

DRAFT CONDITIONS OF APPROVAL
P18-0061: SA18-0002 & PE19-0001
2400 WESTBOROUGH BLVD
(As recommended by City Staff on June 20, 2019)

A. Planning Division requirements shall be as follows:

1. The applicant shall comply with the Planning Division's standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects, as amended and attached to this document, except where otherwise amended by the following Conditions of Approval.
2. The project shall be carried out in a manner that is substantially similar to the "2400 Westborough Blvd Tentative Parcel Map", dated July 25, 2018, prepared by VVH Consulting Engineers.
3. The Final Map shall comply with all applicable requirements of SSFMC Title 20 (Zoning Ordinance), the approved tentative subdivision map, and these conditions of approval.
4. The applicant shall record the Conditions, Covenants, & Restrictions (CC&Rs) with San Mateo County. The CC&Rs recorded with the County shall be substantially similar to the draft CC&Rs attached to the August 19, 2010 Planning Commission staff report (P10-0019).
5. The applicant shall comply with all recommendations outlined in the "2400 Westborough Boulevard Commercial Condo Conversion Property Condition Assessment Report" prepared by WEXCO International Corporation, dated March 15, 2019. Prior to issuance of a Final Parcel Map, the applicant shall submit a building permit application for all applicable work outlined in the report, for review and approval by the Chief Building Official and Chief Planner or designees.
6. All parking areas are to be maintained free and clear of litter and storage and shall remain clear for parking at all times. No outdoor storage of materials or personal items is permitted.
7. The Final Parcel Map shall comply with all applicable requirements of SSFMC Title 19 (Subdivisions) and Title 20 (Zoning), to be reviewed and filed by the Engineering Division.

Planning Division contact: Billy Gross, (650) 877-8535

B. Engineering Division requirements shall be as follows:

GENERAL INFORMATION

1. If any work is to be performed in the right of way, the applicant shall obtain an encroachment permit with the City of South San Francisco Engineering staff.

2. If grading is over 50 cubic-yards, the applicant shall obtain a grading permit from the City of South San Francisco Engineering Division.

TENTATIVE MAP COMMENTS

3. The subdivider's engineer or land surveyor shall submit the following documents to the City Engineer for review and approval:
 - A. Two copies of current title report (prepared within the previous six months) for all property located within the boundary of the subject parcel map.
 - B. Two copies of the engineer's or surveyor's field notes and mathematical traverse closures for all new parcels and the map boundary.
 - C. One copy of all referenced deeds and documents
 - D. Seven copies of the preliminary parcel map.
 - E. The property owner or subdivider shall pay the Engineering Division's actual costs to retain a civil engineer or land surveyor to plan check and sign the parcel map as the "technical reviewer".
4. The Applicant shall comply with all requirements of the State Subdivision Map Act and Title 19 of the South San Francisco Municipal Code.
5. Within 30 days after recordation of the parcel map and prior to receiving a Building Permit for new structures or improvements within the boundary of the parcel map, the subdivider shall deliver to the City Engineer (at no cost to the City) one set of reproducible plastic film transparencies and two sets of paper prints of the recorded parcel map.

Engineering Division Contact: Matt Ruble, (650) 829-6652