

POST-PACKET MODIFICATIONS TO CONDITIONS OF APPROVAL

PLANNING APPLICATION #2021-033

RESIDENTIAL DEVELOPMENT AT HAYWARD PARK CALTRAIN STATION (401 CONCAR DRIVE)

56 (F) SEWER LATERAL – The applicant shall install as a minimum a ~~six~~ ten (10) inch City Standard sewer lateral connection from the property line to the sewer main located in the street right of way. The installation shall be done in accordance with City Standard Drawing 3-1- 101. (PUBLIC WORKS)

61 TRANSPORTATION IMPACT ANALYSIS - The applicant shall implement ~~signal timing optimization and a left turn pocket extension~~ and shall perform signal timing optimization at select study intersections per the Transportation Impact Analysis (Hayward Park Station TIA, June 2022).

The design drawings shall be prepared by a Licensed Civil Engineer and reviewed and approved by the Director of Public Works or designee prior to issuance of the Superstructure Permit.

The applicant shall submit evidence to the Public Works Department of approval by the State of California for the performance of any work within the State right-of-way prior to issuance of the Superstructure Permit. If the City is required to be a party to the permit application and a fee is required, the applicant shall reimburse the City for its cost.

~~The applicant shall implement signal timing optimization and a left turn pocket extension as follows:~~ The project's Transportation Impact Analysis identified the following left turn pocket extension and signal timing optimization:

- A. AM PEAK
 - (i) SR 92 WB Ramps & Concar Drive; S Delaware Street & Concar Drive - Signal timing optimization to reduce the increase in delay to below 4 seconds
 - (ii) SR 92 WB Ramps & Concar Drive: Borrow 1.5 seconds of green time from Eastbound movement and assign to Westbound movement
 - (iii) Delaware Street & 19th Avenue: Extend Southbound Left turn pocket North by 25 ft
- B. PM PEAK
 - (i) SR 92 WB Ramps & Concar Drive - Signal timing optimization to reduce the increase in delay to below 4 seconds
 - (ii) SR 92 WB Ramps & Concar Drive - Borrow 1 second of green time from Eastbound movement and assign to Westbound movement
 - (iii) Delaware Street & Concar Drive - Borrow 3.4 seconds of green time from Westbound Thru movement and assign to Eastbound Left turn and reduce Westbound Thru Don't Walk by 6.5 seconds (PUBLIC WORKS)

74. ART IN PUBLIC PLACES – The applicant shall comply with Section 23.60 of the San Mateo Municipal Code for Art in Public Places. If public art, such as a mural or similar, is proposed along the west building façade, then the artwork shall include the blank wall at the left side of the west elevation which spans approximately 40’ wide, subject to approval from the Civic Arts Committee. (BUILDING)

83 DEDICATIONS PUBLIC ACCESS – The applicant ~~or owner~~ shall ~~dedicate~~ provide public access ~~easements~~ along the front (Southern) property line and Western property line for shared-use paths and ~~a~~ public access for a pedestrian path between the project site's surface parking lot to the north and residential building to the south to connect the Station Park Green development and Hayward Park Caltrain Station platform. The public access area shall substantially conform to the approved planning application and be maintained by the owner. The public access shall be documented in an agreement between the City and the applicant and/or owner, and shall be in the form of an easement or other agreement that is ~~The applicant or owner shall dedicate the public access areas through public access easements~~ reviewed and approved by the City Attorney's Office and recorded with the County Recorder's Office. The agreement shall ensure public access during the life of the project. (PUBLIC WORKS)