

# CITY OF SAN CARLOS



## TENTATIVE PARCEL MAP CERTIFICATE

THIS IS TO CERTIFY THAT the application of Cherry Chestnut Development LLC for a **Tentative Parcel Map Certificate** for a 34-unit condominium building at 1525 Cherry Street and 700 Chestnut Street, (Assessor's Parcel Numbers: 050-141-040, 050-141-370, 050-141-360) as shown on the plan prepared by MacLeod & Associates dated August 13, 2008, was approved by the Planning Commission on September 2, 2008, extended to September 12, 2011 by the Planning Commission on August 16, 2010, further extended to September 12, 2012 by the Planning Commission on September 19, 2011, extended to September 12, 2014 by the Planning Commission on October 1, 2012, and extended to September 12, 2016 by the Planning Commission on July 21, 2014, subject to the following conditions:

1. That all conditions of the Building Division, San Carlos Fire Department, City Engineer and Department of Public Works must be met prior to the issuance of an occupancy permit.
2. All existing curb, gutter and sidewalk fronting the property on Cherry Street and Chestnut Street must be removed and reconstructed in accordance with City standards and to the satisfaction of City Engineer. In addition, the curb and gutter on Chestnut Street shall be extended for approximately 120' south of the property to an existing curb and gutter.
3. All existing hardscape and vegetation within the park strip, except trees, must be removed and new landscaping, including irrigation, must be installed to the satisfaction of the Principal Planner and Public Works Director. All the landscaping shall be maintained by the Homeowners' Association.
4. All garbage and recycling receptacles located within the parking garage will be required to be pulled out to street level for service by the solid waste removal provider and shall be coordinated and maintained by the Homeowners' Association.
5. The existing sanitary sewer lateral must be sealed and capped to the satisfaction of the Public Works inspector.
6. The applicant shall file a parcel map. No building permit shall be issued until the final parcel map has been recorded.
7. A final Subdivision Map shall be prepared for review and approval by a licensed professional according to the Subdivision Map Act and City Ordinances prior to recordation.
8. Prior to review and approval of the parcel map, a subdivision improvement plan consisting of all proposed and required improvements within the public right-of way

including all utilities along with an Engineer's estimate shall be submitted to the Department of Public Works for review and approval.

9. Prior to design of a storm drain system, the applicant's engineer must provide a storm runoff calculation of the existing conditions and for the proposed development using the 30 year storm curve for review and approval by the Department of Public Works.

10. The project engineer must design a system to eliminate and/or minimize the additional project generated runoff from entering the street gutters to the satisfaction of the Director of Public Works.

11. The applicant shall record CC&Rs at the time of recordation of the final map which shall create a property owners association for the development. The CC&Rs shall be subject to the review and approval of the City Attorney and Planning Staff prior to recordation of the final map. Where not covered by a landscape and lighting district, the property owners association shall be responsible for implementing all storm water measures and the maintenance of all private streets, private utilities, and other common areas and facilities on the site, including all landscaping. 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. All on-site storm drains must be cleaned at least twice a year; once immediately prior to the rainy season (October 15) and once in January. Additional cleaning may be required by the City Engineer.

12. The Homeowners' Association is responsible for the maintenance of the Common Area Landscape. 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.

13. The Homeowners' Association shall insure that sidewalks and parking lots are swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. No cleaning agent may be discharged to the storm drain. If any cleaning agent or degreaser is used, washwater shall not discharge to the storm drains: washwater should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval, and conditions of the wastewater treatment plant receiving the discharge.

14. The Homeowners' Association shall insure that storm drain facilities are inspected at least twice each year and cleaned immediately prior to and once during the storm season.

15. The applicant shall pay required Park in lieu fee as determined by Section 17.32.030 and Park Facility fee as determined by Section 3.34 of the Municipal Code. Staff has calculated the fee at \$99,450.

16. The applicant shall submit a construction inspection fee of \$3,429.64, performance bond in the amount of \$36,500 and subcontractors/materials bond in the amount of \$18,250.

17. The applicant shall submit a Sewer Connection/Capacity fee for the additional six units in the amount of \$27,000.

18. A subdivision improvement agreement shall be signed by the Subdivider and all fees, bonds and insurance certificates received, prior to issuance of a notice to proceed.

19. This Tentative Parcel Map Certificate shall not become effective until the Zoning Code Amendment/Zoning Map Amendment, Conditional Use Permit and Grading and Dirt Haul Certificate governing the subject property become effective.



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Lisa Porras, AICP  
Principal Planner  
City of San Carlos

Effective date: July 31, 2014