

SUBDIVISION CONDITIONS
APPLICATION NO.: PL-2022-250
676 WEST DANA STREET

This permit extension incorporates and updates subdivision conditions from prior permits, including, but not limited to, Permit No. PL-2019-253. For regulatory purposes, all previous subdivision conditions of approval shall remain valid, except as may be modified by conditions of approval contained herein.

MAP SUBMITTAL REQUIREMENTS

1. **PRELIMINARY TITLE REPORT:** At initial submittal of a final map to the Public Works Department, the applicant shall provide a current preliminary title report (dated within six months of the submission) indicating the exact name of the current legal owners of the property(ies), their type of ownership (individual, partnership, corporation, etc.), and legal description of the property(ies) involved. The title report shall include all easements and agreements referenced in the title report. Depending upon the type of ownership, additional information may be required. The applicant shall provide an updated title report to the Public Works Department upon request. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).
2. **PARK LAND DEDICATION FEE (Replaces Original Condition of Approval No. 10):** Prior to issuance of any building permits and prior to approval of a final map, the applicant shall pay the Park Land Dedication Fee of \$57,000 for each net new market-rate residential unit with a project total fee of \$399,000, based on a land valuation of \$9,500,000 per acre in accordance with Chapter 41 of the City Code. No credit against the Park Land Dedication Fee is allowed for private open space and recreational facilities.
3. **CONSISTENCY WITH OTHER APPROVALS (Replaces Condition of Approval No. 26):** This map shall be consistent with all requirements of the Planned Community Permit and Development Review Permit, Application No. PL-2022-251. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of a final map.
4. **MAP PERMIT EXTENSION:** This approval is granted to allow a one-year permit extension for a previously approved final map (Application No. PL-2019-353). The conditions of approval from the original approval shall still apply in their entirety, except where new or amended conditions are included in this permit extension.
5. **MAP PERMIT EXTENSION EXPIRATION DATE:** If the map is not completed within 12 months from the original map expiration date on file, December 8, 2023, this map shall expire.