

CITY OF DALY CITY

333-90TH STREET

DALY CITY, CA 94015-1895

PHONE: (650) 991-8000

March 23, 2009

John R. Hansen, Managing Member
Serramonte LLC
661 Live Oak Drive #3
Menlo Park, CA 94025

**Re: Design Review DR01-17
PD57—Serramonte Vista, 200 Residential Condominium Units**

Dear Mr. Hansen:

On March 16, 2009, the Design Review Committee received a report with recommendations from the Planning Division with respect to your application for Design Review application DR01-17, consisting of the new construction of 200 residential condominiums. After consideration of all the evidence submitted, the Design Review Committee moved to grant approval of Design Review Permit DR01-17 subject to the Conditions of Approval identified in the following pages.

After reviewing the Conditions of Approval, please sign the attached Acceptance of Conditions form and send it back to the Daly City Planning Division by May 3, 2009.

Please contact me with any questions you may have, at (650) 991-8035. Thank you.

Sincerely,

Jeannie Naughton
Associate Planner

CONDITIONS OF APPROVAL

The recommended Conditions of Approval related to the site and architectural designs for Design Review Permit DR01-17 are as follows:

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT PLANNING DIVISION

General

1. The applicant shall file a declaration of acceptance of all conditions with the Planning Division within thirty (30) days of Design Review Committee approval. Until said Declaration is filed, the design review permit shall not be valid for any purpose.
2. The Design Review permit shall be valid for a period of two years from the date of Design Review permit approval. The approval shall terminate if a building permit has not been obtained and construction commenced within two years of Design Review permit approval.
3. A separate Design Review permit is required for the development of the hotel parcel.
4. All conditions associated with GPA01-4, PD-57, SUB01-2, and UP04-12 shall continue to be valid and applicable.
5. All mitigation measures required in "Serramonte Condominiums and Hotel Environmental Impact Report", certified by the City Council of the City of Daly City on September 13, 2004, shall remain valid and applicable.
6. The applicant shall explore site retaining wall designs that incorporate plant pockets and any associated drip systems for said plant pockets, in and around the shotcrete. Unless it can be shown that this type of design is either inappropriate for the site conditions and/or would undermine the structural integrity of said walls or any adjacent structures, the design of the site retaining walls shall be modified to incorporate plant pockets, to the satisfaction of the Economic and Community Development Director.
7. The applicant shall propose an appropriate color palette for the site retaining walls, which is compatible with the surround topography, for review and approval by the Economic and Community Development Director.
8. The applicant shall incorporate Keystone retaining wall products that promote vegetation within the walls. Unless it can be shown that this type of design is either inappropriate for the site conditions and/or would undermine the structural integrity of said walls or any adjacent structures, the design of the Keystone retaining wall shall be revised, to the satisfaction of the Economic and Community Development Director.



9. The applicant shall prepare a detailed landscaping plan that includes a plant and tree palette in compliance with the Bay-Friendly Landscape Guidelines in terms of selection of appropriate plants that match the microclimate and soil conditions of the site, selection of plants that can grow to their natural size in the space allotted to them, and avoid the planting of invasive species. Any proposed lawn area shall be replaced with diverse plantings with California native groundcovers, shrubs and trees, where appropriate.

CRH

ACCEPTANCE OF CONDITIONS – DESIGN REVIEW DR01-17

I (we), the undersigned, do hereby declare as follows:

I am (we are) the duly authorized applicant of the property described in the above noted case.

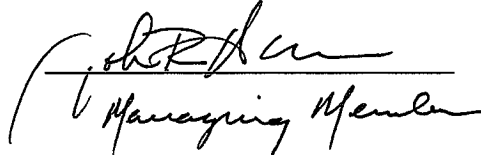
I am (we are) aware of, and accept, all the conditions in the said Case No. Design Review DR01-17.

Name: John R. Hansen, Managing Member
Address: Serramonte LLC
661 Live Oak Drive #3
Menlo Park, CA 94025

I (we), the undersigned, do hereby declare under penalty of perjury, that the foregoing is true and correct.

Executed on the 30 day of MARCH, 2009, at Menlo Park, California.

Signature:


Managing Member