



Item No. 14 Town of Atherton

CITY COUNCIL STAFF REPORT – CONSENT AGENDA

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: LISA COSTA SANDERS, TOWN PLANNER

DATE: JANUARY 21, 2015

**SUBJECT: ACCEPTANCE OF THE FINAL PARCEL MAP AT 93 CAMINO POR
LOS ARBOLES AND AUTHORIZE RECORDATION**

RECOMMENDATION:

That the City Council determine that the Final Parcel Map is in conformity with the approved Tentative Parcel Map, the requirements of Title 16 (Subdivisions) of the Atherton Municipal Code and the California Subdivision Map Act and accept the Final Parcel Map for recording.

BACKGROUND

The City Council at its September 17, 2014 meeting approved the Tentative Parcel Map to allow the division of one parcel into two parcels at 93 Camino por los Arboles. The approved Tentative Parcel Map divides the 2.54-acre parcel into two parcels, one at 1.189 acres and flag lot at 1.356 acres.

The applicant has completed all work on the property subject to the conditions of approval, has had the property surveyed and a Parcel Map has been prepared in compliance with the approval and conditions of approval.

ANALYSIS

Atherton Municipal Code and the California Subdivision Map Act provide that the subdivider shall submit the Parcel Map to the Town, comply with all conditions of approval, and cause the Parcel Map to be recorded within two years of the original conditional approval.

The applicant has complied with the conditions of the Tentative Parcel Map Certificate. Specifically, the applicant removed all buildings and structures to ensure they comply with new setback requirements established with the subdivision.

The Parcel Map has been reviewed by the Town's City Surveyor and found the map to be in compliance with the provisions of the California Subdivision Map Act and the Atherton

Municipal Code. Additionally, he found the Map to be in conformance with the Tentative Parcel Map as conditionally approved. Town Staff has also reviewed the final Parcel Map and inspected the property to ensure all conditions of the Tentative Parcel Map have been satisfied. Issues surrounding sewer improvements and tree protection will be addressed as the parcels are developed as part of the planning and building processes. Specific conditions are designed to address these concerns.

POLICY ISSUES

The Atherton Municipal Code and the State's Subdivision Map Act prescribe procedures for the subdivision of property. The Town's Municipal Code regulates and controls the design and improvement of subdivisions to ensure their compliance with the general plan, applicable policies and regulations of the Town. This subdivision has met all of the Town and State requirements. There are no outstanding policy issues surrounding this project.

FISCAL IMPACT

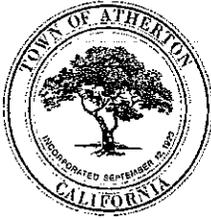
All costs associated with the application are paid for by the applicant.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but be not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power, and sewer), and regional elected officials.

Attachments:

1. Parcel Map
2. Tentative Parcel Map Certificate



**TOWN OF ATHERTON
CITY COUNCIL
TENTATIVE PARCEL MAP
CERTIFICATE**

THIS IS TO CERTIFY THAT the Atherton City Council at a regular meeting thereof, held on September 17, 2014 did approve a Tentative Parcel Map pursuant to Chapter 16.16 of the Atherton Municipal Code to allow the division of one 2.54 acre parcel into one 1.189 acre lot and one 1.356 acre flag lot at 93 Camino Por Los Arboles in Atherton (Assessor's Parcel Number 070-310-110). This approval requires substantial compliance with the map entitled, "Tentative Parcel Map, 93 Camino Por Los Arboles, A.P.N. 070-310-110" dated June 17, 2014, prepared by MacLeod and Associates, consisting of five sheets. The application was approved with the following conditions:

1. The Parcel Map and Improvement Plans shall conform to all town Ordinances, standards and fee requirements.
2. Any and all structures either crossing a new property line or not meeting current setback requirements shall be removed prior to recordation of a final parcel map. Specifically, the main residence and detached garage located on Lot 2 shall be removed.
3. Improvement plans, maps and construction shall be to the written satisfaction of the Public Works Director/City Engineer.
4. Any tree removal necessitated by subdivision design or improvement construction shall be done in accordance with the Atherton Tree Ordinance, Municipal Code Chapter 8.10.
5. Per Chapter 16 of the Atherton Municipal Code, the subdividor shall provide preliminary and final drainage reports for the site to the written satisfaction of the Public Works Director/City Engineer, showing a plan for drainage of the lots from the rear to the front.
6. The applicant shall follow all San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) recommended Best Management Practices for Construction and prohibit the occurrence of any non-storm water discharges into the storm drain system.
7. The front property line for Lot 2 is the line most closely parallel to Camino Por Los Arboles, and designated as the front on the Tentative Parcel Map.
8. All future improvements shall comply with the R1-A Zoning Code Requirements.


Lisa Costa Sanders
Town Planner

Effective Date: September 14, 2014
Atherton, CA



OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREIN MAP. THAT WE ARE THE PERSONS WHOSE NAMES ARE SHOWN AS OWNERS OF THE REAL PROPERTY, AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION.

AS OWNER:
LINDA FLORA HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: AJ SADEGH, MANAGER

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME,
A NOTARY PUBLIC, PERSONALLY APPEARED

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE: _____
PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____
COMMISSION # OF NOTARY: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ALL SUBSCRIBERS TO THE MAP. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED: _____ DANIEL G. MACLEOD, L.S. #5304

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED "PARCEL MAP FOR LINDA VISTA HOLDINGS, LLC", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE PLANNING COMMISSION OF THE TOWN OF ATHERTON, AND ANY APPROVED MAP. I CERTIFY THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

THIS _____ DAY OF _____ 201_

GORDON SIEBERT, CITY ENGINEER
REGISTRATION NO.: 35451
EXPIRATION: 09/30/2015

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED "PARCEL MAP FOR LINDA VISTA HOLDINGS, LLC" AND I AM SATISFIED THAT THE MAP IS IN SUBSTANTIAL CONFORMITY WITH SECTION 66450 OF THE SUBDIVISION MAP ACT.

THIS _____ DAY OF _____ 201_

JON G. CRAWFORD
R.C.E. #32935
CITY SURVEYOR

PARCEL MAP

A SUBDIVISION OF THE LANDS OF LINDA FLORA HOLDINGS, LLC AS DESCRIBED IN DOCUMENT NUMBER 2014-017676, BEING ALL OF LOT 5 AND A PORTION OF LOT 6, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF LINDA VISTA TRACT" FILED IN BOOK "D" OF MAPS AT PAGE 26 AND A COPY FILED IN BOOK 3 OF MAPS AT PAGE 61, AND AS LATER SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP FOR LINDA VISTA HOLDINGS, LLC" IN VOLUME 37 OF "LLS MAPS AT PAGE 64, OFFICIAL RECORDS OF SAN MATEO COUNTY.

TOWN OF ATHERTON SAN MATEO COUNTY CALIFORNIA
DECEMBER 2014

MACLEOD AND ASSOCIATES

CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS CA • 94070 • (650) 593-8560

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 201_ AT _____ M
IN BOOK _____ OF PARCEL MAPS AT PAGE(S) _____ AT THE
REQUEST OF THERESA DELSANTANA, CITY CLERK OF THE TOWN OF ATHERTON.

MARK CHURCH, COUNTY RECORDER

FILE NO.: _____ BY: _____ DEPUTY RECORDER
FEE: _____