



## **DRAFT VESTING TENTATIVE MAP CERTIFICATE**

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on May 15, 2023, granted approval of a Vesting Tentative Map to Ron Grove (hereafter "Subdivider"), on behalf of property owner 1383 Laurel Street, LLC to allow for a new mixed use development consisting of the construction of a new four-story condominium building with 15 residential units and one commercial unit at 1383 Laurel Street (APN: 051-361-050). 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 May 29, 2023 consisting of 16 total pages, which includes 2 landscape sheets prepared by KLA Landscape Architecture and a tentative map as reviewed and approved by the Planning Commission on May 15, 2023.
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 recording of the Final Map, which can be recorded after building permit issuance but within the expiration timeframe, 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. The Final Map shall be approved before the final inspections are conducted.
4. After approval or conditional approval of a tentative map or a tentative parcel map, the subdivider shall cause the subdivision, or any part thereof, to be surveyed and shall cause to be prepared a final map or a parcel map, in conformance with the tentative parcel map as approved or conditionally approved, and in compliance with the provisions of the Subdivision Map Act pursuant to Chapter 17.28. The subdivider shall submit such a map, comply with all conditions of approval, and the final map or parcel map shall have been recorded within twenty-four months of such approval or conditional approval.
5. An extension of time, up to twelve additional months, for filing a final map or parcel map, may be granted by the Planning and Transportation Commission, provided that a written application for such extension is made by the subdivider prior to expiration of the twenty-four-month period.

6. 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.
7. 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.
8. 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.
9. The applicant shall follow and adhere to all City Standards and Details that are current at the time of construction.
10. The applicant shall apply for all relevant Encroachment Permits with the Public Works Department prior to construction.
11. 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.

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Megan Wooley-Ousdahl, AICP  
Principal Planner  
City of San Carlos

Effective Date: \_\_\_\_\_