



Item No. 14 Town of Atherton

CITY COUNCIL STAFF REPORT – CONSENT AGENDA

TO: HONORABLE MAYOR AND CITY COUNCIL

THROUGH: GEORGE RODERICKS, CITY MANAGER

FROM: STEPHANIE B. DAVIS, AICP SENIOR PLANNER

DATE: SEPTEMBER 20, 2017

SUBJECT: ACCEPTANCE OF THE FINAL PARCEL MAP AT 10 SARGENT LANE AND AUTHORIZE RECORDATION (APN 073-261-030)

RECOMMENDATION:

It is recommended 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 November 16, 2016 meeting approved the Tentative Parcel Map to allow the division of one parcel into two parcels at 10 Sargent Lane. The approved Tentative Parcel Map divides the 2.54-acre parcel into two parcels; one parcel at 1.377 acres and flag lot at 1.054 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 issues.

POLICY FOCUS

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:

- Parcel Map and Closure Calculations
- Approved Tentative Parcel Map Certificate

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED MAP; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THAT GRANT DEED RECORDED MAY 22, 2015 AS DOCUMENT NO. 2015-053151, OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND SUBDIVISION.

OWNERS : MYONG SHIN WOO; SUNGKOOK KIM AND MEESIM LEE AS TRUSTEES OF THE DAVID Y.W. CHAN TRUST, DATED DECEMBER 21, 1987.

BY: _____ DATED: _____
MYONG SHIN WOO, TRUSTEE

BY: _____ DATED: _____
SUNGKOOK KIM, TRUSTEE

OWNERS' ACKNOWLEDGMENT

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 SANTA CLARA } s.s.

ON _____, 2017, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED 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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER SIGNATURE 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 AND OFFICIAL SEAL:

SIGNATURE: _____

NAME (PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

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PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2017, AT _____ M.
IN BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE
REQUEST OF GREGORY F. BRAZE

FILE NO. _____ FEE \$ _____

MARK CHURCH, COUNTY RECORDER

BY: _____
DEPUTY

CITY CLERK'S STATMENT

I HEREBY STATE AT THE TOWN COUNCIL OF THE TOWN OF ATHERTON AT IT'S REGULAR MEETING HELD ON THE _____ DAY OF _____, 2017, DULY APPROVED THE HEREIN PARCEL MAP SUBJECT TO THE PROPOSED IMPROVEMENTS AS DEPICTED ON THE APPROVED TENTATIVE MAP.

THERESA DELLASANTA
DEPUTY CITY CLERK
TOWN OF ATHERTON,
CALIFORNIA

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE PLANNING COMMISSION OF THE TOWN OF ATHERTON, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

THIS _____ DAY OF _____, 2017.

MARTY HANNEMAN, CITY ENGINEER
R.C.E. 46398

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP, AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT IN ACCORDANCE WITH SECTION 66450 OF THE SUBDIVISION MAP ACT.

THIS _____ DAY OF _____, 2017.

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



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 DAVID Y W CHAN TRUST IN FEBRUARY 2017, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GREGORY F. BRAZE DATE



PARCEL MAP

BEING A SUBDIVISION OF THE PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP BEING A SUBDIVISION OF PORTION OF LOTS 30 AND 31, MAP OF MEZES RANCH (VOLUME 2 OF MAPS, PAGE 5), TOWN OF ATHERTON, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MARCH 16, 1970 IN BOOK 9 OF PARCEL MAPS AT PAGE 38.

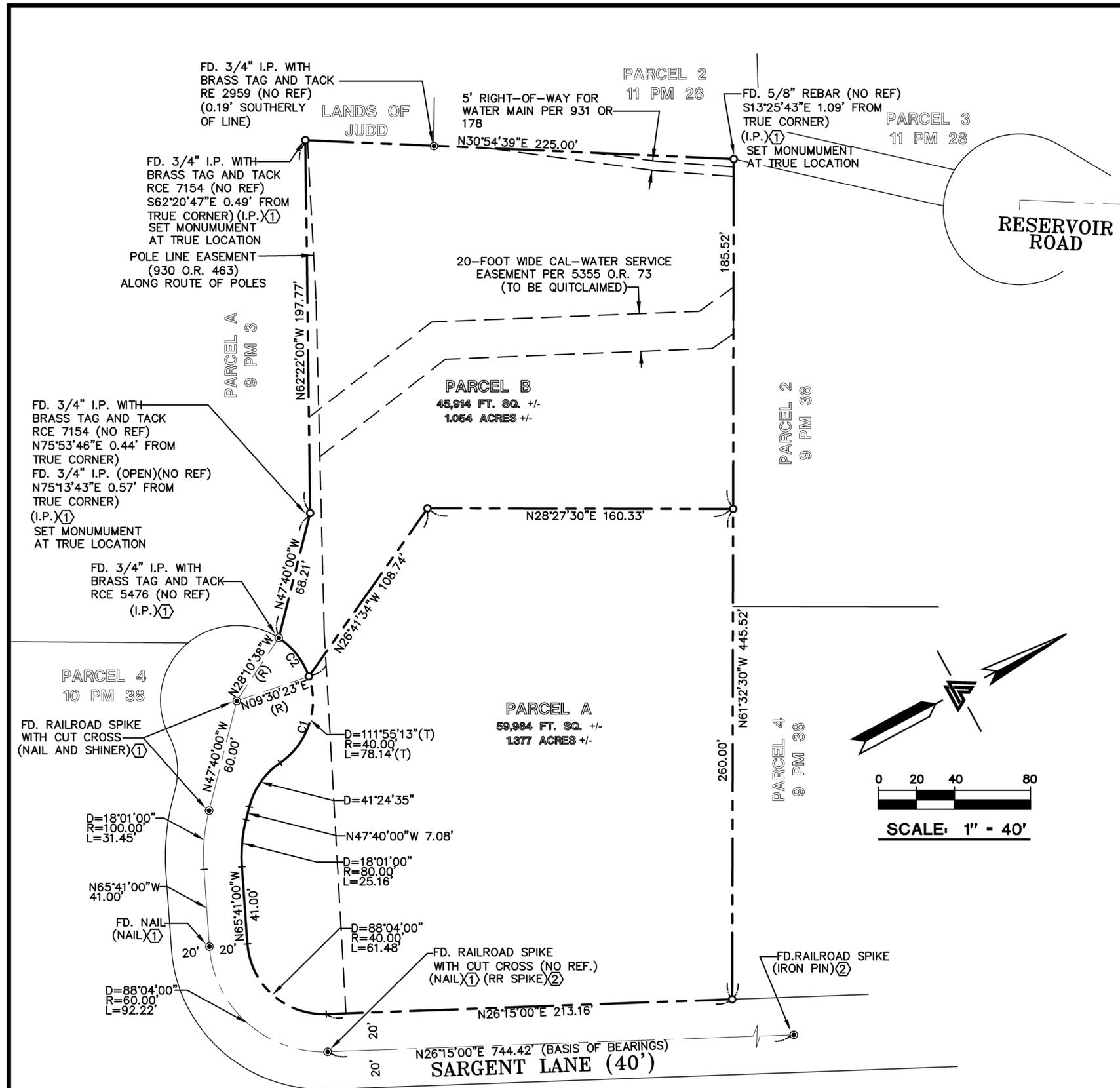
CITY OF ATHERTON SAN MATEO COUNTY CALIFORNIA
SEPT. 2017



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
FAX (510) 887-3019
WWW.LEABRAZE.COM



REFERENCES

- ① PARCEL MAP, 9 MAPS 38
- ② PARCEL MAP, 75 MAPS 38

LEGEND AND NOTES

- BOUNDARY LINE
- PROPERTY LINE
- - - EASEMENT
- CENTERLINE
- (T) TOTAL
- FOUND MONUMENT AS NOTED
- SET 3/4" IRON PIPE W/PLASTIC PLUG & TACK, LS 7623

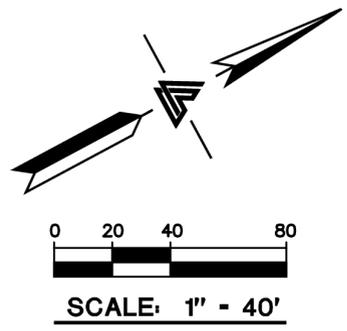
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS THE BEARING NORTH 26°15'00" EAST BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SARGENT LANE AS SHOWN ON THAT CERTAIN MAP PARCEL MAP FILED IN BOOK 75 OF MAPS PAGE 38.

| CURVE TABLE | | | |
|-------------|-----------|--------|--------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | 74°14'12" | 40.00' | 51.83' |
| C2 | 37°41'00" | 40.00' | 26.31' |

NOTES

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.



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CITY OF ATHERTON SAN MATEO COUNTY CALIFORNIA
SCALE 1"=40' SEPT. 2017



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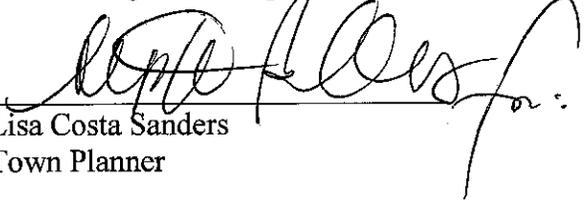
Town of Atherton
Administrative Offices
91 Ashfield Road
Atherton, California 94027
Phone: (650) 752-0544
Fax: (650) 614-1224

**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 November 16, 2016 did approve a Tentative Parcel Map pursuant to Chapter 16.16 of the Atherton Municipal Code to allow the division of one 2.4 acre parcel into one 1.377 acre lot and one 1.054 acre flag lot at 10 Sargent Lane in Atherton (Assessor's Parcel Number 073-261-030). This approval requires substantial compliance with the map entitled, "Tentative Map, 10 Sargent Lane, Atherton, California" dated October 5, 2016, prepared by Lea and Braze Engineering, consisting of six 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 swimming pool 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 subdivider 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 Parcel A is the property line that abuts Sargent Lane and the front property line for Parcel B is the southwest property line that abuts the property at 31 Sargent Lane, as designated 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: November 26, 2016
Atherton, CA