

RECOMMENDED ADDITIONAL/MODIFIED CONDITIONS OF APPROVAL  
APPLICATION NO.: PL-2017-072 – 2580 CALIFORNIA STREET

**Modifications to the Conditions of Approval in Attachment 3**

*Should the City Council approve the proposed change to the LASD TDR sending site and approve the 2-acre proposed park land dedication by Greystar adjacent to the LASD site, staff recommends the following language to replace Condition of Approval No. 91 in Attachment 3:*

91. **PARK LAND DEDICATION AND IN-LIEU FEE:** The park land dedication requirement for this project is 3.79 acres of land. In accordance with Chapter 41 of the City Code, applicant may satisfy its park land obligations through a combination of land dedication and/or payment of the Park Land Dedication In-Lieu Fee. As partial satisfaction of this requirement, applicant shall dedicate fee simple title to 2.0 acres of land within the San Antonio Precise Plan area to the City, and satisfy the remaining obligation by payment of the Park Land Dedication In-Lieu Fee. Acceptance of the dedication shall be subject to the City's prior written approval of the title and environmental conditions of the property. The property to be dedicated shall be cleared of all improvements of any kind prior to the dedication. Payment of any in-lieu fees shall be made to the City prior to the issuance of building permits. Dedication in fee of the 2.0 acres of land shall occur prior to the issuance of a Certificate of Occupancy. No credit against the Park Land Dedication In-Lieu Fee will be allowed for private open space and recreational facilities. To calculate the in-lieu fee, the applicant must provide the most current appraisal or escrow closing statement of the property with the following information to assist the City in determining the current market value of the land being developed: (1) a brief description of the existing use of the property; (2) square footage of the lot; and (3) size and type of each building located on the property at the time the property was acquired.

**Additional Recommended Conditions of Approval**

*Should the City Council approve a proposal to provide on-site below-market-rate (BMR) housing units, the following additional condition of approval is recommended:*

- a. **AFFORDABLE RENTAL HOUSING UNITS:** The applicant has offered an alternative to payment of the Rental Housing Impact Fee and has submitted a request to mitigate the impacts of the residential rental project development through the construction of \_\_\_ affordable rental housing units. The applicant shall enter into an agreement with the City consistent with the Costa-Hawkins Act to provide \_\_\_ on-site rental housing units affordable to low-income renters and \_\_\_ on-site rental housing units affordable to moderate-income renters and pay an impact fee of up to \$\_\_\_\_\_ for the remainder of the project's affordable housing requirement. Such an agreement shall be executed prior to issuance of the first building permit for the project. Monthly rents shall be set in accordance with the City's BMR Guidelines unless otherwise determined by the Director of Community Development.