

Exhibit B

Applicant proposed revision to condition No. 14, and the removal of conditions No. 15, 17, 28, 29, and 30

File: PLN24-113
Architecture and Site Approval (ASA) for Photovoltaic solar array carport structures
For Los Altos Golf & Country Club
November 4, 2024

Comments to Attachment B Proposed Conditions of Approval Architecture and Site Approval

Condition #14, there is no roof tile in the scope of this project, we have already provided the color board, and the locations of the proposed improvements are established on the plans so no conditional changes to the locations based on noise or otherwise would be appropriate. I would propose striking the language highlighted in red ink and yellow highlights.

14. New construction materials and finishes are to match existing clubhouse structure: ~~typical clay tile roofing~~, white stucco walls, and dark brown wood trim. ~~Provide a sample color board to the project planner for review and approval, prior to issuance of building permit.~~

~~The location of the proposed improvements should be oriented so that associated noise is minimized to surrounding neighbors.~~

[Previous condition #3, File No. 1427 11P-11A-11G, ZA MODIFIED: November 7, 2024]

Condition #15, there is mechanical equipment proposed in this project so the condition is not applicable, and confusing. I would propose striking the entire condition as highlighted in red ink and yellow highlights.

15. ~~Equipment installed on the roof (i.e. air conditioner, mechanical units, etc.) shall be adequately screened from view of all sides.~~

[Previous condition #4, File No. 1427 11P-11A-11G, ZA MODIFIED: November 7, 2024]

Tree Removal and Replacement and Condition #17, as noted on page 4 of the staff report "...Due to the location of the photovoltaic solar array carports, nine parking lot trees under 12" in diameter are proposed be removed to create space for the carports. These trees are not required to be replaced..." Condition 17 has referencing tree replacement including "...6 Redwood trees large than 24" in diameter..." and "review a final grading plans", as well as other language that is left over from the prior project condition and is not applicable to this project. I would propose striking the entire condition as highlighted in red ink and yellow highlights.

Tree Removal and Replacement

17. ~~The following tree removal / protection requirements shall apply:~~

- a. ~~Final grading plans shall show the size and species of all trees over 12 inches in diameter (at 4.5 feet above grade) within the proposed work area for the project and clearly label all trees proposed for removal. This shall include all trees where construction or disturbance will occur within the dripline of the tree.~~
- b. ~~A 4:1 planting ratio is required to mitigate impacts for the proposed removal of six (6) redwood trees larger than 24" in diameter. Prior to final inspection, a minimum of twenty-four (24) 24" box native trees shall be planted to mitigate for the loss of the six (6) redwood trees greater than 24" in diameter. Replacement trees are to include a variety of species, including a minimum of six (6) redwood trees. Replacement trees must be shown on the final grading plan.~~
- c. ~~An I.S.A. certified arborist shall review final grading plans. The objective shall be to ensure that all the trees adjacent to the improvements will not be damaged or removed.~~
- d. ~~A certified arborist shall monitor the construction, and provide recommendations to preserve any potentially impacted trees associated with the proposed improvements.~~

- e. Submit a plan-review letter prior to the issuance of the final grading permit evaluating consistency of final grading plans with these mitigations;
- f. Submit a construction-observation letter prior to the issuance of final occupancy summarizing implementation of these mitigation measures;
- g. Provide two copies of an arborist report that recommends effective tree protection measures for the site's existing trees that have not been slated for removal. Protection measures must be in place prior to construction activity commencing;
- h. Submit to Land Development Engineering (LDE) an estimate, prepared by a licensed landscape architect, of the landscaping and associated irrigation and improvements. The amount of this estimate shall be included in the bond for the improvements administered by LDE per Section C12-206 of the County Ordinance Code.

[Previous condition #7, File No. 1427 11P-11A-11G, ZA MODIFIED: November 7, 2024]

Condition #28 and #29, reference signage that was part of the prior project and has no relation to this project. I would propose striking the entire condition as highlighted in red ink and yellow highlights.

~~28. Two additional attached signs are approved with this approval:~~

~~Quantity Type Dimension Location~~

~~Two (2) Attached see exhibit I see exhibit I (Fence-mounted)~~

~~All signs shall be in accordance with the approved plans dated 11/15/2011 as shown in Exhibit I.~~

[Previous condition #18, File No. 1427 11P-11A-11G]

~~29. If illumination is provided for the proposed signs, only internal and continuous lighting are allowed, per Section 4.40.040 of the County Zoning Ordinance.~~

[Previous condition #19, File No. 1427 11P-11A-11G]

Trash Enclosure and **Condition #30**, references a trash enclosure that was part of the prior project and has no relation to this project. I would propose striking the entire condition as highlighted in red ink and yellow highlights.

Trash Enclosure

~~30. Provide a trash enclosure in accordance with Section 4.20.100 of the County Zoning Ordinance.~~

~~**Location:**~~

~~Trash enclosures shall be located in the side or rear yard unless such location would prevent accessibility by a collection vehicle.~~

~~**Pick-up and Disposal:**~~

~~Refuse storage shall be subject to weekly or other regularly scheduled pickup and disposal.~~

~~**Standards:**~~

~~Trash enclosures shall be constructed and maintained as follows:~~

~~— Constructed and inspected prior to final occupancy of the building;~~

~~— Screened on three (3) sides by a solid masonry or wood wall of at least six (6) feet in height;~~

~~— Screened from view from public rights-of-way; and~~

~~— Locations shall be accessible to refuse-collecting vehicles~~

[Previous condition #20, File No. 1427 11P-11A-11G]

Condition #35, references the legal lot question. I will want to review that with you and our civil engineer.