From: <u>Tu, John</u>

To: Kuhlmann, Dylan; Wessling, Cheryl
Cc: Han, James; Downtown West Project
Subject: Fw: Vesting Tentative Map Update
Date: Thursday, April 8, 2021 10:08:22 AM

Attachments: <u>image.png</u>

Downtown West 7 Vesting Tentative Map and Cross Sections.pdf

Dylan and Cheryl,

When you get a chance, can we update one of the PDFs on the google page on the site. Can we replace Vesting Tentative Map and Cross Section with the attached PDF and include " (Updated April 8 2021") in the hyperlink text.

- Project Specific 2014 DSAP Amendments
- Vesting Tentative Map and Cross Sections
- <u>Downtown West Improvement Standards</u>

Best,

Tong (John) Tu

Planner IV (Supervising Planner) | Planning Division | PBCE City of San José | 200 East Santa Clara Street

Email: john.tu@sanjoseca.gov | Phone: (408)-535-6818

For More Information Please Visit: http://www.sanjoseca.gov/planning

From: Victoria Lehman < vlehman@google.com>

Sent: Thursday, April 8, 2021 8:51 AM

To: Tu, John <john.tu@sanjoseca.gov>; Han, James <James.Han@sanjoseca.gov>

Cc: Amanda Wolf <amandawolf@google.com>

Subject: Vesting Tentative Map Update

[External Email]

Hi John and James,

There was a slight modification in the VTM. We slightly reduced the amount of proposed vacation area on Otterson Street at Cahill St.

I am attaching an updated version of the map. The only pages that changed from the version that we most recently submitted are TM-1 (total vacation acreage), TM-3 and TM-7.

Thank you! Victoria

--

Victoria Lehman | Development Manager Working for Lendlease at Google Sunnyvale, CA | 628.777.4807

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Land Planning Landscape Architecture Civil Engineering Utility Design Land Surveying Stormwater Compliance

1570 Oakland Road (408) 487-2200 San Jose, CA 95131 HMHca com



SCALE: 1" = 2000'

CROSS SECTIONS

CROSS SECTIONS

CROSS SECTIONS

CROSS SECTIONS

TM-18

TM-19

TM-1	PROJECT INFORMATION AND NOTES
TM-2	EXISTING PARCELS AND EASEMENTS
TM-3	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-4	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-5	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-6	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-7	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-8	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-9	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-10A	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-10B	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-11A	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-11B	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-12	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-13	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-14	CROSS SECTIONS
TM-15	CROSS SECTIONS
TM-16	CROSS SECTIONS

04/01/21 PER CITY COMMENTS

\|03/01/21|PER CITY COMMENTS

\| 02/05/21 | PER CITY COMMENTS NO DATE DESCRIPTION

PROJECT NO:

CAD DWG FILE: 571900TM.DW0 DESIGNED BY: DRAWN BY CHECKED BY: OCTOBER 7, 202 NOT TO SCALE

PROJECT **INFORMATION AND**

PROJECT INFORMATION

 PROJECT NAME: OWNERS:

DOWNTOWN WEST GOOGLE LLC

DIRIDON STATION JOINT VENTURES LLC RHYOLITE ENTERPRISES LLC

SCVTA

CITY OF SAN JOSE

CALTRANS

SOUTHERN PACIFIC TRANSPORTATION CO

LATIN AMERICAN ASSEMBLIES OF GOD

 SUBDIVIDER: ENGINEER:

GOOGLE LLC HMH ENGINEERS

1570 OAKLAND ROAD SAN JOSE, CA 95131

VITINA MANDELLA, RCE #73073

 STREET LOCATION: EXISTING ZONING:

EXISTING GP DESIGNATION:

450 W SANTA CLARA STREET A(PD) PDC19-039 PENDING

TRANSIT EMPLOYMENT CENTER, PUBLIC/QUASI-PUBLIC, COMMERCIAL DOWNTOWN, DOWNTOWN, COMBINED INDUSTRIAL COMMERCIAL, OPEN SPACE

PARKLANDS AND HABITAT

 EXISTING USE: COMMERCIAL, RESIDENTIAL, INDUSTRIAL PROPOSED USE: COMMERCIAL, RESIDENTIAL, MIXED USE, OPEN SPACE,

AND ALL OTHER USES CONTEMPLATED BY THE **ZONING APPLICATION**

WATER SUPPLY: SAN JOSE WATER COMPANY

 SEWAGE DISPOSAL: CITY OF SAN JOSE • ASSESSOR'S PARCEL #(S):

264-15-015, -016, -017, -018, -019, -063, -064, -065 261-37-016, -020, -021, -023, -029, -030, -031

259-47-038, -040, -077, -079, -080 261-35-002, -003, -006, -007, -010, -014, -027

259-48-011, -012, -013, -052, -053

259-38-009, -010, -011, -014, -015, -018, -019, -027, -028, -029, -036, -039, -040, -041, -042, -085, -087, -088, -089, -090, -109, -110, -113, -114, -116, -117, -119, -121, -122, -123, -124, -128, -129, -130, -132, -133, -134, -135, -139, -141, -142, -145, -146,

-147, -148 259-28-031, -041, -043, -044

259-27-003, -008, 009, -010, -011, -014, -015, -016, -017

259-26-017, -022 259-37-060

• STREET TREES: SHALL CONFORM TO SECTION 6.12 OF THE

DOWNTOWN WEST DESIGN STANDARDS AND GUIDELINES TOTAL SITE AREA: ±84.44 ACRES

 PUBLIC STREET DEDICATION: ±05.43 ACRES ±04.88 ACRES

 PUBLIC STREET VACATION: PROPOSED LOTS:

TOTAL UNITS:

36 BUILDABLE LOTS, 19 COMMON LOTS, 123 AIRSPACE PARCELS, UP TO 5900 RESIDENTIAL CONDOMINIUMS, UP

5900; MAXIMUM TOTAL COMMERCIAL CONDOMINIUM

TO 20 COMMERCIAL CONDOMINIUMS MAXIMUM TOTAL RESIDENTIAL CONDOMINIUM UNITS:

UNITS: 20

 FLOOD ZONE: ZONE A, ZONE X, ZONE D TITLE REPORT THE TITLE REPORTS THAT WERE USED FOR THE

> PREPARATION OF THIS MAP WERE PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBERS: NCS-980774-SC, 2019-09-17; NCS-980775-SC, 2019-09-23;

GENERAL NOTES

- WATER POLLUTION CONTROL PLAN- PURSUANT TO CHAPTER 15.12 OF THE SAN JOSE MUNICIPAL CODE, NO VESTED RIGHT TO A BUILDING PERMIT SHALL ACCRUE AS A RESULT OF THE GRANTING OF ANY LAND DEVELOPMENT APPROVALS AND APPLICATIONS WHEN AND IF THE CITY MANAGER MAKES A DETERMINATION THAT THE CUMULATIVE SEWAGE TREATMENT DEMAND ON THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT REPRESENTED BY APPROVED LAND USES IN THE AREA SERVED BY SAID PLANT WILL CAUSE THE TOTAL SEWAGE TREATMENT DEMAND TO MEET OR EXCEED THE CAPACITY OF THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT TO TREAT SUCH SEWAGE ADEQUATELY AND WITHIN THE DISCHARGE STANDARDS IMPOSED ON THE CITY BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE SAN FRANCISCO BAY REGION. SUBSTANTIVE CONDITIONS DESIGNED TO DECREASE SANITARY SEWAGE ASSOCIATED WITH ANY LAND USE APPROVAL MAY BE IMPOSED BY THE APPROVING AUTHORITY.
- 2. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARKS PURPOSES, UNDER THE FORMULAE CONTAINED WITHIN THAT CHAPTER AND AS MORE PARTICULARLY DESCRIBED IN THE PARKLAND AGREEMENT INCLUDED AS EXHIBIT E TO THE DEVELOPMENT AGREEMENT FOR THE PROJECT.
- 3. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF SECTION 6.12 OF THE DOWNTOWN WEST DESIGN STANDARDS
- 4. DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF PHASED FINAL
- 5. ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- 6. NO WELLS EXIST ON THIS SITE.
- 7. NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME
- 8. ALL EXISTING BUILDINGS WILL BE REMOVED, PRIOR TO SUBDIVISION OF PROPERTY, UNLESS OTHERWISE NOTED.
- 9. EXISTING INTERIOR LOT LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
- 10. THE LOCATIONS OF PUBLICLY-DEDICATED EASEMENTS SHOWN HEREON ARE APPROXIMATE AND WILL BE FINALIZED ON PHASED
- 11. PROPOSED PRIVATE ACCESS WAYS MAY ALSO INCLUDE PUBLIC ACCESS EASEMENTS (PAE), PUBLIC SERVICE EASEMENTS (PSE), EMERGENCY VEHICLE ACCESS EASEMENTS (EVAE). AND ANY PRIVATE UTILITIES AND IMPROVEMENTS THAT DO NOT CONFLICT WITH

MISCELLANEOUS NOTES

- 1. THIS VESTING TENTATIVE MAP ("VESTING MAP") IS FILED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66452.
- 2. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS (EACH A "PHASED" FINAL MAP") PURSUANT TO GOVERNMENT CODE
- 3. PURSUANT TO GOVERNMENT CODE SECTION 66498.3, THIS VESTING TENTATIVE MAP IS FILED CONCURRENT WITH AN APPLICATION TO CHANGE THE ZONING OF THE PROPERTY INCLUDED WITHIN THE PROPOSED SUBDIVISION TO A PLANNED DEVELOPMENT ZONING DISTRICT TOGETHER WITH A GENERAL DEVELOPMENT PLAN AND PLANNED DEVELOPMENT ("PD") PERMIT (COLLECTIVELY, THE "ZONING APPLICATION"). THE PD PERMIT INCLUDES THE DOWNTOWN WEST STREET STANDARDS AND GUIDELINES ("DWDSG"), THE DOWNTOWN WEST IMPROVEMENT STANDARDS ("DWIS"), CONCEPTUAL INFRASTRUCTURE PLAN SHEETS AND CONFORMANCE REVIEW IMPLEMENTATION GUIDE. APPROVAL OF THIS VESTING MAP SHALL CONFER A VESTED RIGHT TO PROCEED WITH DEVELOPMENT PURSUANT TO THE ZONING APPLICATION (PURSUANT TO TITLE 20 OF THE CITY OF SAN JOSE ["CITY"] MUNICIPAL CODE AS CONTEMPLATED BY GOVERNMENT CODE SECTION 66498.3(A) PROVIDED THAT THE ZONING APPLICATION IS APPROVED.

NOTES RELATING TO CONDOMINIUMS

- 1. THE PROPERTY COVERED BY THIS VESTING MAP HAS BEEN APPROVED BY THE CITY FOR CREATION OF CONDOMINIUMS CONSISTING OF UP TO 5,900 RESIDENTIAL UNITS ("TOTAL APPROVED RESIDENTIAL CONDOMINIUM UNITS") AND 20 COMMERCIAL UNITS ("TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS"). THE ESTABLISHMENT OF CONDOMINIUMS AND SEPARATION OF THREE-DIMENSIONAL PORTIONS OF THE PROPERTY FROM THE REMAINDER THEREOF SHALL NOT CONSTITUTE A FURTHER SUBDIVISION AS DEFINED IN GOVERNMENT CODE SECTION 66424 AND, PURSUANT TO THE AUTHORITY OF GOVERNMENT CODE SECTION 66427(E), MAY OCCUR BY ONE OR MORE CONDOMINIUM PLANS WITHOUT FURTHER APPROVAL BY THE CITY COUNCIL.
- 2. SUBDIVIDER SHALL BE PERMITTED TO ASSIGN UNITS FROM THE TOTAL APPROVED RESIDENTIAL CONDOMINIUM UNITS AND THE TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS TO SPECIFIC LOTS AS SHOWN ON PHASED FINAL MAPS. UPON SUCH ASSIGNMENT AND RECORDATION OF THE ASSOCIATED PHASED FINAL MAP, ANY ASSIGNED UNITS SHALL BE DEBITED FROM THE TOTAL APPROVED RESIDENTIAL CONDOMINIUM UNITS AND TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS AS APPLICABLE. NO FURTHER CITY APPROVAL SHALL BE REQUIRED FOR SUBDIVIDER TO CONSTRUCT RESIDENTIAL OR COMMERCIAL UNITS THROUGH SUBSEQUENT CONDOMINIUM PLANS FOR THE SUBJECT LOTS PROVIDED THAT THE NUMBER OF RESIDENTIAL OR COMMERCIAL UNITS ASSIGNED TO ANY GIVEN LOT DOES NOT EXCEED THE NUMBER OF UNITS DEPICTED ON THE ASSOCIATED PHASED FINAL MAP. THE CUMULATIVE NUMBER OF RESIDENTIAL CONDOMINIUM UNITS AND COMMERCIAL CONDOMINIUM UNITS ASSIGNED TO LOTS ON PHASED FINAL MAPS MAY NOT AT ANY TIME EXCEED THE TOTAL APPROVED RESIDENTIAL UNITS AND TOTAL APPROVED COMMERCIAL UNITS.
- 3. PURSUANT TO THE APPROVED ON 2021 ("DA"), SUBDIVIDER IS AUTHORIZED TO CONSTRUCT UP TO SQUARE FEET OF COMMERCIAL USES WITHIN THE SUBDIVISION. THERE IS NO UNIT-BASED LIMITATION ON COMMERCIAL DEVELOPMENT. AS SUCH, "TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS," WHICH INCLUDE RETAIL, OFFICE AND RENTAL APARTMENT AND OTHER COMMERCIAL USES, ARE DESCRIBED HEREIN SOLELY FOR THE PURPOSE OF DESCRIBING APPROVED COMMERCIAL CONDOMINIUM UNITS.
- 4. IN THE EVENT THAT SUBDIVIDER ALLOCATES RESIDENTIAL OR COMMERCIAL CONDOMINIUM UNITS TO A LOT ON A PHASED FINAL MAP AND THOSE UNITS ARE NOT CONSTRUCTED, SUBDIVIDER MAY REQUEST A CERTIFICATE OF CORRECTION PURSUANT TO GOVERNMENT CODE SECTION 66469 TO RECONCILE THE NUMBER OF RESIDENTIAL OR COMMERCIAL CONDOMINIUM UNITS ASSIGNED TO THE LOT ON THE PHASED FINAL MAP WITH THE AS-BUILT CONSTRUCTION. ANY SUCH REDUCTION IN UNITS SHALL BE CREDITED TO THE TOTAL APPROVED RESIDENTIAL UNITS OR TOTAL APPROVED COMMERCIAL UNITS AS APPLICABLE.

NOTES RELATING TO ALTERNATIVE SHEETS AND OPEN SPACE DEDICATIONS

- 1. SHEETS 10A, 10B, 11A, 11B (EACH AN "ALTERNATIVE SHEET" AND COLLECTIVELY THE "ALTERNATIVE SHEETS") DEPICT ALTERNATIVE LOT CONFIGURATIONS PROPOSED FOR APPROVAL PURSUANT TO THIS VESTING MAP. THE ALTERNATIVE LOT SIZES AND CONFIGURATIONS DEPICTED ON THE ALTERNATIVE SHEETS ADDRESS FLEXIBILITY FOR OPEN SPACE AREAS (BOTH PRIVATELY-OWNED AND DEDICATED OPEN SPACE) CONTEMPLATED BY THE DWDSG. FOR EACH ASSOCIATED PHASED FINAL MAP, SUBDIVIDER SHALL DEMONSTRATE THAT LOTS DEPICTED ON THE PHASED FINAL MAP SUBSTANTIALLY CONFORM WITH A CORRESPONDING ALTERNATIVE
- 2. LOTS A, B, E, F, H, I, P, Q, R AND A PORTION OF LOT 19 (A FUTURE AIRSPACE PARCEL), AS SHOWN ON THE ALTERNATIVE SHEETS, ARE PROPOSED FOR DEDICATION TO THE CITY PURSUANT TO CHAPTER 19.38 OF THE CITY CODE. THESE LOTS ARE APPROXIMATE AND WILL BE DIMENSIONED ON PHASED FINAL MAPS. SAID LOTS MAY BE ADJUSTED TO EXPAND OR CONTRACT TO ACCOUNT FOR FINAL OPEN SPACE PROGRAMMING, STREET OR UTILITY ENGINEERING, AND VERTICAL DESIGN, PROVIDED (1) THAT THE SUM TOTAL OF THE OPEN SPACE LOTS DEDICATED TO THE CITY CONCURRENT WITH PHASED FINAL MAPS (AND SUBJECT TO ANY DELAYED DEDICATIONS AS PERMITTED IN AN AGREEMENT PURSUANT TO GOVERNMENT CODE SECTION 66462) SHALL NOT BE LESS THAN 4.8 ACRES AND (2) ANY RECONFIGURATION IS CONSISTENT WITH APPLICABLE STANDARDS IN THE DWDSG.
- 3. ALL PUBLIC OPEN SPACE DEDICATIONS PURSUANT TO THIS VESTING MAP ARE SUBJECT TO TERMS OF THE PARKLAND AGREEMENT FOR TENTATIVE MAP NO. PT20-027 BETWEEN THE CITY OF SAN JOSE AND GOOGLE LLC AND RESTRICTIONS AND COVENANTS RELATING TO PRIVATE RECREATIONAL IMPROVEMENTS ("PARKLAND AGREEMENT"). MODIFICATIONS TO LOTS SHOWN HEREON MAY BE REQUIRED TO IMPLEMENT THE PARKLAND AGREEMENT, OR, TO FACILITATE MODIFICATION OF OPEN SPACE LOTS AS REQUIRED OR PERMITTED BY THE DWDSG AND/OR THE DEVELOPMENT AGREEMENT. ANY SUCH MODIFICATIONS SHALL BE REFLECTED ON PHASED FINAL MAPS WHICH SHALL BE DEEMED TO SUBSTANTIALLY CONFORM WITH THIS VESTING MAP NOTWITHSTANDING ANY MODIFICATION TO LOTS FOR THE PURPOSES DESCRIBED IN THIS NOTE.

NOTES RELATING TO MID-BLOCK PASSAGES, PRIVATE STREETS AND ANY NON-DEDICATED OPEN SPACE AREAS

- 1. PRIVATELY-OWNED OPEN SPACES: OPEN SPACE AREAS OTHER THAN THOSE IDENTIFIED AS PUBLICLY-DEDICATED OPEN SPACES (I.E. LOTS A, B, E, F, H, I, P, Q, R AND A PORTION OF LOT 1920) SHALL BE PRIVATELY OWNED UNLESS THE CITY COUNCIL, THROUGH A SUBSEQUENT PROCESS, AGREES TO ACCEPT THE DEDICATION OF THESE AREAS PURSUANT TO TITLE 19 OF THE MUNICIPAL CODE. ALL PRIVATELY-OWNED OPEN SPACES SHOWN HEREON AND SUBJECT TO SECTION 4.5 OF THE DWDSG ARE SUBJECT TO ADJUSTMENT PURSUANT TO DWDSG STANDARD S4.5.3 AND SPACE AREAS DEPICTED HEREON AND ANY RIGHTS OF PUBLIC ACCESS AS REQUIRED BY THE DWDSG OR THE CITY CODE SHALL BE ESTABLISHED PURSUANT TO COVENANTS, EASEMENTS OR RESTRICTIONS TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDINGS ON LOTS THAT INCLUDE PRIVATELY-OWNED OPEN
- 2. STANDARDS 4.9.2, S5.5.5, AND S6.3.4 PROVIDES FOR THE RECONFIGURATION OF CERTAIN LOTS AND OPEN SPACE AREAS PURSUANT TO THE REQUIREMENTS OF SAID STANDARD. ANY LOTS, EASEMENTS OR PRIVATELY-OWNED OPEN SPACE AREAS SHOWN ON THIS VESTING MAP MAY BE ADJUSTED AS A RESULT OF THE IMPLEMENTATION OF DWDSG STANDARD S5.5.2 WITHOUT THE NEED TO AMEND THIS VESTING MAP OR TO FILE A NEW VESTING TENTATIVE MAP OR
- 3. MID-BI OCK PASSAGES ("MBP"): MID-BI OCK PASSAGES ARE PRIVATEI Y-OWNED AREAS SUBJECT TO PUBLIC ACCESS AS DESCRIBED IN THE DWDSG. MID-BLOCK PASSAGES ARE SHOWN ON THIS VESTING MAP IN CONCEPTUAL LOCATIONS. FINAL LOCATIONS AND ACCESS CONTROLS WILL BE DESCRIBED IN COVENANTS, EASEMENTS OR RESTRICTIONS TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDINGS ON LOTS SUBJECT TO MID-BLOCK
- TRAVEL. AND WHICH ARE INTENDED TO BE KEPT CLOSED FROM PUBLIC ACCESS (WITH THE EXCEPTION OF ANY WILL BE DEPICTED ON COVENANTS, EASEMENTS OR RESTRICTIONS RECORDED CONCURRENT WITH OR SUBSEQUENT TO PHASED FINAL MAPS.ANY LOT SHOWN HEREON THAT INCLUDES A MID-BLOCK PASSAGE, PRIVATELY-OWNED SPACE OR PRIVATE STREET SHALL BE SUBJECT TO A CONDITION OF APPROVAL STATING THAT ANY VERTICAL CONSTRUCTION ON SUCH LOT SHALL BE LIMITED TO "BUILDABLE ZONES" AS DEFINED IN STANDARD S5.5.1 OF THE DWDSG.
- 5. ANY LOT SHOWN HEREON THAT INCLUDES A MID-BLOCK PASSAGE, PRIVATELY-OWNED SPACE OR PRIVATE STREET SHALL BE SUBJECT TO A CONDITION OF APPROVAL STATING THAT ANY VERTICAL CONSTRUCTION ON SUCH LOT SHALL BE LIMITED TO "BUILDABLE ZONES" AS DEFINED IN STANDARD S5.5.1 OF THE DWDSG.

NOTES RELATING TO AIR SPACE LOTS

- 1. THIS VESTING MAP AUTHORIZES PHASED FINAL MAPS THAT VERTICALLY SUBDIVIDE AIR SPACE INTO SEPARATE AIR SPACE LOTS FOR PURPOSES OF ACCOMMODATING SEPARATE OWNERSHIP OR USES. ANY SUCH AIR SPACE LOTS SHALL BE DIMENSIONED ON THE ASSOCIATED PHASED FINAL MAP.
- 2. THIS VESTING MAP AUTHORIZES SUBDIVIDER TO VERTICALLY SUBDIVIDE LOT 19 INTO AIR SPACE LOTS TO SEPARATE THE PROPOSED SURFACE-LEVEL PARK FROM THE SUBSURFACE, SUCH THAT SUBDIVIDER MAY OFFER THE RESULTING PARK AIR SPACE LOT TO THE CITY FOR DEDICATION WHILE RETAINING THE SUB-SURFACE AIR SPACE LOT. IN THE EVENT SUBDIVIDER ELECTS THIS OPTION, SUBDIVIDER SHALL EXECUTE AN AGREEMENT WITH THE CITY PURSUANT TO GOVERNMENT CODE SECTION 66462 TO ADDRESS (1) THE TIMING OF THE DELIVERY OF THE DEED FOR THE PARK AIR SPACE LOT; (2) RESERVATION OF EASEMENTS NECESSARY TO ENSURE COMPATIBILITY OF USES; AND (3) COMPLETION OF ANY REQUIRED IMPROVEMENTS TO SERVICE THE PARK AIR SPACE LOT.

- 1. ALL STREETS DESCRIBED ON THIS MAP AND REPRESENTED BY A TYPICAL CROSS SECTION ON SHEETS TM-14 THROUGH TM-20 SHALL CONFORM TO THE CORRESPONDING CROSS SECTION SHOWN HEREON. TO THE EXTENT ANY STREET OR ANY STREET ELEMENT IS NOT SHOWN HEREON, SAID STREET OR ELEMENT SHALL COMPLY WITH THE MOBILITY CHAPTER OF THE DWDSG.THE ALIGNMENT OF STREETS SHOWN HEREON MAY BE ADJUSTED PURSUANT TO
- 2. MINOR STREET ALIGNMENT ADJUSTMENTS MAY BE SHOWN ON PHASED FINAL MAPS.
- 3. ANY IMPROVEMENTS REQUIRED TO SERVICE THE SUBDIVISION DEPICTED HEREON SHALL CONFORM TO THE DWIS AND ANY RELATED ORDINANCES APPLICABLE TO IMPROVEMENTS WITHIN THE DOWNTOWN WEST PD ZONE
- 4. SUBDIVIDER MAY BE REQUIRED TO COMPLETE FOCUSED LOCAL TRANSPORTATION ANALYSES (EACH AN "FLTA") PRIOR TO THE APPROVAL OF ANY PHASED FINAL MAP AND ASSOCIATED IMPROVEMENT PLANS. ANY MODIFICATION TO LOTS. PUBLIC EASEMENTS, OR IMPROVEMENTS SHOWN HEREON AS A RESULT OF ANY FOCUSED FLTA SHALL BE PERMITTED WITHOUT THE NEED TO AMEND THIS VESTING MAP OR APPROVAL OF A SEPARATE TENTATIVE MAP OR VESTING TENTATIVE MAP.
- 5. SUBDIVIDER SHALL IDENTIFY THE PROPERTY LINE CORNER RADIUS AT THE INTERSECTION OF ANY TWO STREETS ON PHASED FINAL MAPS. TO THE EXTENT THAT ANY CORNER RADIUS IS LESS THAN TWENTY-FOUR FEET, THE PUBLIC WORKS DIRECTOR, WILL, PURSUANT TO TITLE 19.36.070 OF THE MUNICIPAL CODE, AUTHORIZE THE PROPOSED RADIUS, BOTH AS APPLIED TO THE PHASED FINAL MAP AND TO ANY ASSOCIATED IMPROVEMENT PLANS, IF SUBDIVIDER DEMONSTRATES THE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC THROUGH THE INTERSECTION, THROUGH AN FLTA OR SIMILAR ANALYSIS.

NOTE RELATING TO VACATIONS

1. THE CONDITIONAL VACATION OF VARIOUS PUBLIC EASEMENTS HAS BEEN APPROVED CONCURRENTLY WITH THE APPLICATION FOR THIS MAP. IN ANY LOCATION WHERE A PUBLIC EASEMENT IS ANTICIPATED OR REQUIRED TO BE ABANDONED BY VACATION AS SHOWN ON THIS MAP, SAID VACATION SHALL BE COMPLETED PRIOR TO THE RECORDING OF ANY AFFECTED PHASED FINAL MAP.

NOTE RELATING TO DISC PROCESS AND POTENTIAL CONDEMNATION

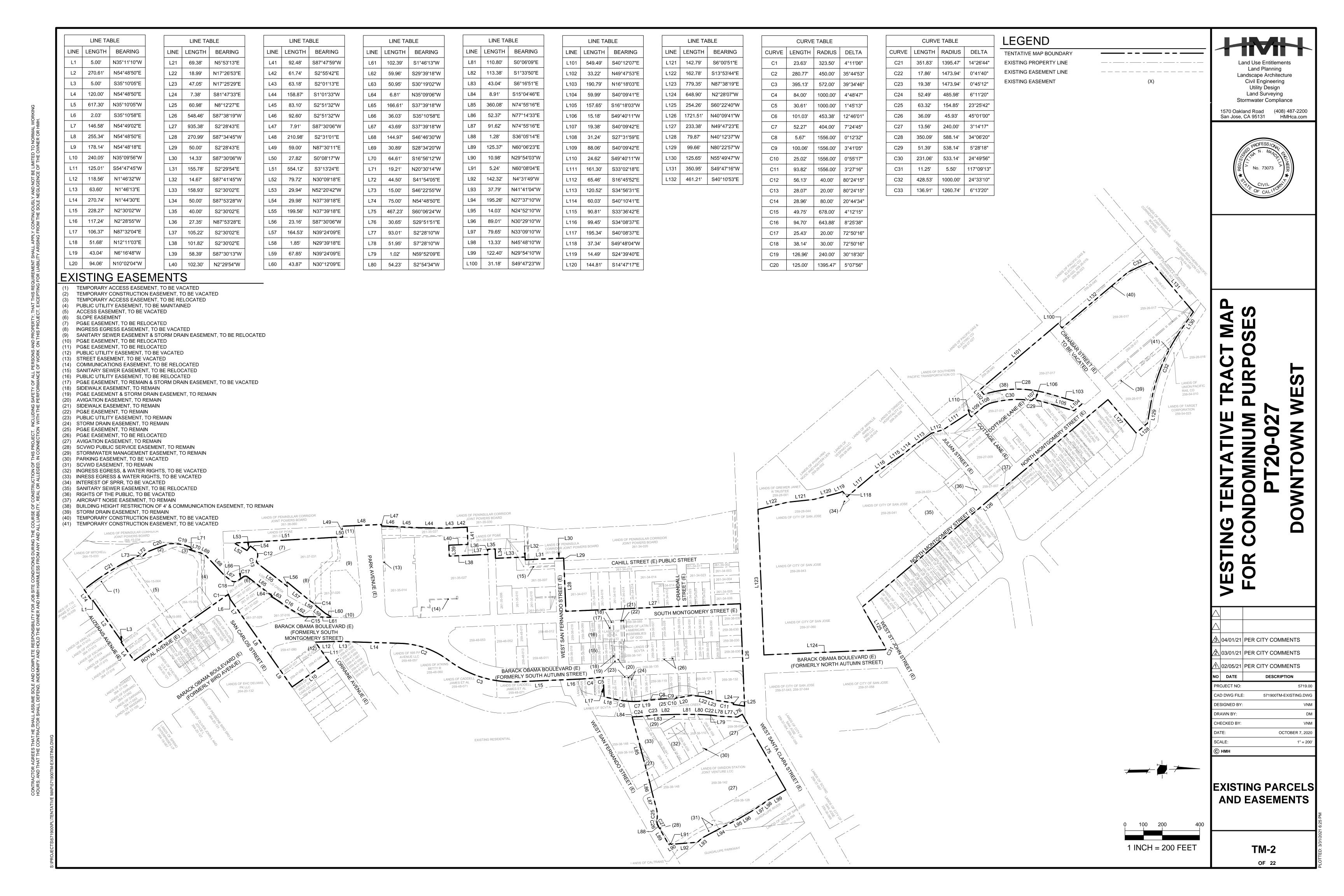
- 1. ANY MODIFICATION TO LOTS, PUBLIC EASEMENTS OR IMPROVEMENTS SHOWN HEREON AS A RESULT OF THE PROCEDURE DESCRIBED IN DWDSG STANDARDS S4.5.9, S4.9.2, S5.5.4, S5.5.5, S6.3.3 AND S6.3.4 AND/OR SECTION 4.2.2 OF THE DEVELOPMENT AGREEMENT RELATING TO CONDEMNATIONS SHALL BE PERMITTED WITHOUT THE NEED TO AMEND THIS VESTING MAP OR APPROVAL OF A SEPARATE TENTATIVE MAP OR VESTING TENTATIVE MAP.
- 2. LOTS A & B SHALL BE IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY AS OPEN SPACE PURSUANT TO THE ASSOCIATED PHASED FINAL MAP. AS OF THE APPROVAL OF THE VESTING MAP, IT IS ANTICIPATED THAT THE ACREAGE OF LOTS A & B WILL BE 0.91 ACRES AND THAT SUBDIVIDER WILL PROVIDE AN EXECUTED GRANT DEED TO THE CITY CONCURRENT WITH THE ASSOCIATED PHASED FINAL MAP AT THE TIME OF APPROVAL OF SAID MAP, AND SUCH GRANT DEED AND OFFER OF DEDICATION WILL BE RECORDED TO TRANSFER LOTS A & B TO CITY UPON ACCEPTANCE BY THE CITY IN ACCORDANCE WITH THE [PARKLAND AGREEMENT BETWEEN THE CITY AND THE SUBDIVIDER DATED $_$ 2021. IN THE EVENT THAT ANY PORTION OF LOTS A & B ARE CONDEMNED PRIOR TO THE CITY'S ACCEPTANCE OF LOTS A & B, SUBDIVIDER SHALL DEDICATE THE NON-CONDEMNED PORTION OF THE AREA SHOWN HEREON AS LOTS A & B TO THE CITY, AND SHALL COOPERATE AS NECESSARY WITH THE CITY TO EFFECTUATE THE DEDICATION.

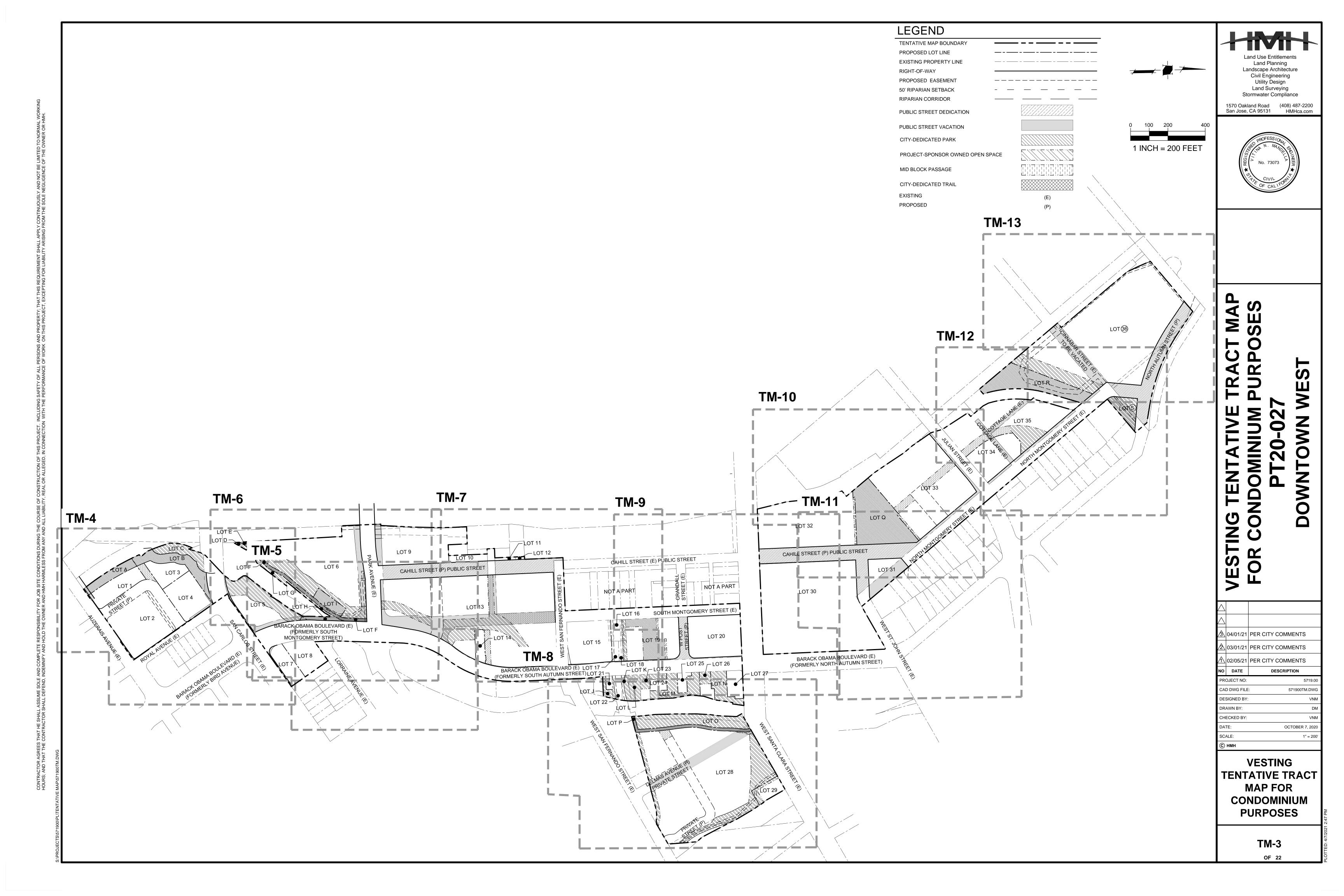
NOTE RELATING TO PUBLICLY-DEDICATED EASEMENTS

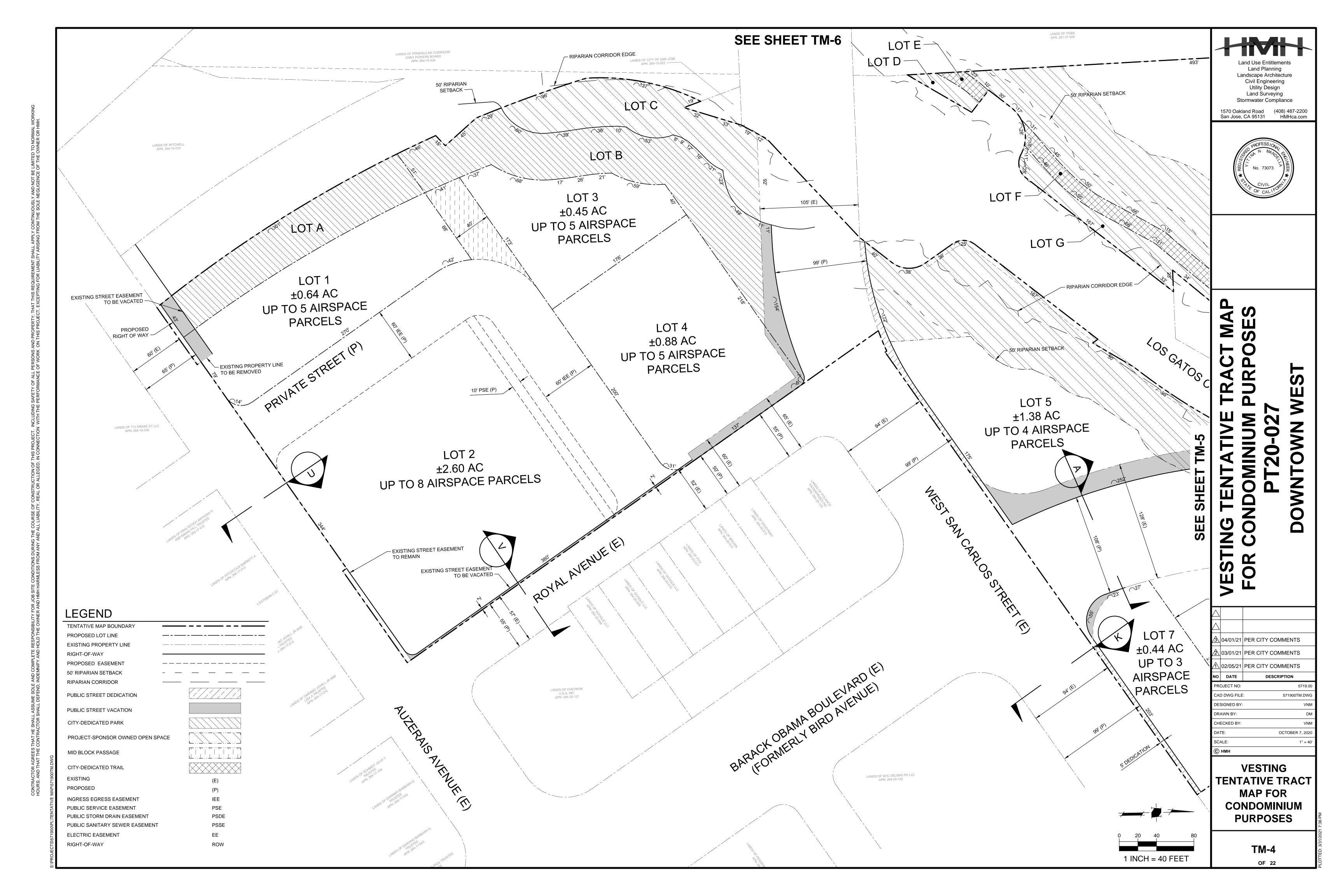
1. PROPOSED PUBLIC SERVICE EASEMENTS ("PSE") AND EMERGENCY VEHICLE ACCESS EASEMENTS ("EVAE") DEPICTED HEREON ARE APPROXIMATE AND WILL BE DIMENSIONED IN PROPOSED FINAL LOCATIONS ON ASSOCIATED PHASED FINAL MAPS. ADDITIONAL PSES, PUBLIC ACCESS EASEMENTS (PAES) AND EVAES MAY BE REFLECTED ON PHASED FINAL MAPS TO ACCOUNT FOR INFRASTRUCTURE DESCRIBED IN FINAL IMPROVEMENT PLANS.

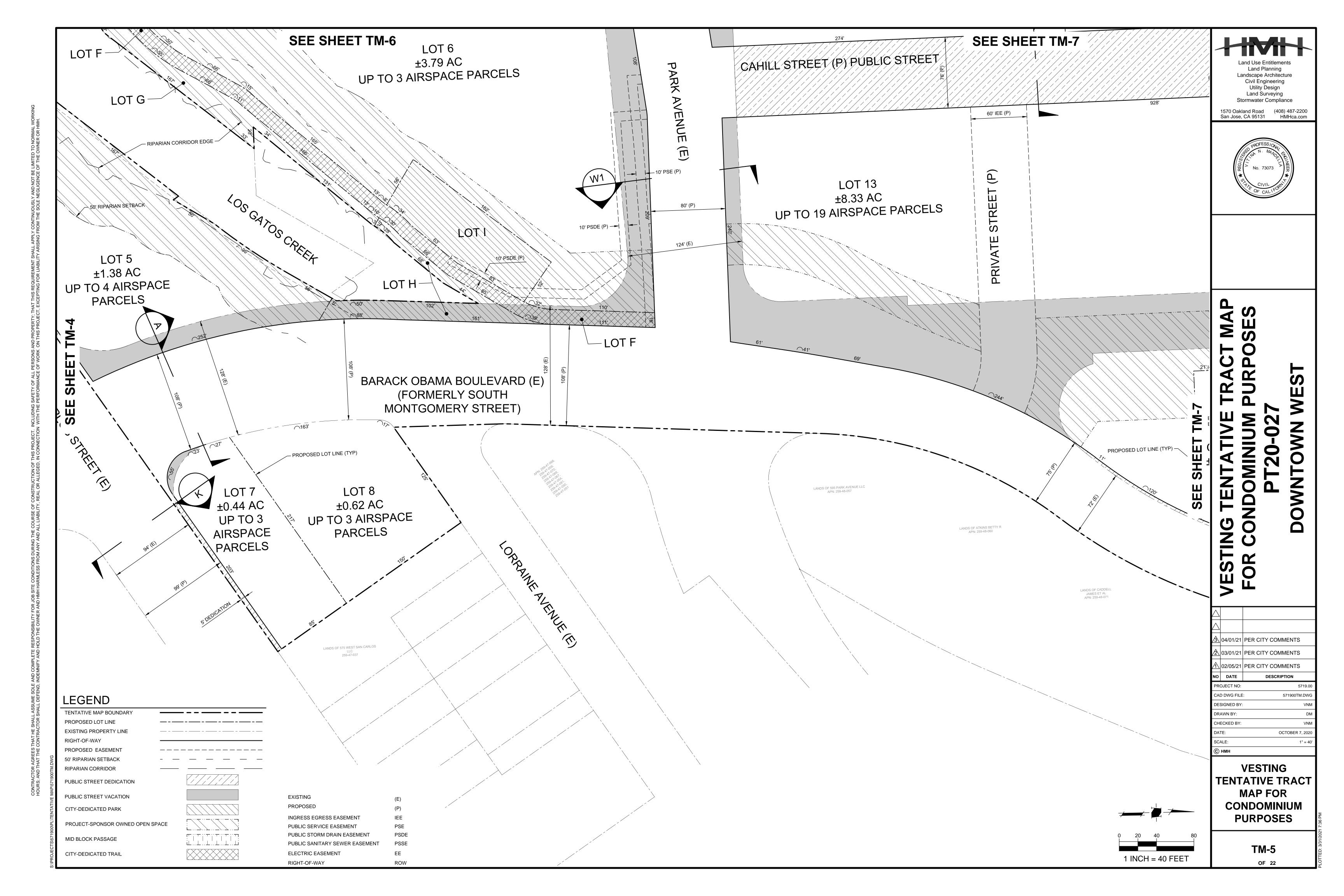
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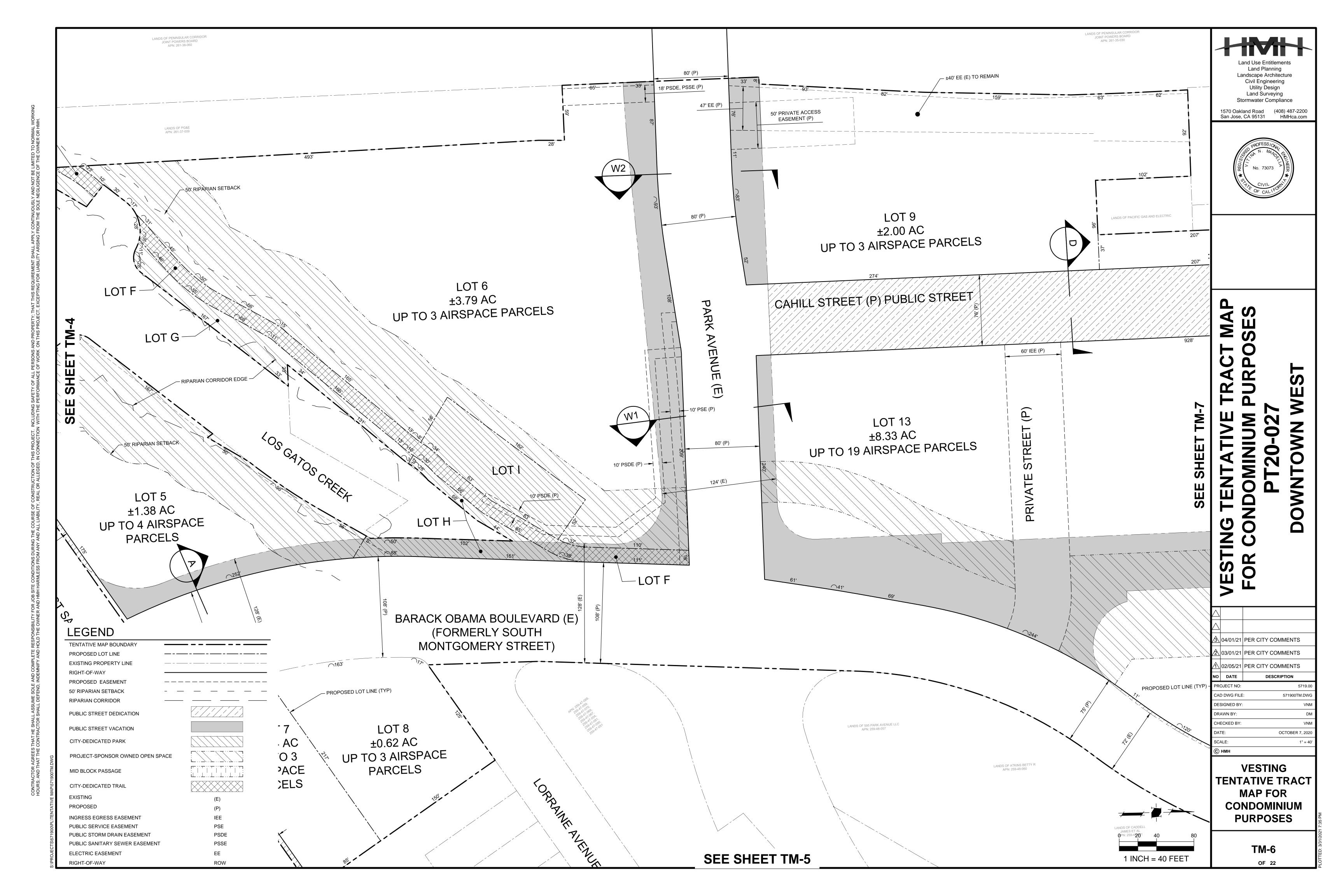
NCS-980776-SC, 2019-09-23, NCS-98077-SC, 2020-03-12; NCS-980778-SC, 2020-08-21; NCS-980779-SC, 2019-10-10;

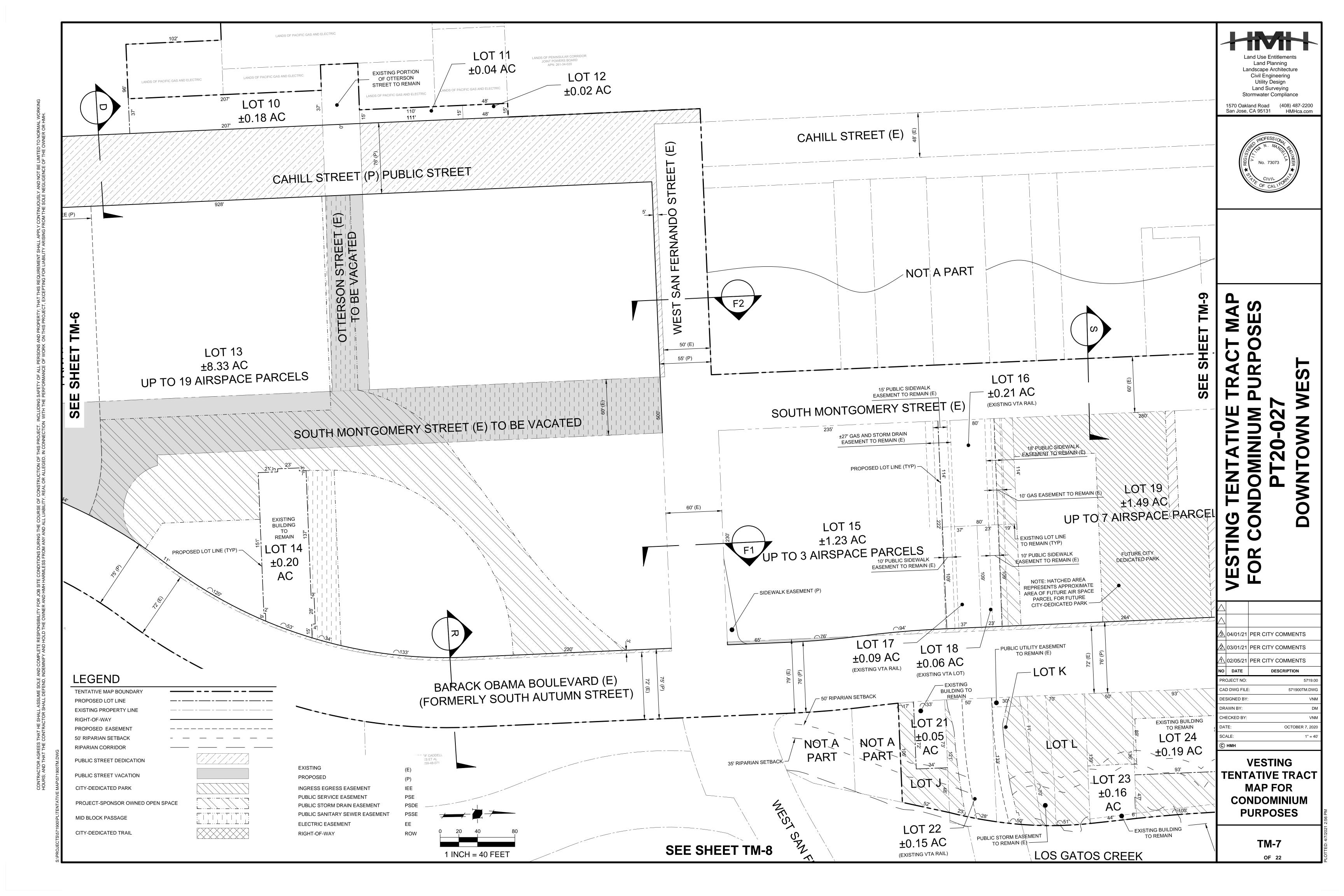


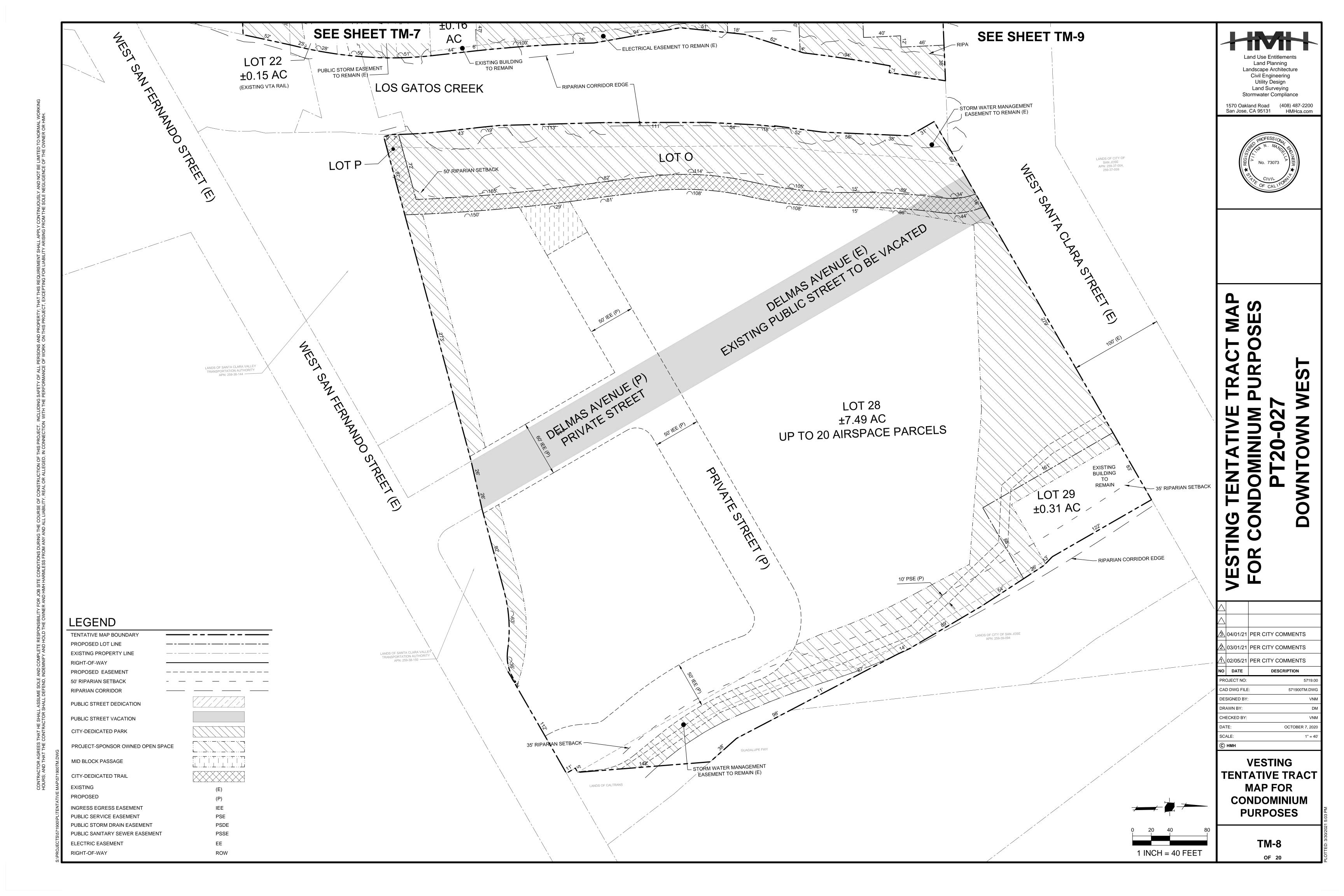


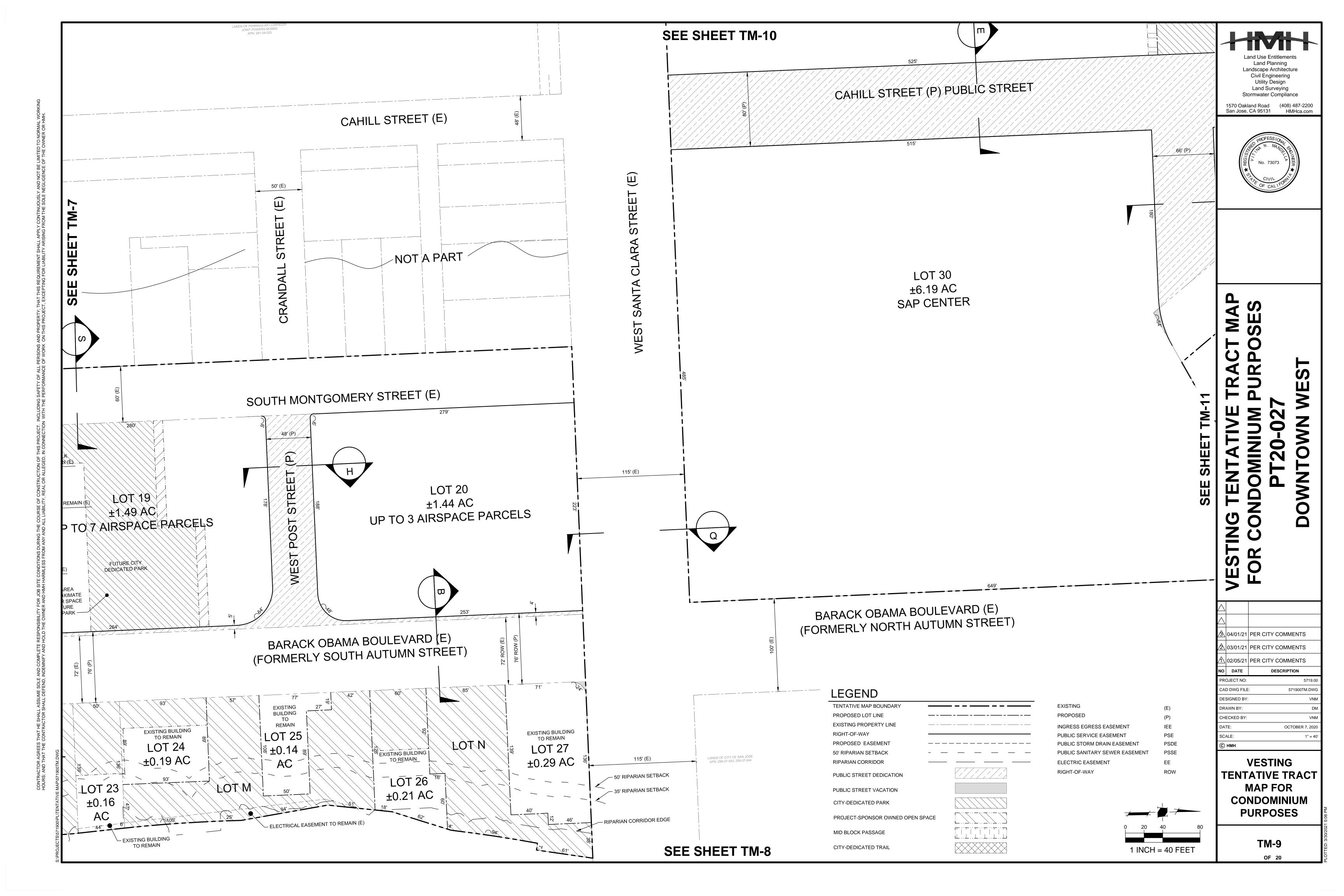


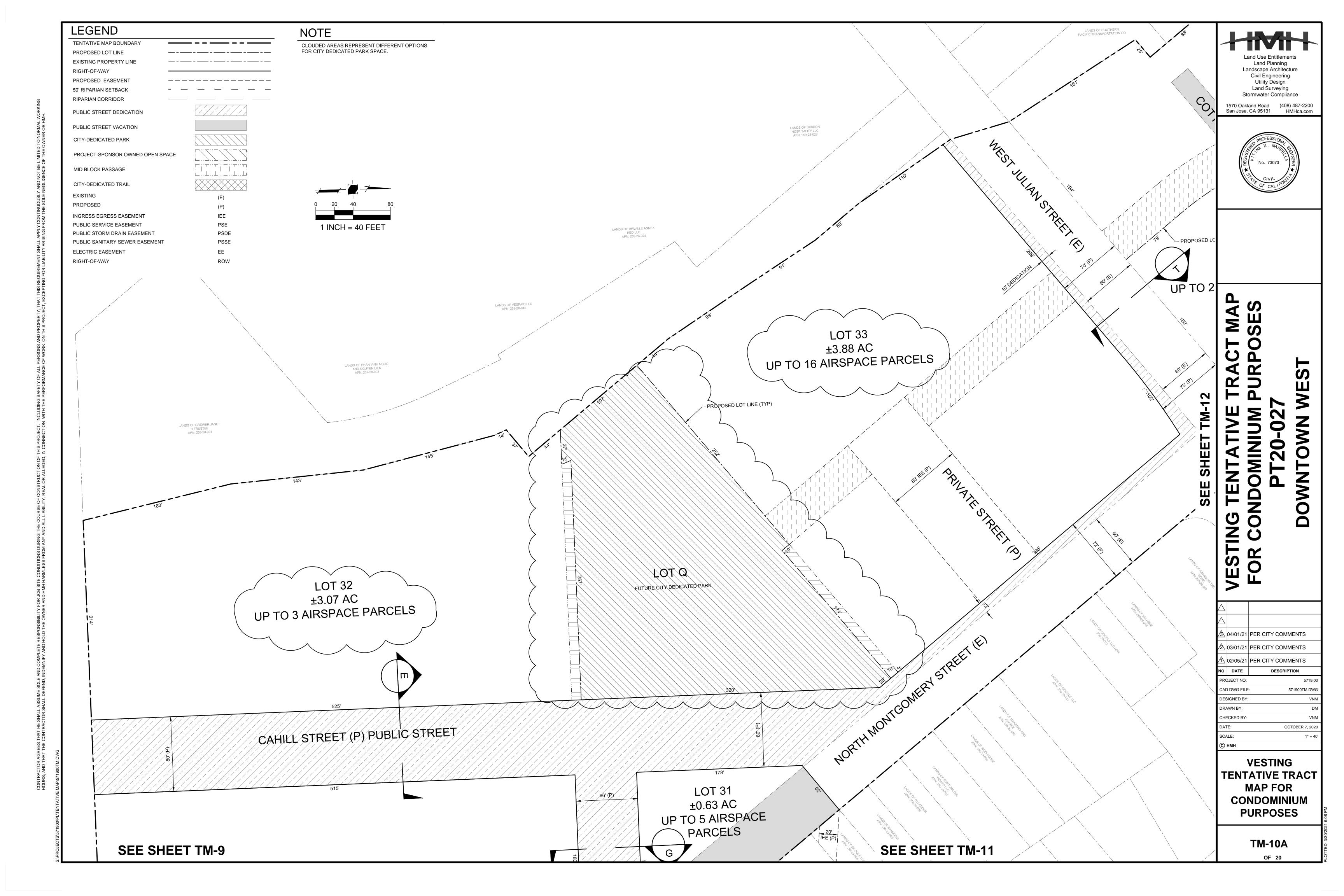


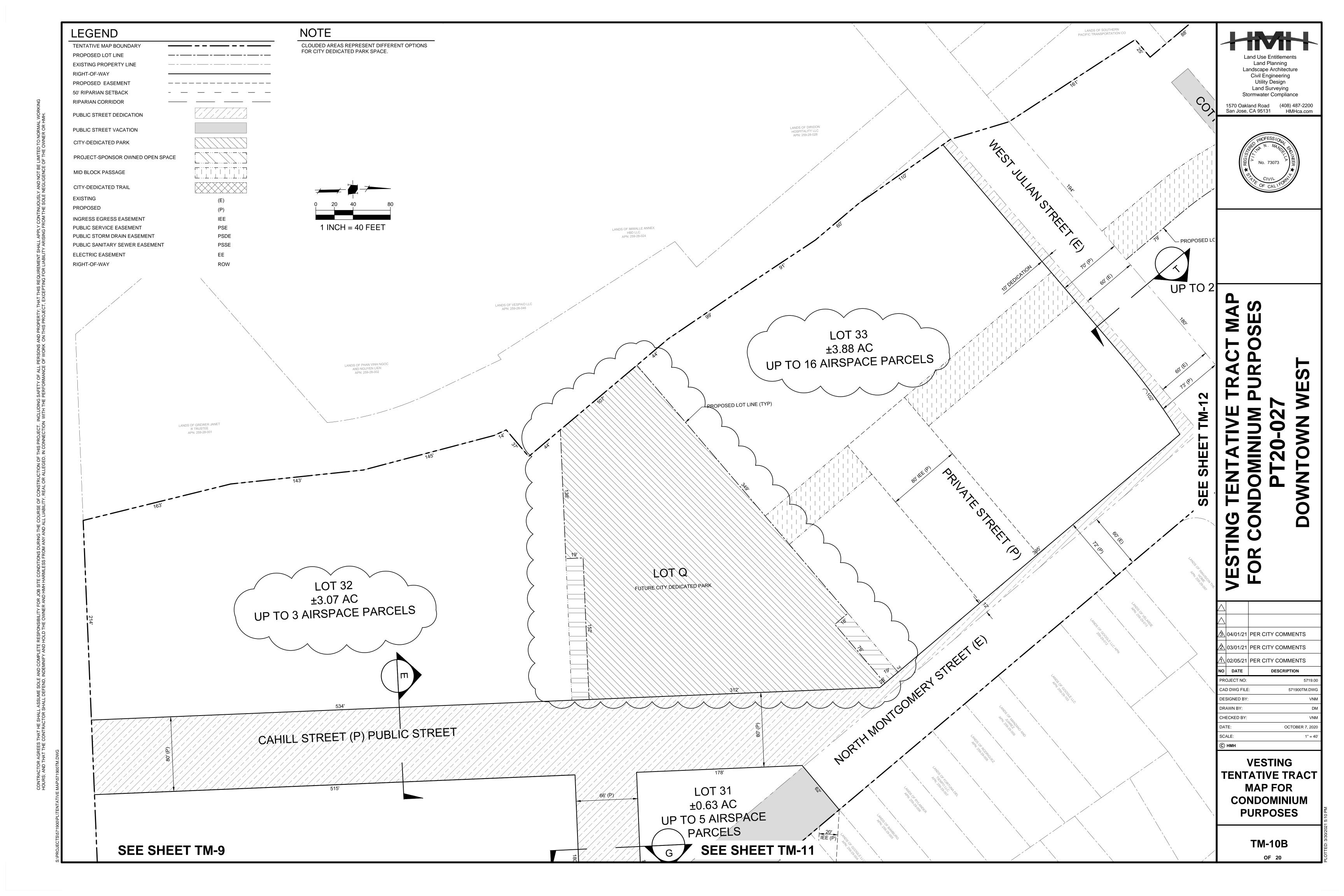


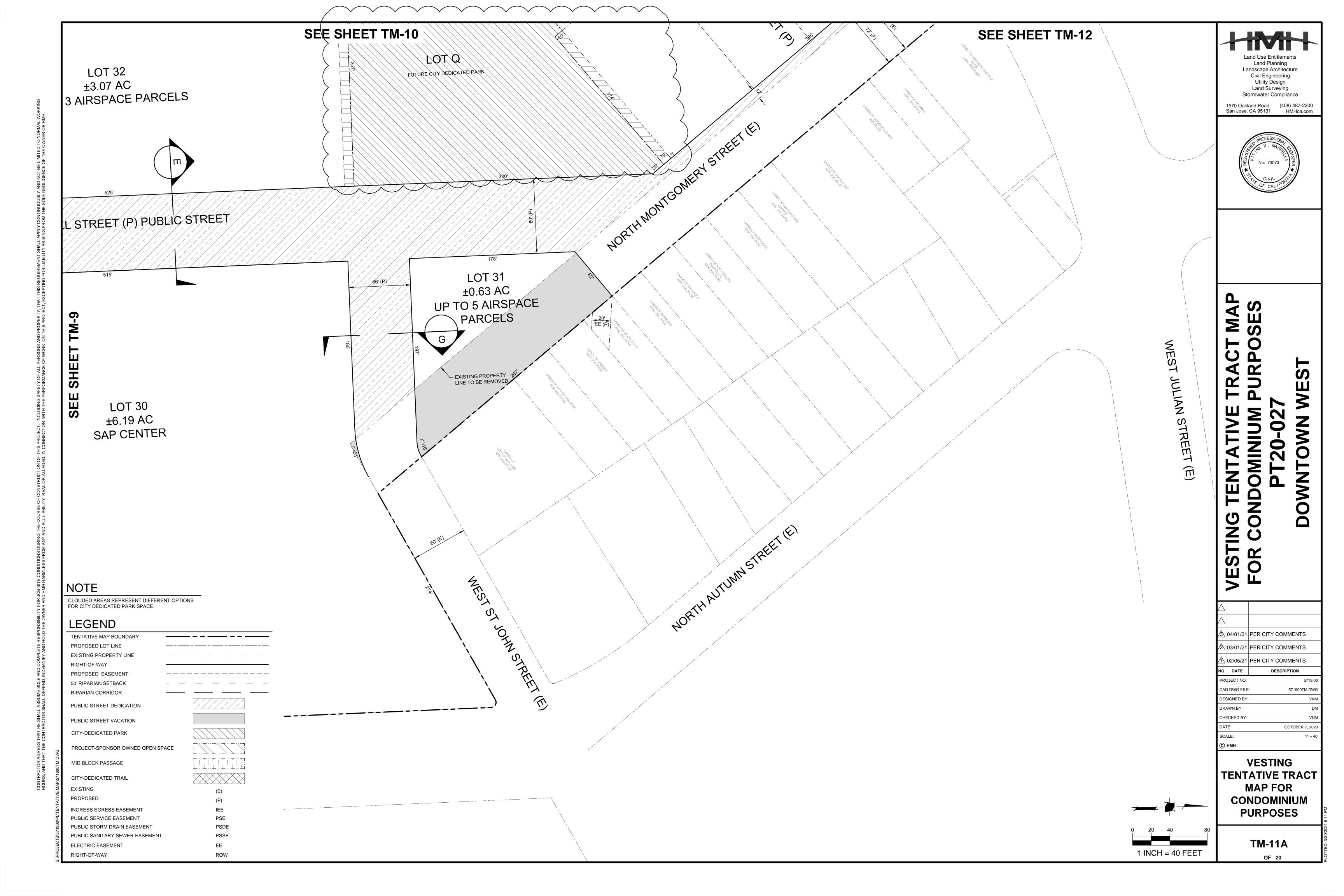


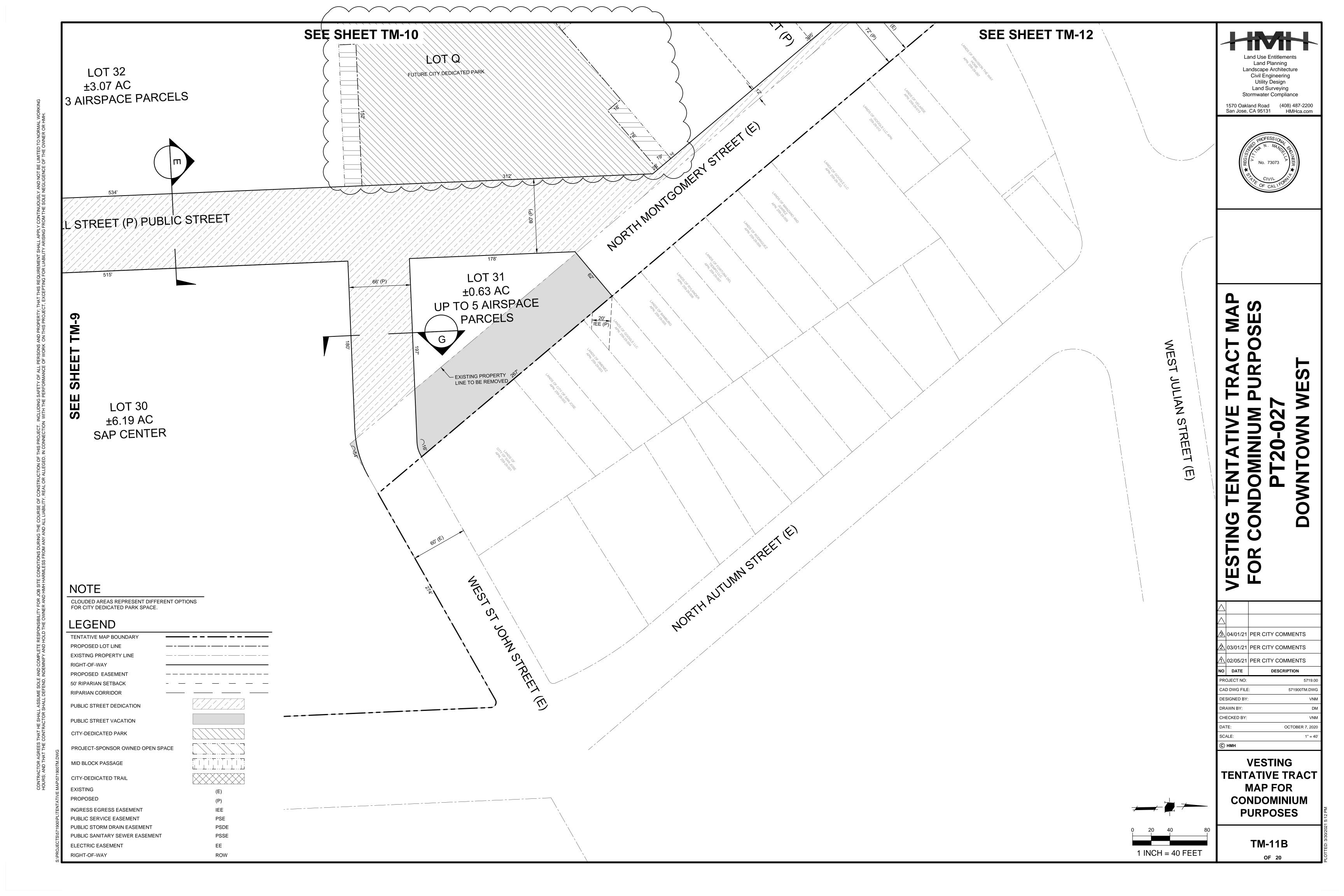


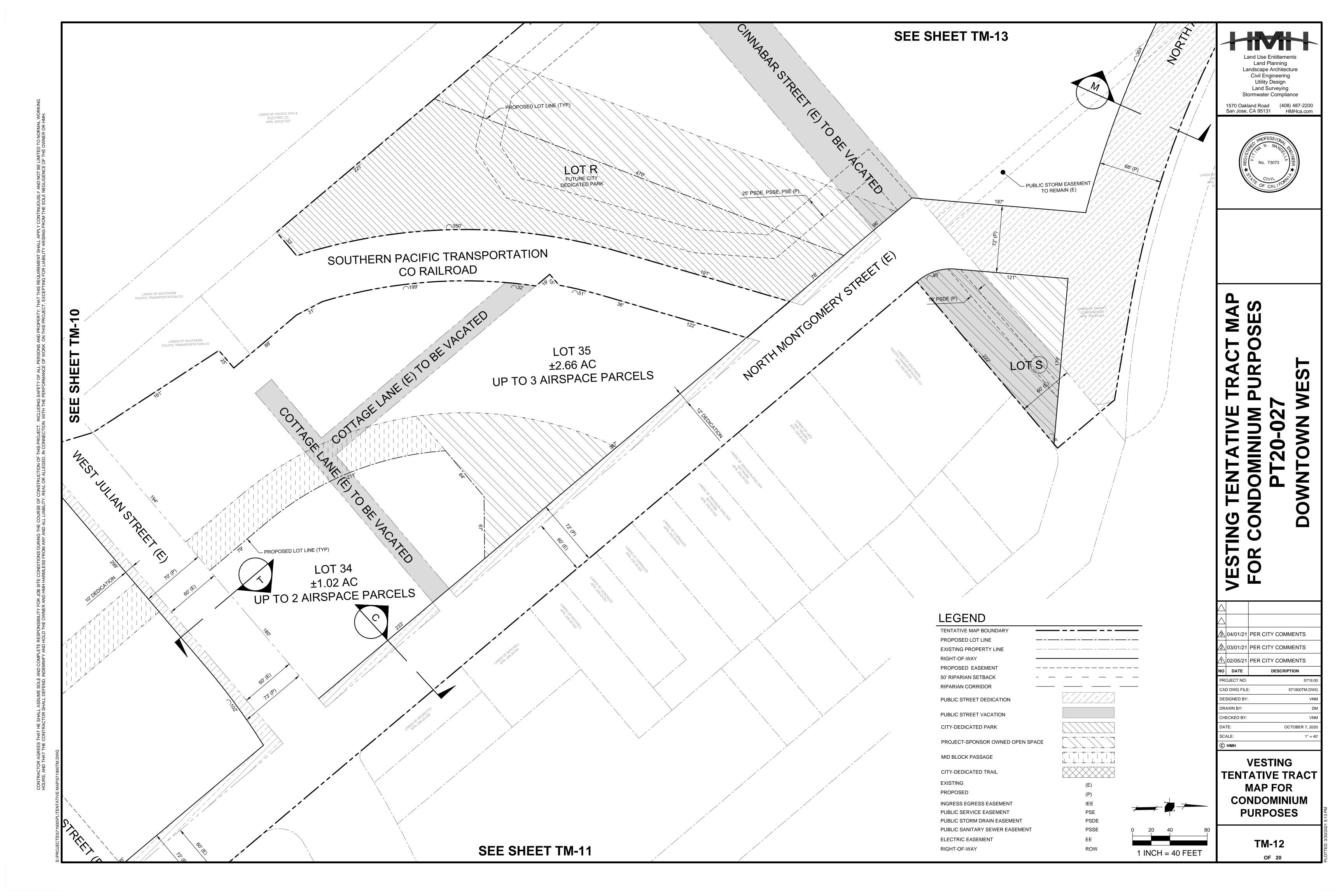


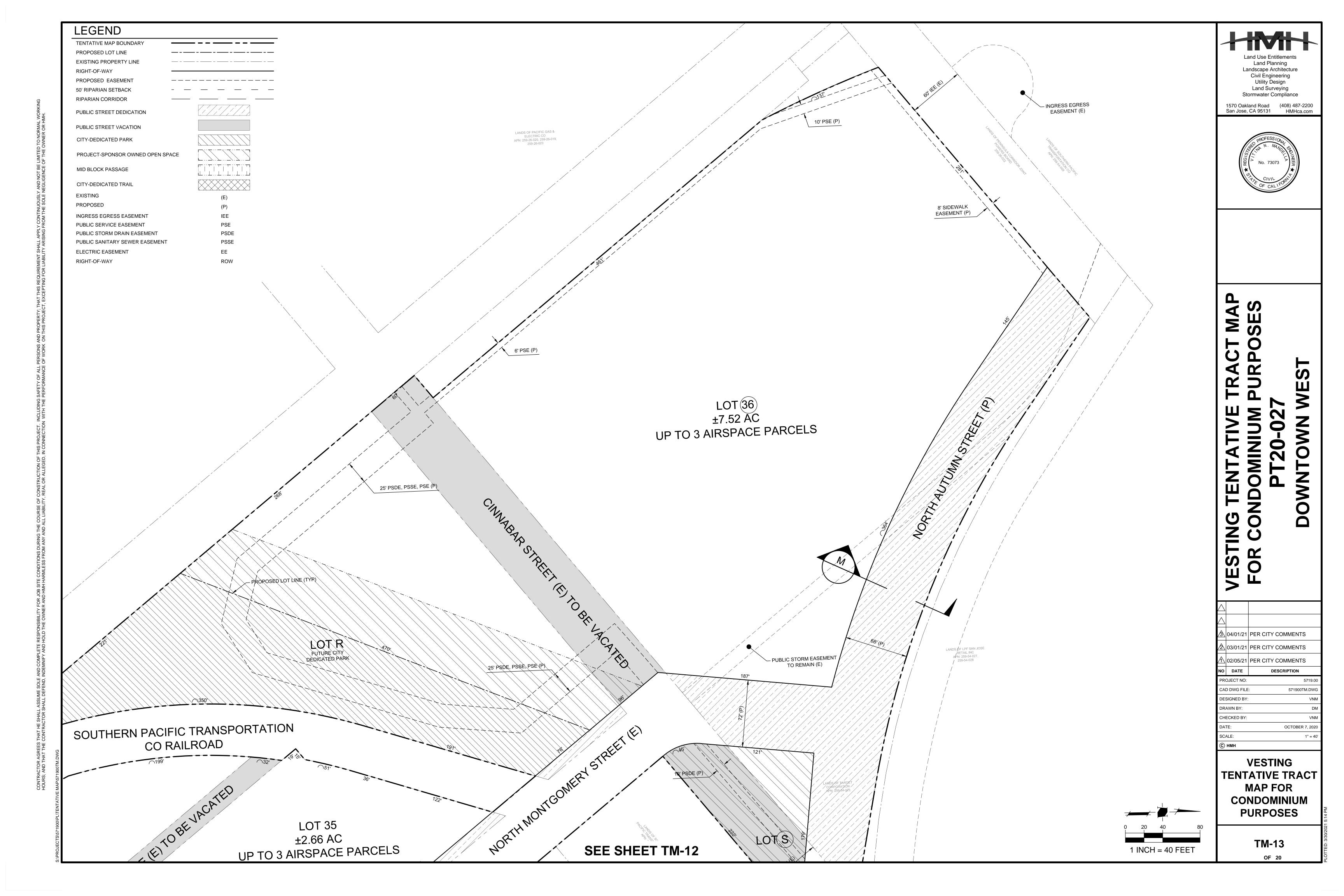


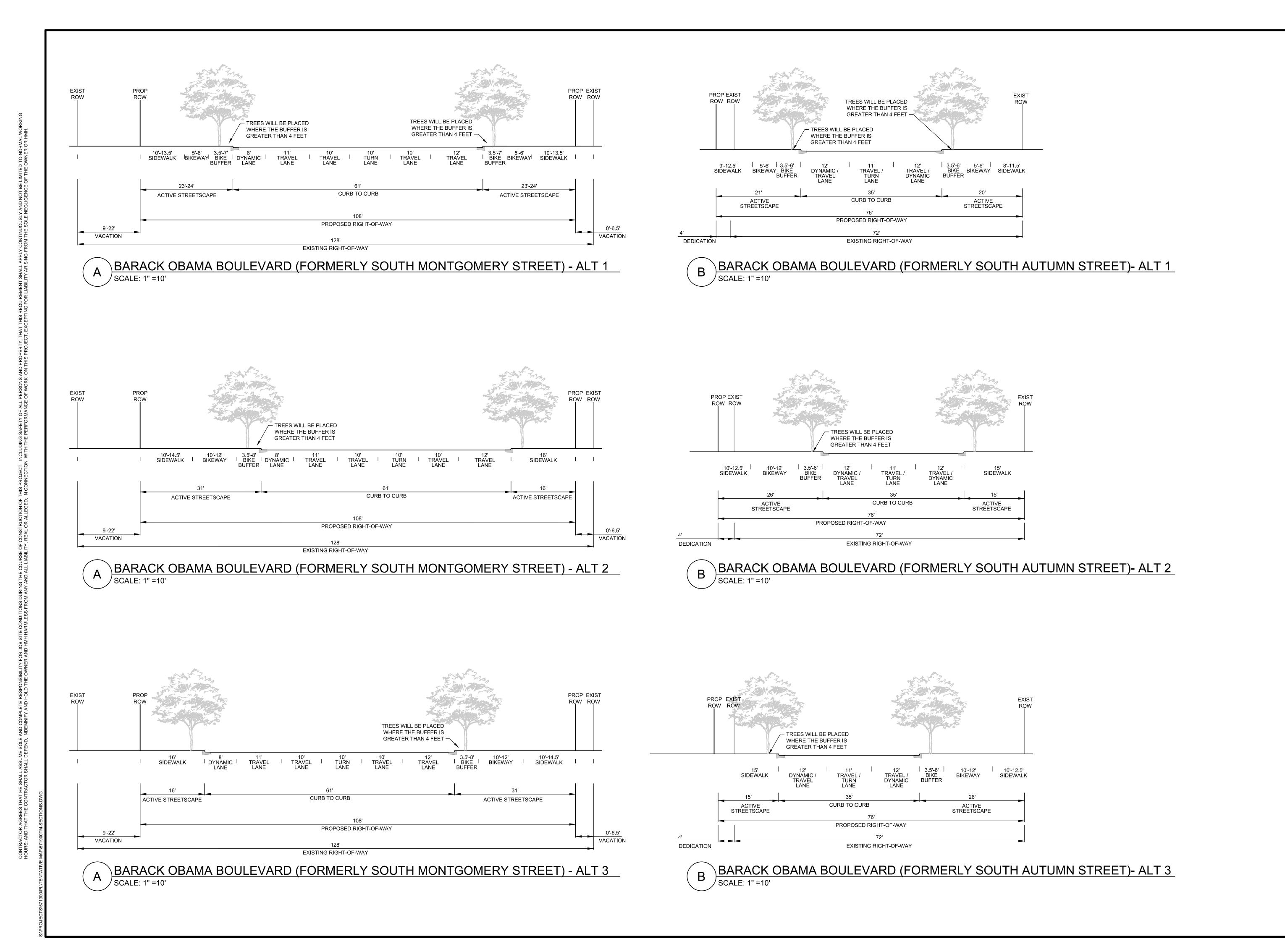












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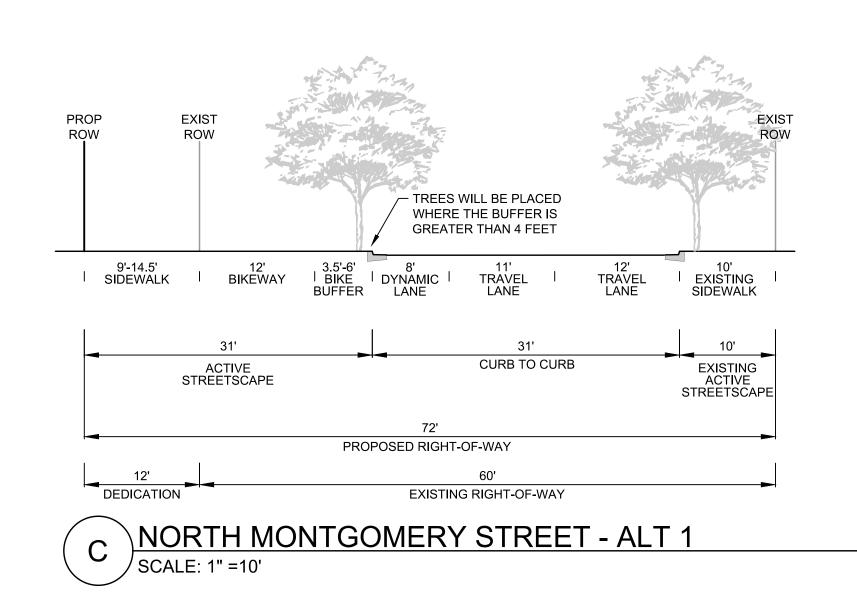
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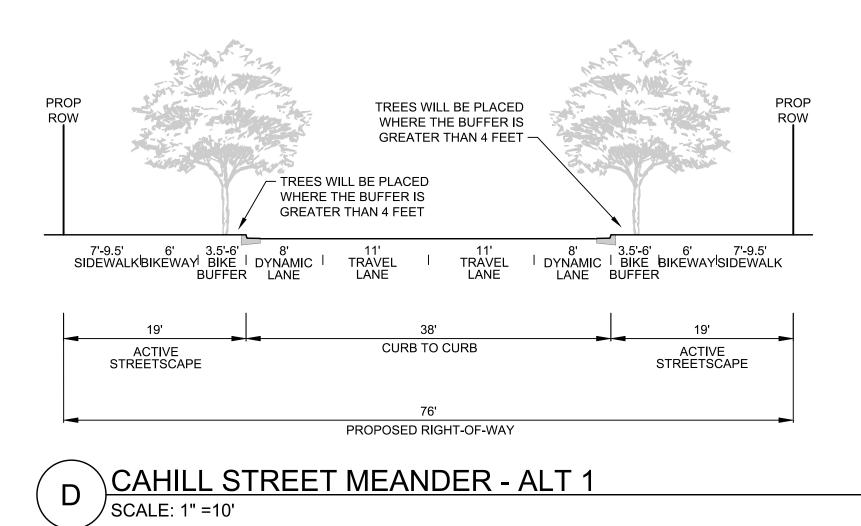
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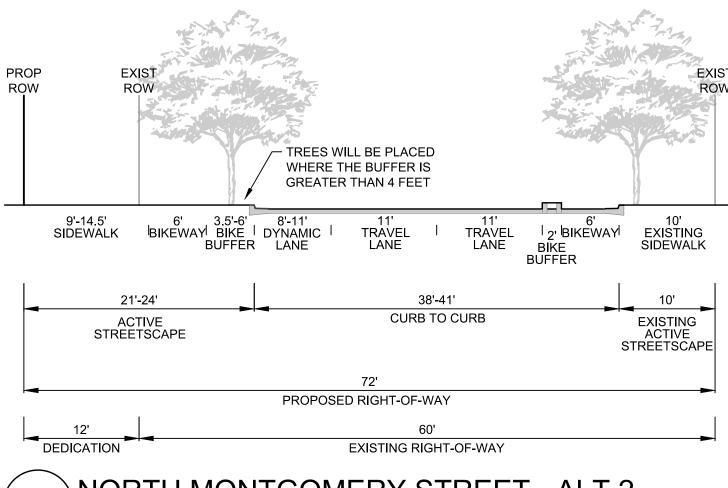
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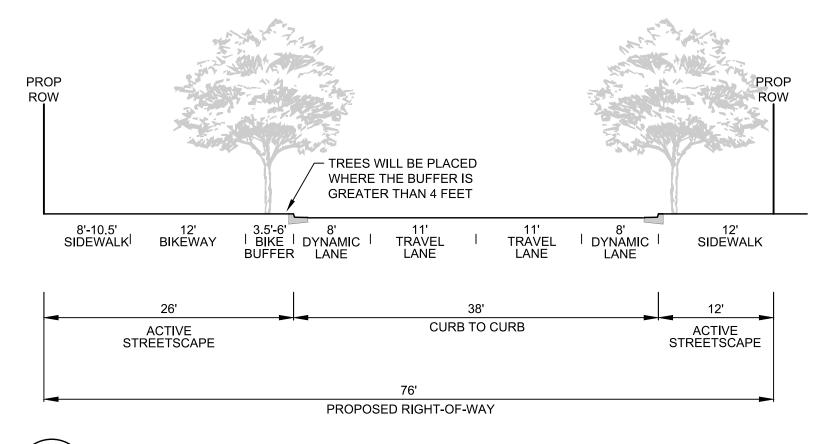
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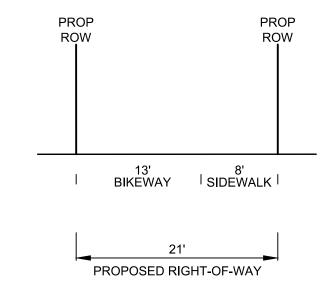


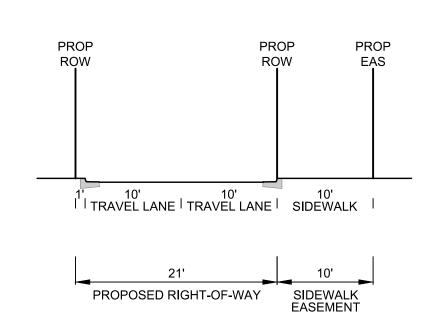












TREES WILL BE PLACED
WHERE THE BUFFER IS
GREATER THAN 4 FEET

12'
SIDEWALK DYNAMIC TRAVEL TRAVEL DYNAMIC BIKE BIKEWAY SIDEWALK
LANE LANE LANE BUFFER

12'
ACTIVE STREETSCAPE

CURB TO CURB
T6'

PROPOSED RIGHT-OF-WAY

CAHILL STREET MEANDER - ALT 4
SCALE: 1" =10'



D CAHILL STREET MEANDER - ALT 3
SCALE: 1" =10'

VESTING TENTATIVE FOR CONDOMINIUM FOR CONDOMINIUM PT20-027 PT20-027

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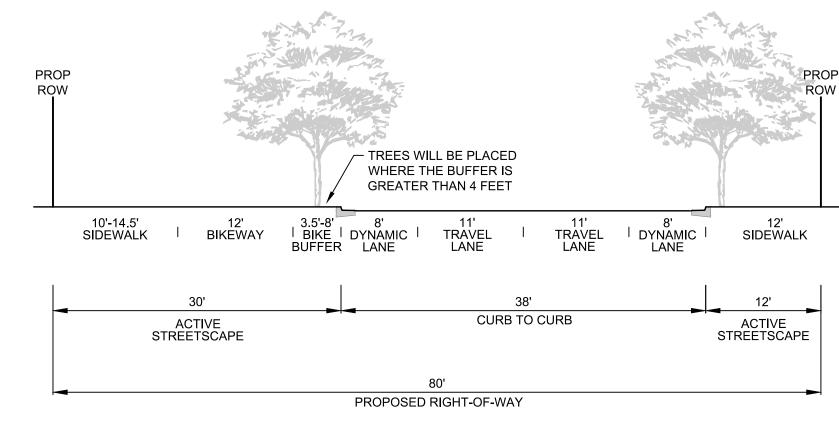
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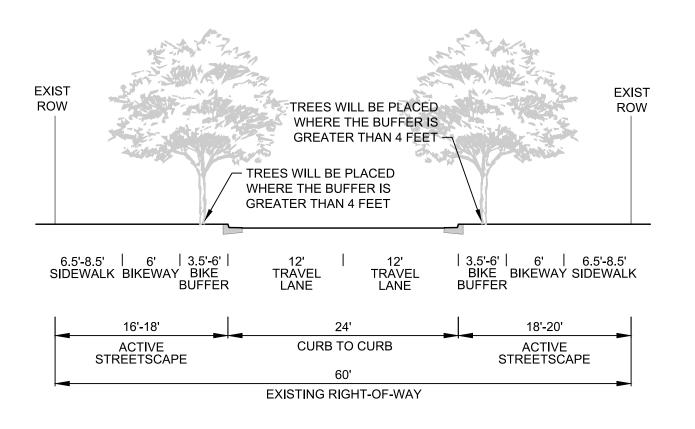
TM-15

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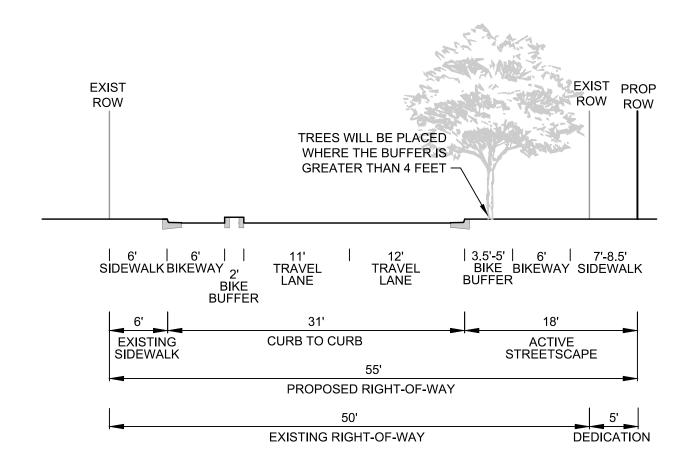
E CAHILL STREET NORTH END - ALT 1
SCALE: 1" =10'



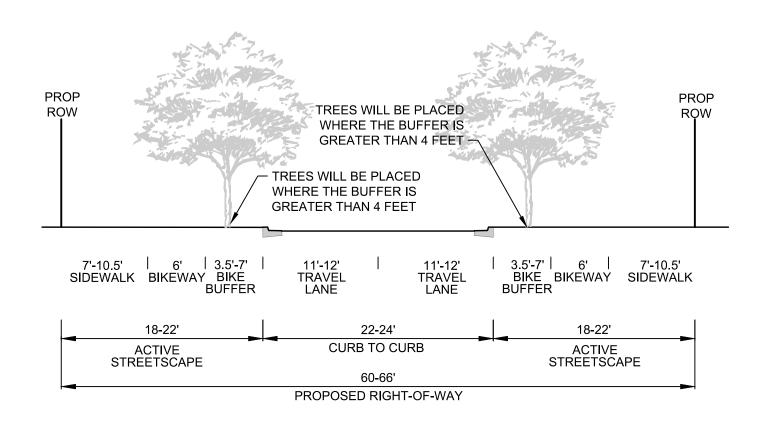
E CAHILL STREET NORTH END - ALT 2
SCALE: 1" =10'



F1 WEST SAN FERNANDO STREET
SCALE: 1" =10'



F2 WEST SAN FERNANDO STREET
SCALE: 1" =10'



G WEST ST. JOHN STREET

SCALE: 1" =10'

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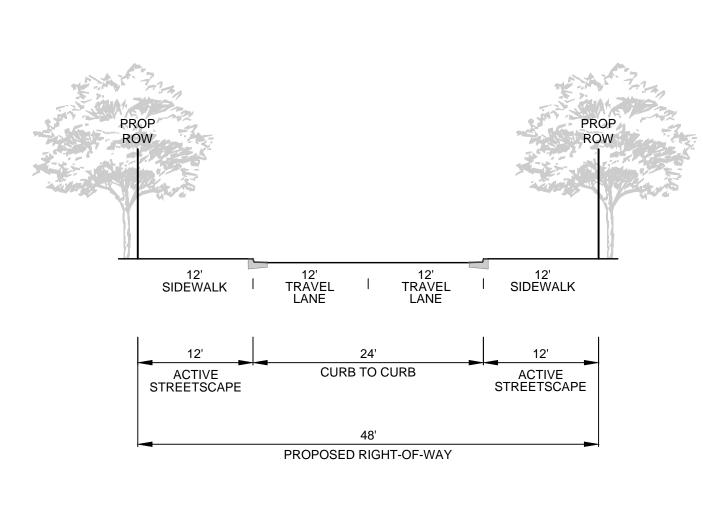
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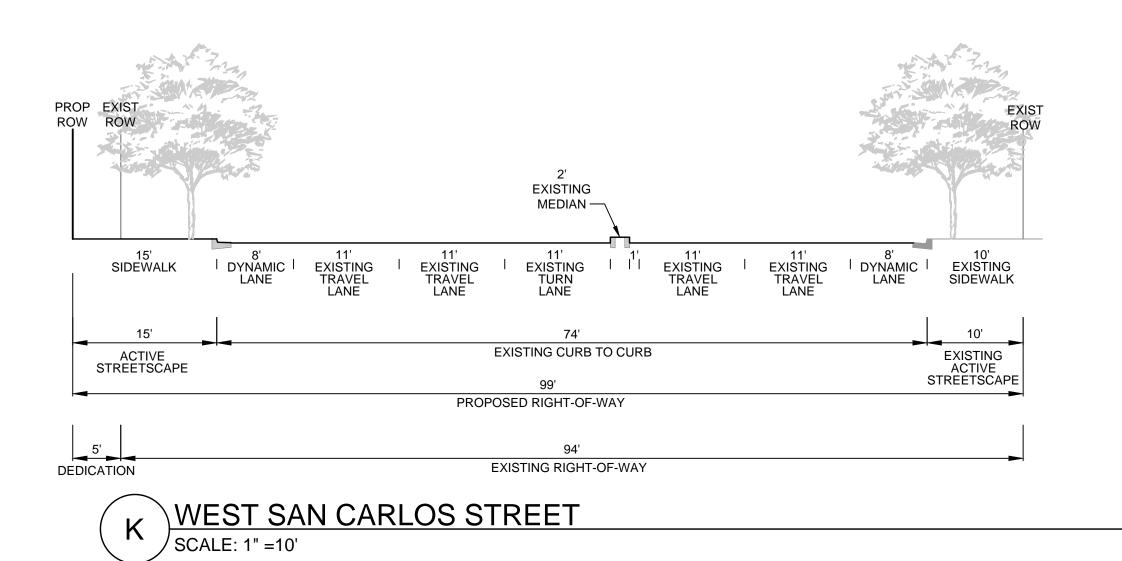
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H WEST POST STREET

SCALE: 1" =10'



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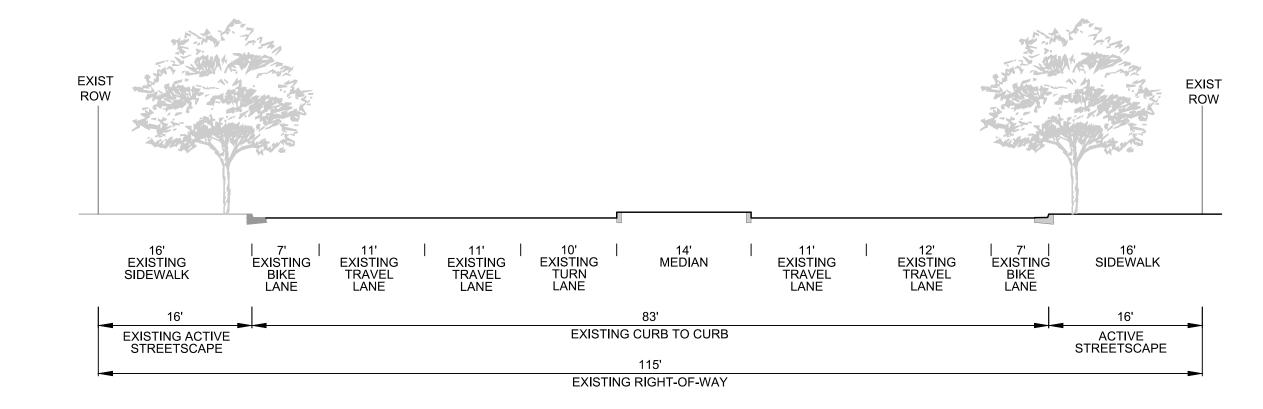
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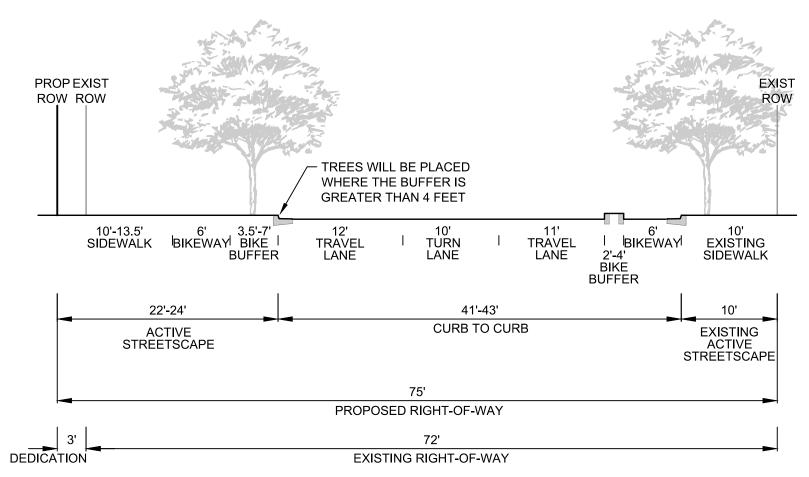
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NORTH AUTUMN STREET

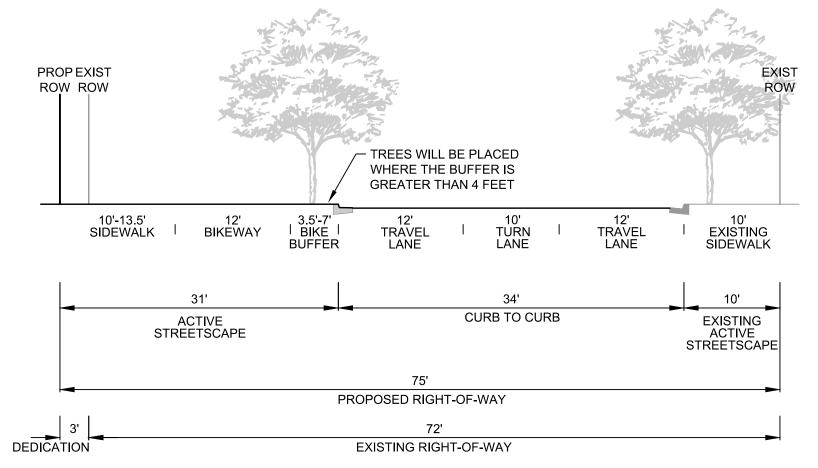


WEST SANTA CLARA STREET - ALT 1
SCALE: 1" =10'



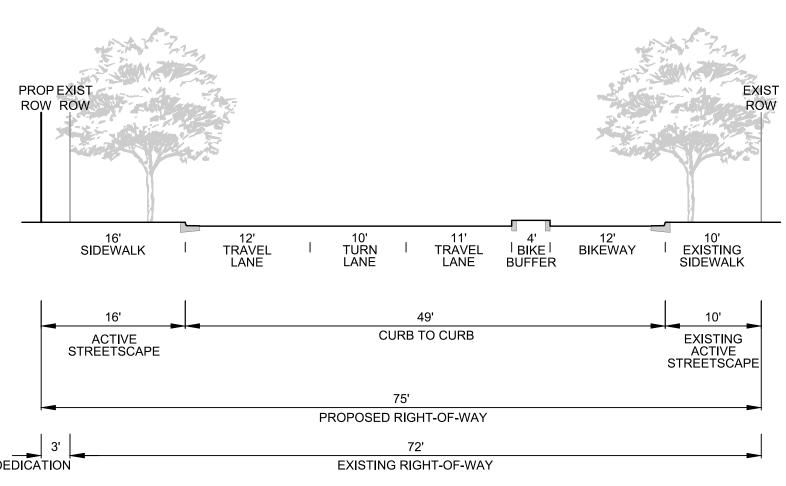
BARACK OBAMA BOULEVARD (FORMERLY SOUTH AUTUMN STREET) - ALT 1

SCALE: 1" =10'



BARACK OBAMA BOULEVARD (FORMERLY SOUTH AUTUMN STREET) - ALT 2

SCALE: 1" =10'



BARACK OBAMA BOULEVARD (FORMERLY SOUTH AUTUMN STREET) - ALT 3

SCALE: 1" =10'

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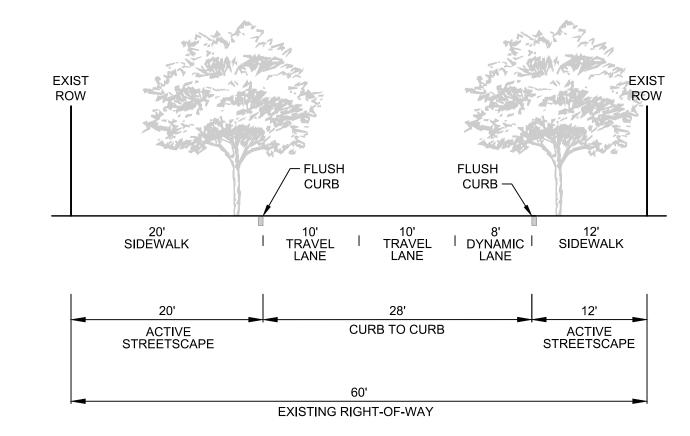
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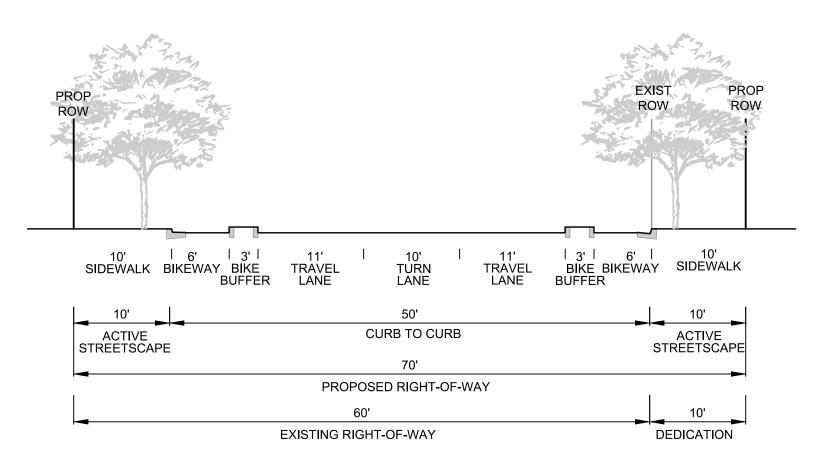
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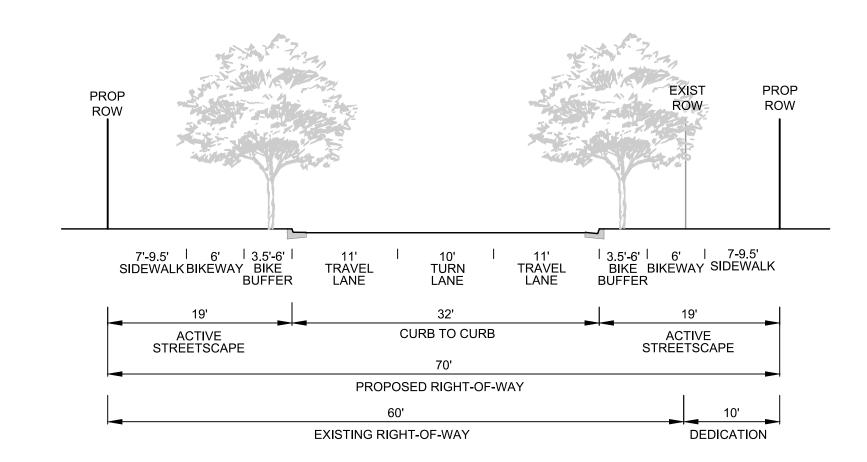
SOUTH MONTGOMERY STREET - ALT 1
SCALE: 1" =10'



SOUTH MONTGOMERY STREET - ALT 2
SCALE: 1" =10'



T WEST JULIAN STREET - ALT 1
SCALE: 1" =10'



T WEST JULIAN STREET - ALT 2
SCALE: 1" =10'



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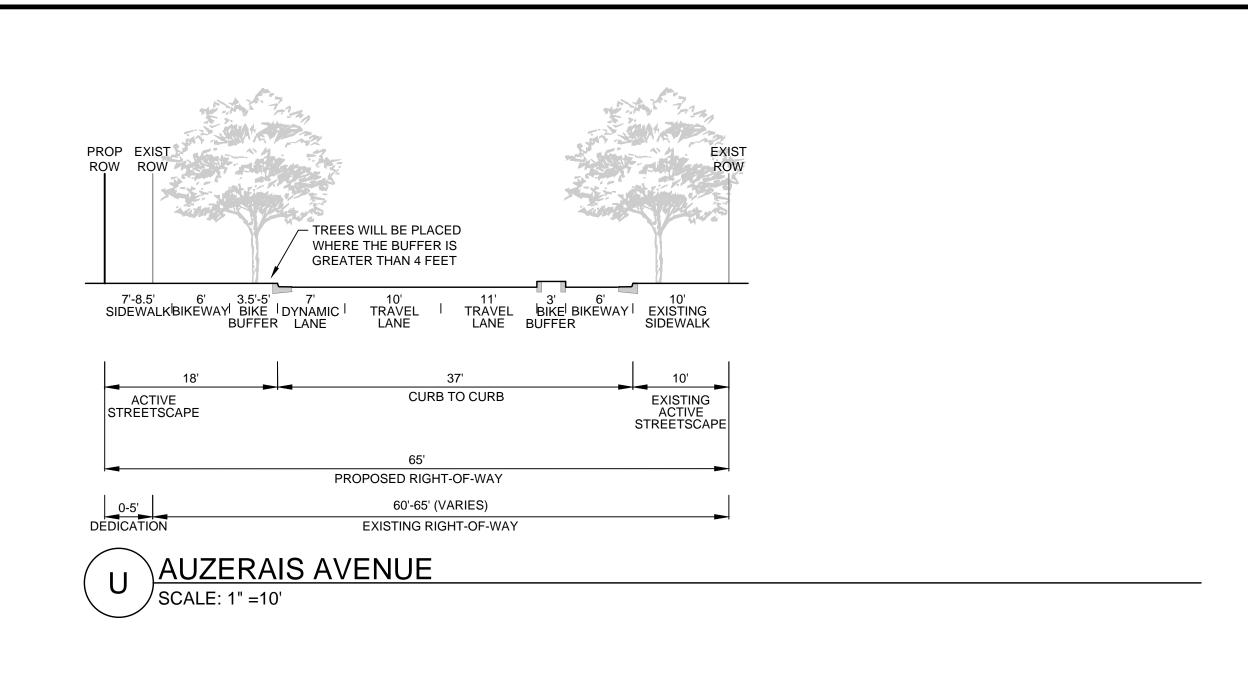


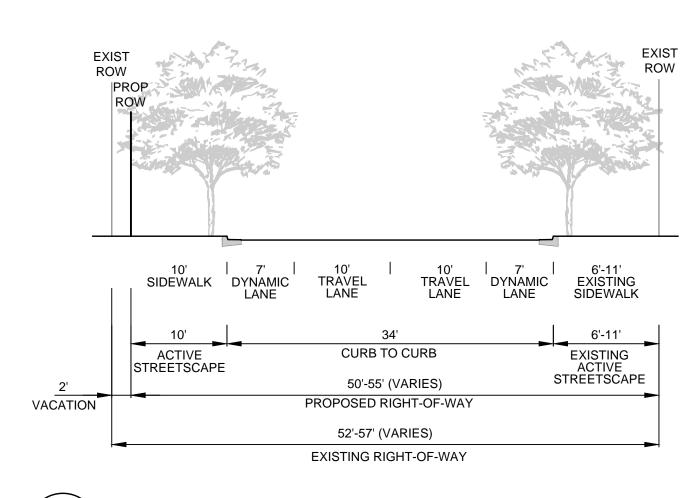
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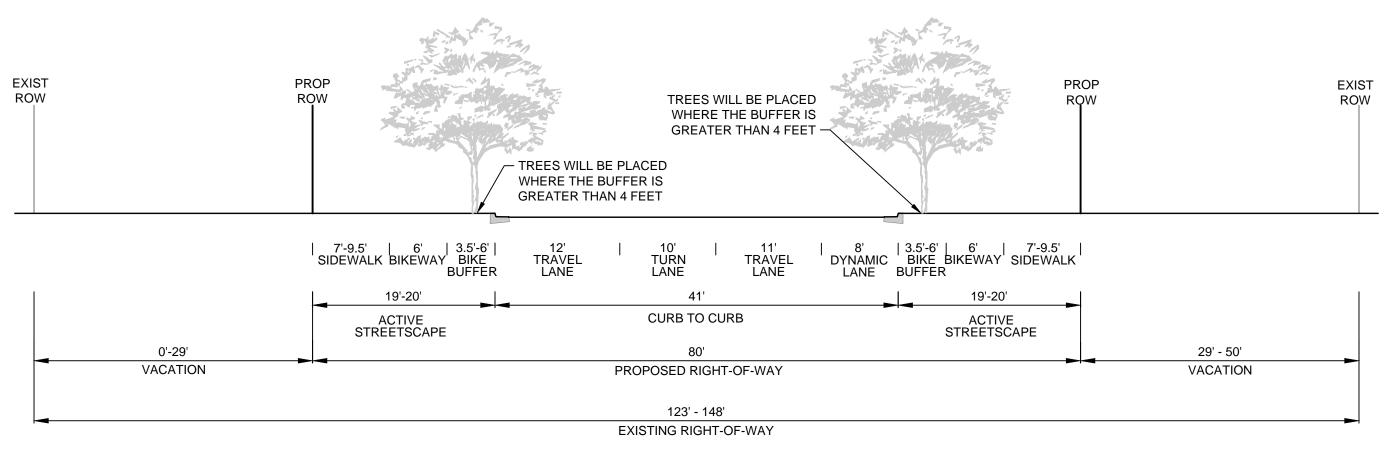
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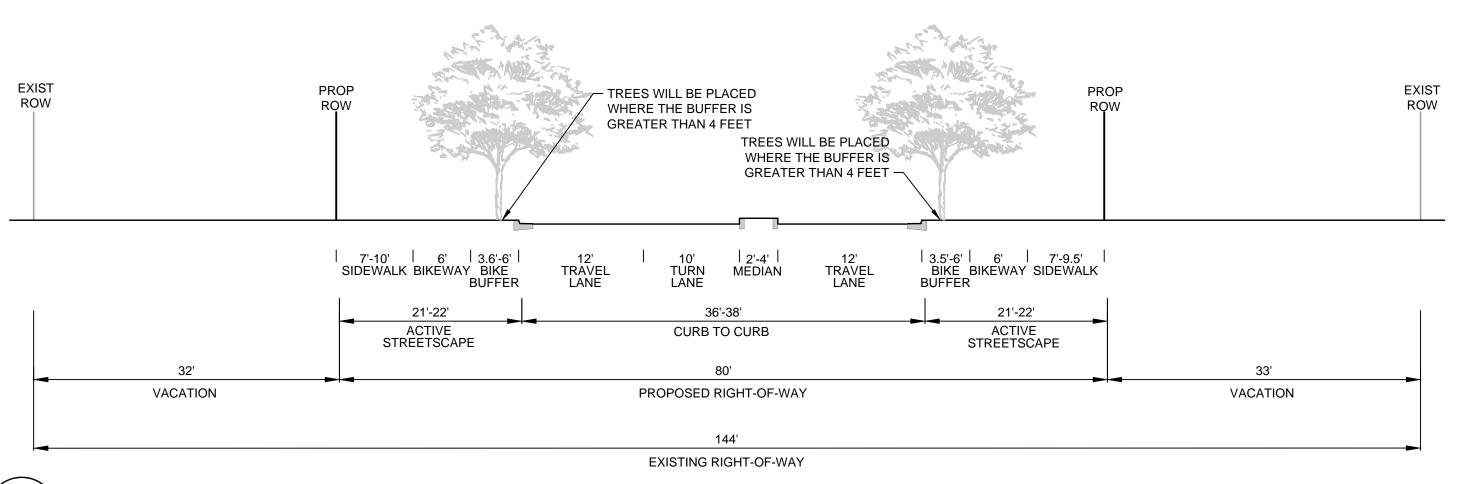




ROYAL AVENUE
SCALE: 1" =10'



PARK AVENUE
SCALE: 1" =10'



W2 PARK AVENUE
SCALE: 1" =10'

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