

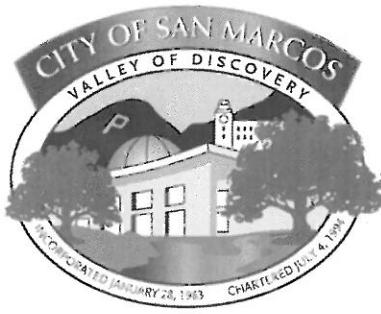
PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER
DISTRIBUTION OF PACKET

Agenda # 2

- Staff Memo # 2 – Additional Corrections

Date 12/2/13
Time 6:09 PM



Memorandum

TO: Planning Commission
FROM: Garth Koller, Planning Division
DATE: December 2, 2013
SUBJECT: Agenda Item #2, Davia Village – Additional Corrections

MFSDP Resolution PC 13-4373

Page 2, 3rd whereas delete, there is no longer a TSM, therefore there is no affordable housing obligation
Page 4, Condition C 10 – Satellite dishes permitted within footprint of balcony.

SDP Resolution PC 13-4372

Page 8, Condition S. Revise condition that if individual garages are proposed later they shall meet the 20 x 20 for double car space and 12 x 20 for a single car space. Since this is a covered parking area, stalls be layout with a 9' x 18' dimension also taking into account any column or post which must be outside these dimensions.

Page 8 Condition W. Prior to issuance of any permits, the developer shall enter into an assessment district ~~or reimbursement district or binding agreement~~ to pay its fair share contribution **above the grant awarded amount** towards the construction of the pedestrian bridge over Mission Road.

Page 13, Condition AA. 5. Second line, ~~with~~ consistent with the "Circulation Element", site plan, and/or the City's Urban....

Page 14, condition AA 8. Delete, it is duplicative of AA. 12.

Page 14, condition AA- 16 Delete, it is duplicative of AA.26.

Page 21, Condition CC. (40) All phases of construction shall comply with the state dewatering requirements.

Page 23, DD (21) The vapor barrier is required under slab/concrete for all pools, retail space, and residential units located on ground floor

New condition:

Owner/Developer will review the site and determine which areas require soil remediation in accordance with the RWQCB requirements. Once demolition has occurred and testing reveals what areas need to be remediated onsite the Owner/Applicant shall submit a plan to the City showing the areas. The City shall allow for minor grading operations to commence only in relation to the cleanup of materials as necessary under the guidelines set forth in the RWQCB approved corrective action plan. Should the submitted plan show that significant grading is required the Owner/Developer shall submit a rough grading plan for review and approval to the City.