



Item No. 15 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 336 WALSH ROAD AND AUTHORIZE RECORDATION (APN 073-220-030)

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 July 19, 2017 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 2.568-acre parcel into two parcels; one parcel at 1.113 acres and the other parcel at 1.455 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. 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. 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 REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENT

AS OWNER:

PACIFIC PENINSULA GROUP, A CALIFORNIA CORPORATION

BY: STEPHEN M. ACKLEY, PRESIDENT

BY: BRADLEY L. SMITH, CFO AND SECRETARY

AS BENEFICIARY:

FIRST REPUBLIC BANK

BY:

BY:

OWNER'S 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 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/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: _____

JOB # 4376-16

BENEFICIARY'S ACKNOWLEDGEMENT

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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: _____

CITY CLERK'S STATEMENT:

I, THERESA DELLASANTA, CITY CLERK OF THE TOWN OF ATHERTON, HEREBY STATE THAT THE CITY COUNCIL OF SAID TOWN AT ITS REGULAR MEETING HELD ON _____ AT THE DULY APPROVED THE MAP SHOWN HEREON AND AUTHORIZED ITS RECORDATION.

DATE: _____ THERESA DELLASANTA, CITY CLERK OF THE TOWN OF ATHERTON

COUNTY RECORDER'S STATEMENT

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

MARK CHURCH, COUNTY RECORDER

FILE NO.: _____ BY: _____ DEPUTY RECORDER

FEE: _____



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 STEPHEN ACKLEY IN JUNE 2017. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP. THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP 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 ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH. I HEREBY ALSO ACCEPT THE DEDICATION OF THE STORM DRAIN EASEMENT SET FORTH HEREON ON BEHALF OF THE TOWN OF ATHERTON (ORD. 441 § 1 (PART), 1988).

THIS _____ DAY OF _____, 201____

MARTIN HANNEMAN, CITY ENGINEER
REGISTRATION NO.: 46398
EXPIRATION: 03/31/2019

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT IN ACCORDANCE 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 PACIFIC PENINSULA GROUP AS DESCRIBED IN DOCUMENT NUMBER 2016-133350, BEING ALL OF LOT 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "BROAD ACRES" FILED IN BOOK 24 OF MAPS AT PAGES 35 AND 36, OFFICIAL RECORDS OF SAN MATEO COUNTY.

TOWN OF ATHERTON SAN MATEO COUNTY CALIFORNIA

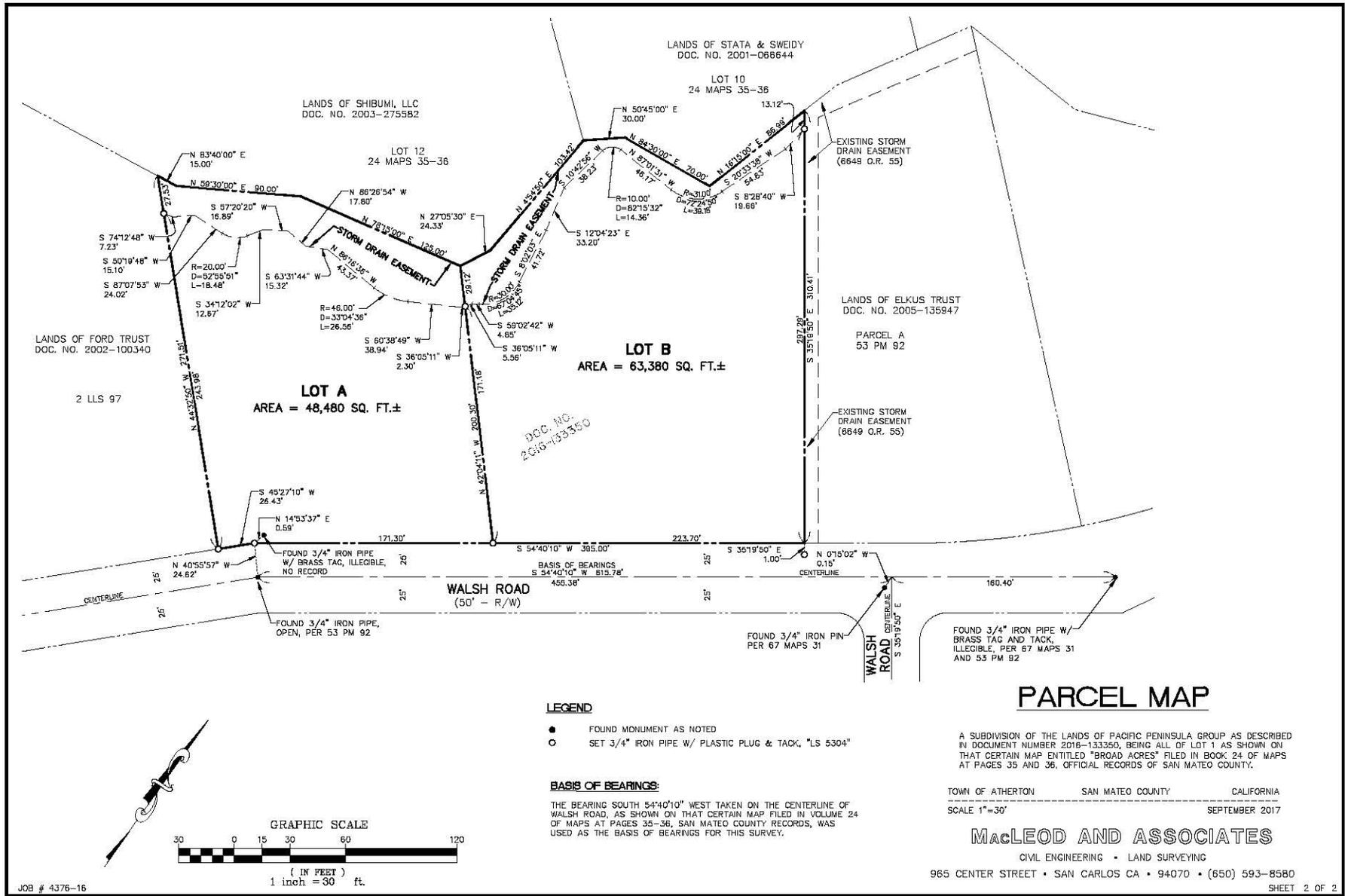
SEPTEMBER 2017

MacLEOD AND ASSOCIATES

CIVIL ENGINEERING • LAND SURVEYING

965 CENTER STREET • SAN CARLOS CA • 94070 • (650) 593-8580

SHEET 1 OF 2



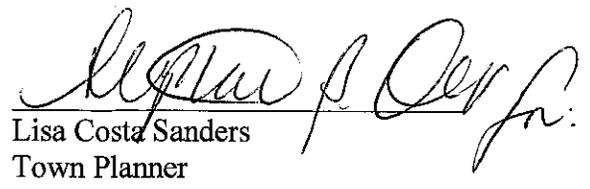


Town of Atherton
Administrative Offices
91 Ashfield Road
Atherton, California 94027
Phone: (650) 752-0544
Fax: (650) 614-1224

**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 July 19, 2017 did approve a Tentative Parcel Map pursuant to Chapter 16.16 of the Atherton Municipal Code to allow the division of one 2.568 acre parcel into one 1.113 acre lot and one 1.455 acre lot at 336 Walsh Road in Atherton (Assessor's Parcel Number 073-220-030). This approval requires substantial compliance with the map entitled, "Vesting Tentative Map, 336 Walsh Road, Atherton, California" dated June 16, 2016, prepared by MacLeod and Associates, consisting of seven 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 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. All future improvements shall comply with the R1-A Zoning Code Requirements.


Lisa Costa Sanders
Town Planner

Effective Date: July 29, 2017
Atherton, CA