

EXHIBIT C

RECOMMENDED CONDITIONS OF APPROVAL TENTATIVE TRACT MAP 8476 FOR CONDOMINIUM PURPOSES

**PLN18-0045
268 Parrott Street
APN's: 075-00005-011-011 & 075-00005-012-00
David Langon (Applicant)
David Langon Construction (Property Owner)**

I. COMPLIANCE WITH APPROVED PLANS

- A. Tentative Tract Map 8476 for condominium purposes shall be prepared in substantial conformance with Resolution Exhibit B and the Project's Plan Exhibits listed as Attachment A through RR (PLN18-0045), attached to the staff report dated June 6, 2019 except as hereinafter modified. (Plan Exhibits are on file at the City of San Leandro, Community Development Department, 835 East 14th Street, San Leandro, California, 94577).

ATTACHMENT A: Cover Sheet A0.0

ATTACHMENT B: Existing Site Photos A0.1

ATTACHMENT C: Proposed Project Renderings A0.2.1

ATTACHMENT D: Proposed Project Streetscape A0.2.2

ATTACHMENT E: Proposed Site Plan and Data A0.3

ATTACHMENT F: Building Code Analysis A0.4

ATTACHMENT G: Fire Safety Design Analysis – Fire Apparatus Access A0.5.1

ATTACHMENT H: Fire Safety Design Analysis – Ladder Pad Diagrams A0.5.2

ATTACHMENT I: Solar Study A0.6

ATTACHMENT J: First Floor Plan A1.1

ATTACHMENT K: Second Floor Plan A1.2

ATTACHMENT L: Third Floor Plan A1.3

ATTACHMENT M: Fourth Floor Plan A1.4

ATTACHMENT N: Roof Plan A1.5

ATTACHMENT O: Exterior Elevations A2.1

ATTACHMENT P: Exterior Elevations A2.2

ATTACHMENT Q: Building Section A3.1

ATTACHMENT R: Wall Sections at Residential Entry A4.1

ATTACHMENT S: Storefront Study A4.2

ATTACHMENT T: Balcony Study A4.3

ATTACHMENT U: Details A5.1

ATTACHMENT V: Materials Board A6.1

ATTACHMENT W: Title Sheet 1

ATTACHMENT X: Topo Survey & Tree Preservation Plan 2

ATTACHMENT Y: Dimensioned Site Plan 3

ATTACHMENT Z: Prelim. Grading, Drainage & Utility Plan 4

ATTACHMENT AA: Sections and Details 5

ATTACHMENT BB: Notes and Legend L1.0
ATTACHMENT CC: Layout Plan: First Floor L3.1
ATTACHMENT DD: Layout Plan: Second Floor L3.2
ATTACHMENT EE: Details: First Floor L4.1
ATTACHMENT FF: Details: Second Floor L4.2
ATTACHMENT GG: Site Furniture L4.3
ATTACHMENT HH: Irrigation Notes and Legend L5.0
ATTACHMENT II: Hydrozone Plan L5.1
ATTACHMENT JJ: Planting Notes L6.0
ATTACHMENT KK: Planting Plan: First Floor L6.1
ATTACHMENT LL: Planting Plan: Second Floor L6.2
ATTACHMENT MM: Planting Palette L6.3
ATTACHMENT NN: Planting Palette L6.4
ATTACHMENT OO: Planting Details L6.5
ATTACHMENT PP: Trash Room Layout T0.1
ATTACHMENT QQ: Trash Container Staging T0.2
ATTACHMENT RR: Trash Chute Details T2.0

- B. The developer shall be responsible for assuring that any successor in interest who assumes responsibility for this zoning approval is informed of its terms and conditions.
- C. In accord with Section 7-1-345 of the Municipal Code, within 24 months after City Council approval or conditional approval of the tentative map for a subdivision, or within any extension not exceeding 18 months granted by the City Council, the subdivider may record a final map following approval of said final map by the City Council. Any failure to record a final map within said period shall terminate all proceedings, and thereafter a new tentative map shall be submitted.
- D. Expiration of the Site Plan Review and Parking Exception for the Project shall also expire this Tentative Tract Map approval (PLN18-0045).

II. PERMITTED USE

- A. This Tentative Tract Map approval is in conjunction with the concurrent Site Plan Review and Parking Exception approved by the Board of Zoning Adjustments on June 6, 2019, permitting construction of a 26-unit multi-family residential development including ground floor commercial and a parking garage at 268 Parrott Street (PLN18-0045).
- B. No application for amendment of the application or Conditions of Approval may be submitted or accepted for processing by the city unless (i) there is full compliance with all other legally binding documents regulating development on the property; and (ii) there is full compliance with all terms of the application and Conditions of Approval, or (iii) the Zoning Enforcement Official has waived compliance with the terms of the application because they are minor in content.

III. ENGINEERING AND TRANSPORTATION DEPARTMENT REQUIREMENTS

- A. A tract map for condominium purposes shall be prepared for the project. Map shall be prepared by a licensed Land Surveyor, and a Tract Map application shall be completed and submitted to the City of San Leandro Engineering and Transportation Department and shall be consistent with the submitted Tentative Map. The Tract Map shall be approved and recorded at the Alameda County Recorder's office prior to building permit issuance.
- B. Upon submittal of the Tract Map, a copy of the Codes Covenants and Restrictions (CC&Rs) for the Project shall be provided to City staff.

IMPACT FEES:

Please note that this is an estimated amount. These fees are subject to change at the start of each fiscal year and will not be vested until issuance of building permit.

- C. **Street Improvement.** The Development Fee for Street Improvement (DFSI) is calculated for the project using the Fiscal Year 18-19 rate of \$1,437.92 per residential unit, and \$4.47 per square foot for the 2,520 square foot retail space, for a total of \$48,650.32.
- D. **Marina Boulevard/I-880 Interchange Fee.** The Marina Boulevard/Interstate 880 Interchange Traffic Impact Fee is calculated for the project using the Fiscal Year 18-19 rate of \$723.25 per residential unit, and \$1.77 per square foot for the 2,520 square foot retail space, for a total of \$23,264.90.
- E. **Park Land Fee.** The Park Land Acquisition fee is calculated for the project using the Fiscal Year 18-19 rate of \$14,126 per multi-family residential unit, for a total of \$367,276 and is due at the time of Building Permit issuance. Alternatively, the applicant can instead purchase and dedicate (or partner with other developers to purchase and dedicate) 0.23 acres of park land within the City limits.
- F. **Park Improvement Fee.** The Park Improvement fee is calculated for the project using the Fiscal Year 18-19 rate of \$2,279 per multi-family residential unit, for a total of \$59,254 and is due at the time of Building Permit issuance.

IV. GENERAL CONDITIONS

- A. Any outstanding Planning Services deposit fees or balance shall be paid prior to issuance of a building permit.
- B. Developer shall pay its City development, permitting, and plan checking fees in accordance with the fee schedules in effect at the time of the Building Permit approval.

- C. The property manager, building owner or homeowners association shall maintain a copy of these Conditions of Approval and shall provide a copy to residents of the building upon request.
- D. 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.