

CITY OF SAN MATEO PLANNING APPLICATION
CONDITIONS OF APPROVAL
PA-2019-015, 405 E. 4TH AVE., SPAR MODIFICATION

405 E 4TH AVE, SAN MATEO, CA 94401-3311
PARCEL # 034182160
AS APPROVED BY THE PLANNING COMMISSION ON

The following conditions of approval apply to the project referenced above. The conditions of approval are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance.

The following conditions shall be met prior to RELEASE OF UTILITIES, FINAL INSPECTION, or ISSUANCE OF A CERTIFICATE OF OCCUPANCY, whichever occurs first, or if another deadline is specified in a condition, at that time.

Planning Division (PA)

- 1 CONFORMANCE WITH APPROVED PLANNING APPLICATION PA-2016-049 - All Conditions of Approval in Planning Application PA-2016-049 approved by the City Council on August 21, 2017 shall still apply. (PLANNING)
- 2 405 E. 4TH AVENUE NORTH ELEVATION – The exterior wall of 405 E. 4th Avenue (PA-2016-049) which abuts 406 E. 3rd Avenue (PA 2018-043)(the “North Elevation”) shall be constructed as approved in PA-2016-049:
 - 1) If the North Elevation has not been fully obscured by a building on the neighboring property at 406 E. 3rd Avenue within two years of approval of this planning application modification; or
 - 2) If at any time in the future any part of the North Elevation becomes visible, within six months of becoming visible.This Condition shall be satisfied by items #1 or #2 above or by obscuring the North Elevation by a building on the neighboring property prior to Final Inspection. (PLANNING)

*** MITIGATION MEASURE** - *This measure mitigates adverse environmental effects identified in the environmental document. Monitoring procedures are contained within the condition of approval. A change in the condition may affect the validity of the current environmental document, and a new or amended environmental document may be required.*