

EXHIBIT A

RECOMMENDED CONDITIONS OF APPROVAL

PLN19-0017

**Fence Modification
4021 Monterey Blvd.**

Nolan P. Quinabo & Victor Aguilar Jr. (Property Owners)

I. COMPLIANCE WITH APPROVED PLANS

- A. The applicant/property owner shall comply with Attachment A, dated March 8th, 2019 except as hereinafter modified.
- B. The applicant / property owner shall be responsible for assuring that any successor in interest who assumes responsibility for this fence modification is informed of its terms and conditions.
- C. This Fence Modification allows for a ±6-foot-tall redwood fence to encroach approximately 4-feet-6 inches (the fence is assumed to be set back 3-feet from the property line) into the required side yard to allow for an expanded enclosure of the side yard at 4021 Monterey Blvd., zoned RS (Single Residential District) in the Floresta Gardens neighborhood (PLN19-0017) (“Project”); Alameda County Assessor’s Number 077-B1125-020-00.

II. GENERAL CONDITIONS

- A. The fence shall be structurally sound and well maintained at all times; any damage to the fence or gate shall be promptly repaired.
- B. A landscape plan shall be submitted for review and approval to the Community Development Department within 60 days of this approval and shall be installed within 90 days of this approval. The plan shall include a landscape strip along the entire width of the front of the fence (elevation along Crespi Dr.), to cover the area between back of sidewalk to the base of the fence. Landscaping materials and placement of the landscape are subject to staff approval. Drought tolerant landscaping is preferred; however, if the proposed landscaping is not drought tolerant, then the applicant will install irrigation in the planting area to ensure regular watering of this entire area.
- C. Any graffiti on the property shall be promptly removed.
- D. No ribbon or barbed wire shall be installed on the fencing.
- E. The approvals granted by the City as a result of this application, as well as the Conditions of Approval, shall be recorded in the office of the County Recorder of Alameda County.

- F. No application for amendment of the application or Conditions of Approval may be accepted or submitted for processing by the City unless (i) there is full compliance with all terms of the application and the Conditions of Approval; or (ii) the Community Development Director can waive compliance with the terms of the application if they are minor in content.