EXHIBIT B
CONDITIONS OF APPROVAL

8100 Valentine Avenue Design Review, File No. 2025-067

General

1. This Design Review approval covers the 20 primary homes, detached carports, trash enclosure, common open space and amenities, landscaping, and site lighting for the 8100 Valentine Avenue Subdivision. The ADUs are exempt from Design Review and are subject to ministerial review under SMC Chapter 17.220 and State ADU law. This approval is subject to the City Council's October 20, 2026 approval of the Vesting Tentative Map and State Density Bonus application for the project.
2. The project shall be constructed in substantial conformance with the site plan, elevations, and floor plans prepared by Bassenian Lagoni Architects dated September 3, 2026, the digital color board, the preliminary landscape plan prepared by Harned Landscape Architect dated March 3, 2026, further revised October 29, 2026, and the photometric plan prepared by HCS Engineering, except as modified by these conditions. Minor changes may be approved by the Planning Director. Changes the Director determines to be substantial shall return to the Board.

Architecture

3. Exterior materials and colors shall be consistent with the approved color board. Mirrored, reflective, or opaque tinted glass and reflective roofing materials are prohibited. Windows facing Valentine Avenue, the private street, and paseos shall be operable.
4. Vents, gutters, downspouts, flashing, and electrical conduits shall be painted to match the adjacent surface unless used as a trim or accent element.
5. Carport and trash enclosure roofing and colors shall be selected from the approved color palette. The trash enclosure shall have solid walls and gates that fully screen the containers from view and shall include space for recycling and organics containers. Final enclosure design shall be shown on the building permit plans, and shall be subject to review by the City's approved waste haulers and Planning Director to ensure that the design meets all necessary requirements for collection.

Landscaping

6. Prior to building permit issuance, a final landscape and irrigation plan stamped by a licensed landscape architect shall be submitted for Planning Director approval. The plan shall: (a) specify all street trees and parking lot trees at a minimum 24-inch box size; (b) include linear root barriers where trees are within 5 feet of paving or foundations; (c) provide parking lot planters with a minimum clear inside width of 4 feet, protected by concrete curbing; and (d) demonstrate compliance with WELO.
7. No irrigated landscaping shall be installed within the driplines of retained native trees, including oaks and redwoods, unless approved by the City Arborist. Grading within the driplines of protected trees shall be clearly identified on the grading plans and reviewed by the City Arborist before grading permit issuance.

Lighting, Utilities, and Equipment

8. Prior to building permit issuance, the applicant shall submit a final lighting plan and fixture cut sheets for Planning Director approval. All exterior fixtures, including pole-

mounted fixtures, shall be LED, fully shielded, and directed downward so that no light source is visible from adjacent properties.

9. All new utility service lines from the right-of-way shall be installed underground. Electrical transformers shall be undergrounded or located away from the Valentine Avenue frontage. Above-ground transformers, utility meters, backflow devices, and fire department connections shall be screened with landscaping or an enclosure compatible with the site design, subject to utility provider access.
10. Air conditioning condensers, heat pump water heaters, and other ground-mounted mechanical equipment shall be shown on the building permit plans, shall not be located between a front facade and the private street, and shall be screened by landscaping or fencing. Equipment shall be designed or insulated to attenuate noise at the property line, consistent with the Planning Commission conditions.

Site Improvements

11. Where pedestrian walkways cross the private street or drive aisles, the crossing shall be marked with a paving material, texture, or color that contrasts with the drive aisle pavement.
12. No fencing or structures are permitted within the secondary evacuation route.
13. Signs are not approved by this action. The subdivision monument sign and any other project signs require separate approval under SMC Chapter 17.120.

Other Approvals

14. All conditions of approval adopted by the City Council for the Vesting Tentative Map and State Density Bonus application are incorporated into this approval by reference. Where a condition of this approval conflicts with a Council condition or an approved density bonus waiver, the Council condition or waiver shall control.