

PTP3 Sequencing Narrative

Specific Use Permit/Tentative Map

The PTP3 Specific Use Permit and Tentative Map applications have been submitted in conjunction with one another so that these two items track through the approval process together. Any feedback on both of these items will be provided and addressed ahead of the anticipated Planning Commission Hearing on April 4, 2019. At that time, it is anticipated that the Planning Commission will approve both of these items (including any Tentative Map conditions).

Workforce Housing Option

Following the anticipated approval of the Specific Use Permit and the Tentative Map (defined as the Permit Approval in the DA) on April 4, 2019, SRG-SHH will provide written notice (April 2019) to the City establishing the date of commencement of the City's option to purchase, from which the City has 60 calendar days to obtain City Council approval to exercise the option (by June 2019).

Building Permit Submittal / Easement Filing

Following approval of the Specific Use Permit and Tentative Map, SRG/SHH will also submit several permit and easement related items for review and approval (first submittal anticipated in June 2019):

- Relevant Demo, Grading, Utilities, Building, and Off-Site Permit applications for the entirety of the site for plan check review
- Relevant easements providing access public access to and within Triton Dr
- Relevant easements providing access by the residents of the workforce housing parcel to the neighboring open space, per Exhibit 5 of the DA
- Relevant resident access through the street network of the site

Lot Line Adjustment & Property Conveyance

In parallel with permits and easements, SRG/SHH will process a lot line adjustment along the future Calypso Ln to reflect the master plan boundaries.

Additionally, SRG/SHH and the City will begin processing the conveyance of the land under Triton Dr to the PTP3 ownership. The easements listed above will need to be recorded in conjunction with this conveyance.

Final Map Filing

A Final Map will also be filed with City staff (June 2019) in parallel with these other processes so that all conditions of the Tentative Map can be confirmed (or satisfied by posting relevant performance bonds) and can go before City Council by November 1, 2019 for administrative approval and then recordation.

Building Permits / Construction Sequencing

Demolition, grading, and utilities permits for the entirety of the site are anticipated to be pulled in November 2019 after the Final Map is recorded. Shortly thereafter (November 2019), Building Permits will be issued for Triton Park, the workforce housing building, and all of the townhomes (provided the park and workforce housing permits are technically pulled first or at the same time, per the DA).