

CITY HALL
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SAN CARLOS, CA 94070-3085



PLANNING DIVISION
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TENTATIVE MAP CERTIFICATE

THIS IS TO CERTIFY that the San Carlos Planning Commission granted Tentative Map approval to Keith Kolker of 777 Walnut LP (hereafter "Subdivider") on October 19, 2015 for a Vesting Tentative Map for a Mixed-Use Development at 1501 San Carlos Avenue (APN: 050-123-010). The application was approved subject to the following conditions:

1. All structures, parking areas, and landscaping shall be situated on the property in accordance with the plans prepared by RYS Architects, date-stamped October 12, 2015, consisting of 13 total pages, which include two (2) landscape sheets prepared by KLA Landscape Architecture, three (3) civil sheets prepared by AP Consulting Engineers, one survey sheet prepared by B & H Professional Land Surveying, and one sheet prepared by Esfahani Consulting Engineers as reviewed and approved by the Planning Commission on October 19, 2015.
2. Upon the approval by the City Council of the Final Map, the Subdivider shall execute and file an agreement between himself and the City, specifying the period within which he or his agent or contractor shall complete all improvement work to the satisfaction of the City Engineer, and providing that if he shall fail to complete such work within said period, the City may complete the same and recover the full cost and expense thereof from the Subdivider. The agreement shall also provide for the inspection of all improvements by the City Engineer and reimbursement of the City by the Subdivider for the cost of such inspection.
3. Prior to recordation of the Final Map, which can be recorded after building permit issuance, the Subdivider shall submit Covenants, Conditions, and Restrictions (CC&Rs) to be reviewed and approved by the City Attorney. The CC&Rs and Final Map shall be recorded simultaneously before units may be sold individually.
4. Prior to recordation of the Final Map, the Subdivider shall pay all required subdivision improvement plan check and construction inspection fees, as well as the park in-lieu dedication fees in effect at time of recordation, which are based on the total number of dwelling units and the fair market value per acre of land in the subdivision.
5. Three copies of a Subdivision Improvement Plan, prepared by a Licensed Civil Engineer, consisting of all proposed and required improvements and utility connections within the public right-of-way, along with an Engineer's estimate of the cost of this work, shall be submitted to the Public Works Department for review and approval.
6. The Subdivider shall file a bond for such sum as the City Council deems sufficient to cover cost of the improvements, engineering, inspection and incidental expenses, to cover replacement and repair of existing streets, other improvements damaged in the development of the subdivision and to cover costs and reasonable expenses and fees, including attorney's fees, to guarantee the work for two years following completion against defective work and/or materials.

7. The applicant shall follow and adhere to all City Standards and Details that are current at the time of construction.
8. Applicant shall apply for all relevant Encroachment Permits with the Public Works Department prior to construction.
9. All conditions pertaining to construction of the new condominiums as dictated by the Building Division, San Carlos Fire Department, and Department of Public Works shall be met prior to the issuance of any occupancy permit.

Lisa Porras, AICP
Principal Planner
City of San Carlos

Effective Date: October 30, 2015