

- 25 PARKING GARAGE LAYOUT - To accommodate the final parking garage layout, the total number of parking spaces may be reduced by up to 15%, so long as the number of accessible parking spaces required by the California Building Code is maintained. ~~The applicant shall deliver two hundred and thirty-five (235) parking spaces replacing existing public parking spaces and up to two hundred and ninety-two (292) additional public parking spaces prior to occupancy of the residential structure.~~ The final parking layout shall not change the total amount of residential designated parking spaces. The final parking layout will be subject to review and approval by the City Manager. (PLANNING)
- 53 ENCROACHMENT PERMITS, BONDS, AND INSURANCE - The applicant must obtain an encroachment permit, posting the required bonds and insurance, and provide a one (1) year warranty for all work to be done in the City's right of way. This encroachment permit shall be obtained prior to the issuance of a foundation building permit and prior to any work being done in the City's right of way. The applicant shall have street improvement plans prepared for all work in the public right of way by a licensed civil engineer, whose signed engineer's stamp shall appear on the plans. ~~The improvement plans, specifications and traffic control plans shall be included in the Superstructure building permit submittal and substantially conform to the approved planning application. Any changes to the improvements shall be approved by the Director of Public Works or designee at their sole discretion. Design assumptions and criteria shall be submitted upon request. Project specifications shall be included for review. Final construction plans, specifications and a traffic control plan shall be provided with the Superstructure building permit and approved by the City Engineer or his/her designee, and released for construction, prior to the issuance of the encroachment permit.~~ The traffic control plan shall comply with the most recent version of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and the City's Traffic Control Plan Requirements. Quantities for items below are provided only to determine minimum bonding requirements for the encroachment permit. The encroachment permit for right of way improvements shall include, at a minimum, the following items:
- (I) SEWER LATERAL - The applicant shall install as a minimum ~~two (2) – eight (8) inch and one (1) – six (6) inch~~ ~~four (4) – six (6) inch~~ City Standard sewer lateral connections from the property line to the sewer main located in the street right of way per the approved Planning Application Plans on E. 5th Avenue and S. Claremont St. The installation shall be done in accordance with City Standard Drawing 3-1-101. (PUBLIC WORKS)
- 78 PARK IN-LIEU/IMPACT FEES: The applicant shall pay a park impact fee (SMMC Section 13.05.070) or a fee in-lieu of dedication of lands for park and recreation purposes (park in-lieu fee) (SMMC Chapter 26.64). The final fees shall be determined upon approval of the final map for the park In-lieu fee or prior to the issuance of ~~the each~~ building permit for the park impact fee. The park in-lieu fee shall be paid prior to ~~final inspection or the date the certificate of occupancy is issued for the residential structure, whichever occurs first. the release of the final map for recordation and the park impact fee shall be paid~~

~~prior to the issuance of the building permit.~~ If a project with an approved tentative map is issued a building permit prior to the approval of the final map, the applicant shall be subject to the payment of the park impact fee only prior to the issuance of the first building superstructure permit. (PUBLIC WORKS).

- 81 TRANSPORTATION IMPROVEMENT FEE - The applicant shall pay a fee proportional to the project's share of transportation improvements needed to serve cumulative development within the City of San Mateo. The fee amount ~~for the residential structure~~ will be based upon the City Council resolution in effect at the time of ~~residential Superstructure~~ building permit issuance. ~~The fee amount for the garage structure will be based upon the City Council resolution in effect at the time of garage Superstructure building permit issuance.~~ The fee shall be collected by the Public Works Department and paid prior to ~~final inspection or the date the certificate of occupancy is issued for the residential structure, whichever occurs first. issuance of the first superstructure building permit.~~ (PUBLIC WORKS)
- 82 WASTEWATER TREATMENT PLANT PHASE II IMPACT FEE - In order to meet the increased demands on the Wastewater Treatment Plant created by this project, the applicant shall contribute fees toward the Plant expansion based upon the average projected sanitary flow. ~~,as determined under the~~ The fee amount for the residential structure will be based upon the City Council resolution in effect at the time of ~~residential Superstructure~~ building permit issuance. ~~The fee amount for the garage structure will be based upon the City Council resolution in effect at the time of garage Superstructure building permit issuance.~~ The fee shall be collected by the Public Works Department and paid prior to ~~final inspection or the date the certificate of occupancy is issued for the residential structure, whichever occurs first. issuance of the first superstructure building permit.~~ (PUBLIC WORKS)
- 83 SANITARY SEWER CONNECTION CHARGE - The applicant shall pay a fee proportional to the project's share of the increase amount of sewage generated by the project. The fee ~~amount for the residential structure~~ will be based upon the City Council resolution in effect at the time of ~~residential Superstructure~~ ~~the~~ building permit issuance. ~~The fee amount for the garage structure will be based upon the City Council resolution in effect at the time of garage Superstructure building permit issuance.~~ The fee shall be collected by the Public Works Department and paid prior to ~~final inspection or the date the certificate of occupancy is issued for the residential structure, whichever occurs first. issuance of the first superstructure building permit.~~ (PUBLIC WORKS)