_\_\_ 16. All site development and construction shall comply with the minimum

standards of Federal Housing Administration (FHA) for FHA guaranteed loans and the minimum standards and requirements of the City of Brentwood. If there is a conflict between any FHA and City standard or requirement, the more restrictive requirement will take precedence.

- Building      \_\_\_\_\_ 17. Central heating and air conditioning shall be required for each residence. The preferred location for air conditioning compressors is in the sideyard provided that the sideyard is a minimum of seven (7) feet so that three (3) feet of clear access is maintained between the unit and the sideyard fence.
  
- Building      \_\_\_\_\_ 18. Raised wood trim or stucco wrapped foam trim shall be applied around all window, door and vent openings on the side and rear elevations unless exceptions are approved by the Planning Commission. This trim shall be painted a contrasting color for interest. Additionally, eave and gable details consistent with the front elevations shall be applied to all gable ends of the buildings whether a single story or two story. The two story structures shall incorporate a horizontal break on the side and rear elevations consisting of raised wood trim, stucco wrapped foam or other appropriate material to break up the horizontal massing of the two story structure. When wood, brick, stone, or other elements are used on the front elevation, they shall be extended to the perpendicular fence line and shall completely extend along the garage elevation to the front porch.
  
- Planning      \_\_\_\_\_ 19. The developer shall submit color samples for each model indicating no less than three individual color options per elevation scheme and a minimum of three roof color options for the tile roof to the Community Development Department for review and approval during Design Review. Minor modifications may be allowed if approved by the Community Development Department prior to the issuance of building permits.
  
- Building      \_\_\_\_\_ 20. The developer shall restrict hours of work for individual home construction to 7am - 7pm Monday thru Friday, 9am - 5pm on Saturday and never on Sunday and City holidays, unless otherwise approved, in writing, by the City's Chief Building Official, 48 hours in advance of said work.
  
- Planning      \_\_\_\_\_ 21. A minimum of ten percent of the homes shall have a side loading or sufficiently recessed garage. Fifty percent of all corner lots and fifty percent of the lots backing up to or siding onto major City streets shall have single story houses placed upon them.
  
- Planning      \_\_\_\_\_ 22. Four-way intersections shall have a minimum of two single story plans.
  
- Parks          \_\_\_\_\_ 23. All sound walls shall be constructed with "graffiti proof/resistant" material with a final inspection by the Parks & Recreation Department.
  
- Planning      \_\_\_\_\_ 24. The developer shall make local and regional rideshare and transit information available to all home buyers.
  
- Planning      \_\_\_\_\_ 25. A different floor plan with 3 elevations for every 25 lots or portion thereof shall be provided within each phase of the subdivision. A single story plan

shall be on a minimum of 25% of the lots. A minimum of 3 floor plans shall be provided.

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| Building    | _____ | 26. | All second story windows on structures abutting arterial streets shall have mullions or grids on the elevations facing or abutting the arterial.  |
| Planning    | _____ | 27. | Floor plans should be placed on lots so that bathroom/bedroom/kitchen windows do not face each other.   |
| Building    | _____ | 28. | All homes shall have concrete tile roofs.   |
| Planning    | _____ | 29. | Maximum lot coverage shall not exceed 40% of the area of a lot for 2-story homes and 45% of the area of a lot for 1-story homes unless approved by the Planning Commission during the Design Review process.  |
| Parks       | _____ | 30. | The developer is responsible for maintaining all landscaping within the public right of way, for a period of 90 days after the City acceptance of the landscaping improvements. One precondition to City acceptance is a 12-month guarantee for the plant materials and irrigation components. In the event of non-responsiveness from the developer within two weeks of notification by the Brentwood City Parks & Recreation Department, corrective measures may be taken by the City to correct and plant material and irrigation deficiencies. The costs incurred by the City shall be provided to the City by the developer's guarantee and may include funds available from any developer funds being held by the City, such as plan check deposits, right of way deposits, or other accounts. In the event that insufficient funds exist in accounts held by the City, building permits may be withheld until such time as the developer deposits sufficient funds to reimburse the City for completing the corrective measures. |
| Building    | _____ | 31. | Prior to issuance of the first building permit, including the model home complex, and immediately following sidewalk construction, all street name signs and traffic control signs shall be installed. Signs shall be installed to the satisfaction of the Chief Building Official and the City Engineer.   |
| Building    | _____ | 32. | All roof drains, downspouts and side and rear yard drainage shall be connected to an underground system and conveyed to the street by using a minimum 3 inch diameter smooth-walled pipe.   |
| Engineering | _____ | 33. | The project plans shall include storm water measures for the operation and maintenance of the project for the review and approval of the City Engineer. The project plans shall identify Best Management Practices (BMP's) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The project plans shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook. The applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMP's will result in the issuance of correction notices, citations or a project stop order.   |

- Engineering    \_\_\_\_\_    34.    Any LLD created for the project shall be responsible for implementing storm water measures impacted by landscape maintenance and associated utilities and hardscape. The LLD shall also be responsible for implementing current clean water requirements from the RWQCB at all times. Landscaping shall be designed with efficient irrigation to reduce runoff and promote surface filtration and minimize the use of fertilizers and pesticides, which can contribute to urban runoff pollution.
- Engineering    \_\_\_\_\_    35.    The developer shall be required to install decorative streetlights throughout the subdivision in accordance with City standards and guidelines.
- Police            \_\_\_\_\_    36.    The developer shall submit a job site security plan to the Brentwood Police Department for review at a pre-construction meeting and obtain police department approval prior to issuance of a grading permit, encroachment permit or issuance of any building permits. The security plan shall include a list of 24 hour contact numbers and shall require either on-site job security during off hours, or all tools, equipment and materials shall be removed from the job site after the normal working hours, or other measures acceptable to the Brentwood Chief of Police.
- Engineering    \_\_\_\_\_    37.    The developer shall install cathodic protection measures for all buried metallic infrastructure per City Standards and as approved by the City Engineer.
- Building        \_\_\_\_\_    38.    No residential construction will be allowed until the frontage street is complete with first lift of asphalt concrete and that street must be connected to an existing paved street.
- Engineering    \_\_\_\_\_    39.    The developer shall incorporate site design techniques and features to comply with provision "C.3" of the City's NPDES permit to the satisfaction of the City Engineer and the Community Development Director.
- Planning        \_\_\_\_\_    40.    The various house plans shall be distributed as evenly as possible throughout the subdivision, both in terms of overall numbers and in plotting, with identical plans not plotted on adjacent lots or directly across the street whenever possible.
- Engineering    \_\_\_\_\_    41.    All mailboxes shall be designed and located to adhere to the requirements of the United States Postal Service. Locations shall be chosen which do not interfere with utility connections nor create sight distance problems with vehicular traffic. Wood supported mailboxes shall be installed as shown in City Standard ST-18.
- Post Office     \_\_\_\_\_
- Engineering    \_\_\_\_\_    42.    The developer shall participate in the current Community Facilities District (CFD) to fund fire, police, open space, clean water and other City facilities and services, if the project site has not previously been included in a CFD.
- Engineering    \_\_\_\_\_    43.    All applicable plans (i.e. building, site improvements, grading, landscaping, etc.) shall be consistent with applicant's approved Stormwater Control Plan and shall include drawings and specifications necessary to implement all clean water measures in the approved

Stormwater Control Plan. The submittal of all applicable plans shall include a completed "Construction Plan C.3 Checklist" as described in the Stormwater C.3 Guidebook.

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| Planning | _____ | 44. | Prior to the foundation inspection for new homes, the developer shall be required to provide a certification signed by a licensed land surveyor/engineer that the top of slab elevation and building setbacks comply with the City-approved plot plan(s). If changes to the approved plot plan(s) is desired, the developer shall be responsible for notifying the Community Development Department of the requested changes and submitting revised plot plans for the review and approval of the Chief Building Official and Planning Manager.   |
| Building | _____ |     |   |
| Planning | _____ | 45. | All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc. |