



Item No. 2 Town of Atherton

CITY COUNCIL STAFF REPORT – STUDY SESSION

**TO: HONORABLE MAYOR AND CITY COUNCIL
GEORGE RODERICKS, CITY MANAGER**

FROM: ROBERT OVADIA, PUBLIC WORKS DIRECTOR

DATE: JUNE 6, 2018

**SUBJECT: RECEIVE THE BOUNDARY SURVEY OF HOLBROOK-PALMER
PARK AND PROVIDE FEEDBACK ON NEXT STEPS**

RECOMMENDATION

Review the Holbrook-Palmer Park boundary survey decide if any action should be taken.

BACKGROUND

In October 2017, the City Council received a report regarding private gate access to Holbrook-Palmer Park. There are 21 private residences that border Holbrook-Palmer Park. There are four (4) houses in Atherton, along Lane Place and 17 houses in Menlo Park, in the Felton Gables neighborhood. The prior report indicated that the existing fences may not be located on the property line between the park and the private residences.

ANALYSIS

As part of the Water Capture Facility project proposed at Holbrook-Palmer Park, a boundary survey was conducted. As part of this effort, the consultant prepared a property line vs fence line exhibit (Attachment 1) to show the relationship between the park property lines and the existing good-neighbor fences adjoining the park. The exhibit shows that the fence line on the north side of the park (adjoining the properties located on Lane Place) are located on the other side of the park property line (private property side), by approximately 5 feet. The exhibit also shows that the majority of the fence on the east side of the park (adjoining the properties in Menlo Park) is located on the park property. The encroachments are predominantly less than two feet, with a several areas that encroach between two and three feet and an area that encroaches almost four and one-half feet.

At a minimum, staff suggests that adjoining property owners should be provided notice regarding the location of their property lines adjoining the park and the fence line in relation to the property

line as indicated by the survey. The property owners should be advised that they may seek the services of a licensed surveyor to assist them in confirming the property line location.

Additional options include:

- Allowing some sort of agreement to permit fence owners to leave their existing fences in their current location, on park property, for a period of time and requiring that should the fence need repair, as determined by the Town, that it be relocated at that time.
- Requiring that any fence that encroaches onto park property beyond an acceptable “good-neighbor” limit, be relocated within a reasonable amount of time as determined by the Council.
- Installation of a new fence along the north property boundary.

POLICY FOCUS

The Council’s policy discussion should focus on a reasonable encroachment limit for good-neighbor property line fencing and the process and timeline for any desired corrective measures for the encroachments. The discussion should also include the area where the fences are located beyond the boundaries of the park, and if the Town will share in any fencing relocation costs.

Additional issues for Council discussion on this item include allowances for private property gates into the park and any associated liability therein.

FISCAL IMPACT

The fiscal impact associated with this item will depend on the direction of the Council regarding the policy and the type of fencing desired.

COMMISSION/COMMITTEE FEEDBACK/REFERRAL

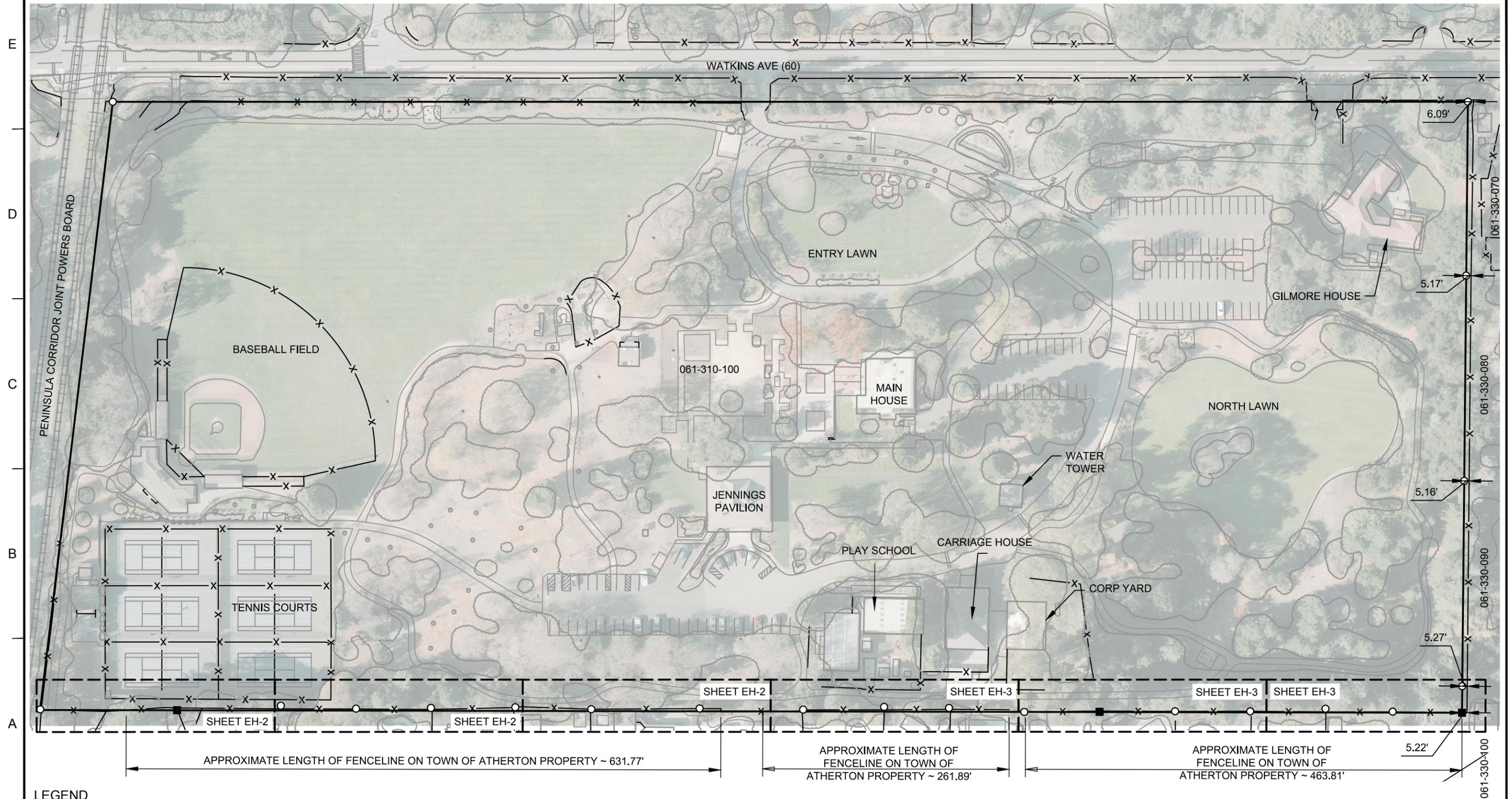
This item ___ has or X has not been before a Town Committee or Commission.

- ___ Audit/Finance Committee (meets every other month)
- ___ Bicycle/Pedestrian Committee (meets as needed)
- ___ Civic Center Advisory Committee (meets as needed)
- ___ Environmental Programs Committee (meets every other month)
- ___ Park and Recreation Committee (meets each month)
- ___ Planning Commission (meets each month)
- ___ Rail Committee (meets every other month)
- ___ Transportation Committee (meets every other month)
- ___ Tree Committee (meets each month)

ATTACHMENTS

ATTACHMENT 1 - Park Property Line vs Fence Line Exhibit

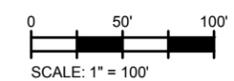
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LEGEND

	PROPERTY LINE
	FENCELINE
	SET SURVEY MONUMENT AT PROPERTY CORNER
	FOUND SURVEY MONUMENT AT PROPERTY CORNER



TETRA TECH

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3475 E Foothill Blvd.
Pasadena, CA 91107

TOWN OF ATHERTON	Project No.: 200-01297-18011
PROPERTY LINE VS FENCELINE EXHIBIT	Designed By: EM
	Drawn By: AM
	Checked By: JF
EH-1	

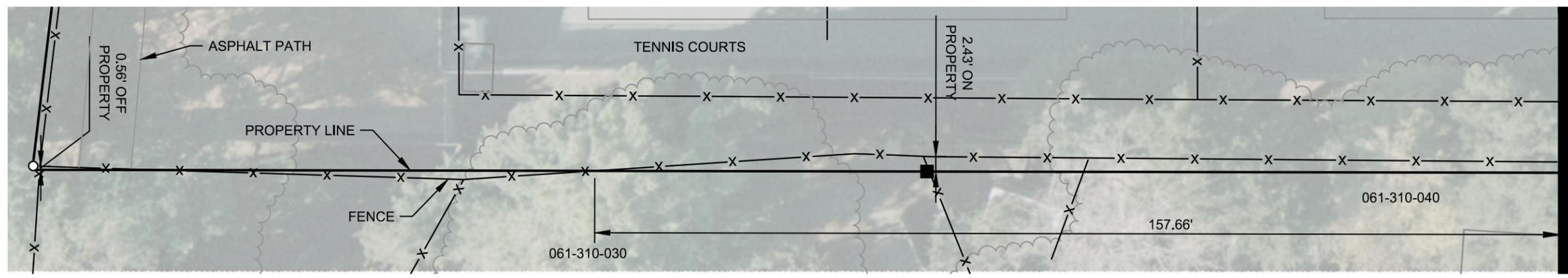
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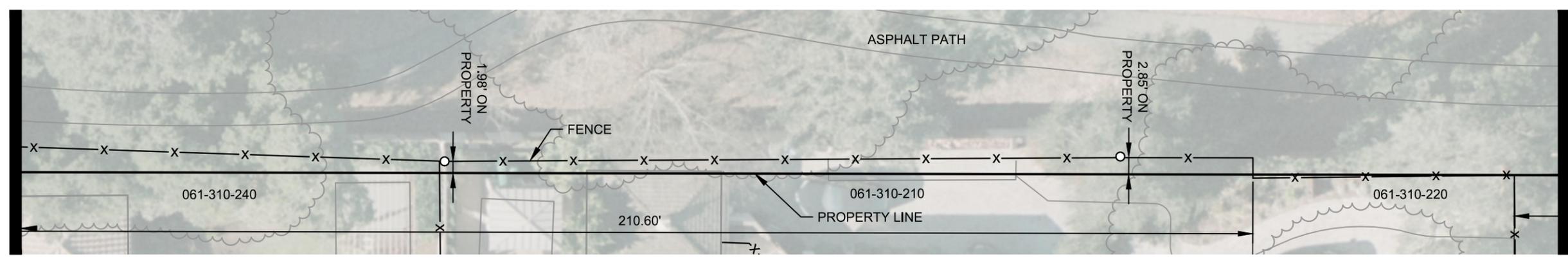


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MATCHLINE - SEE ABOVE

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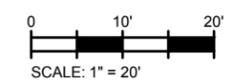


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MATCHLINE - SEE SHEET EH-3

LEGEND

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Checked By:	JF
EH-2	

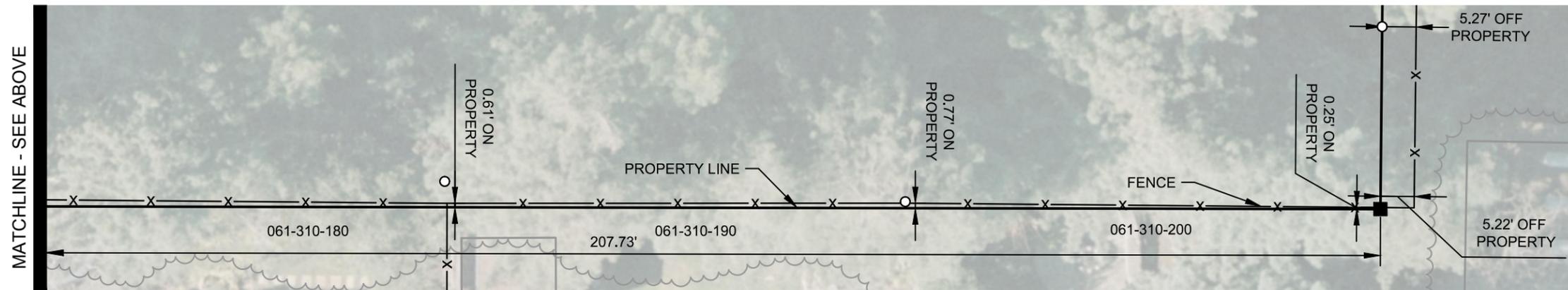
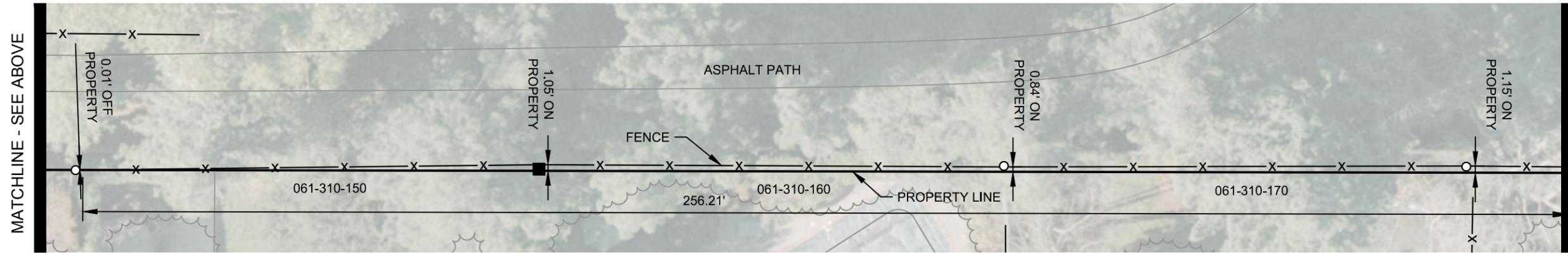
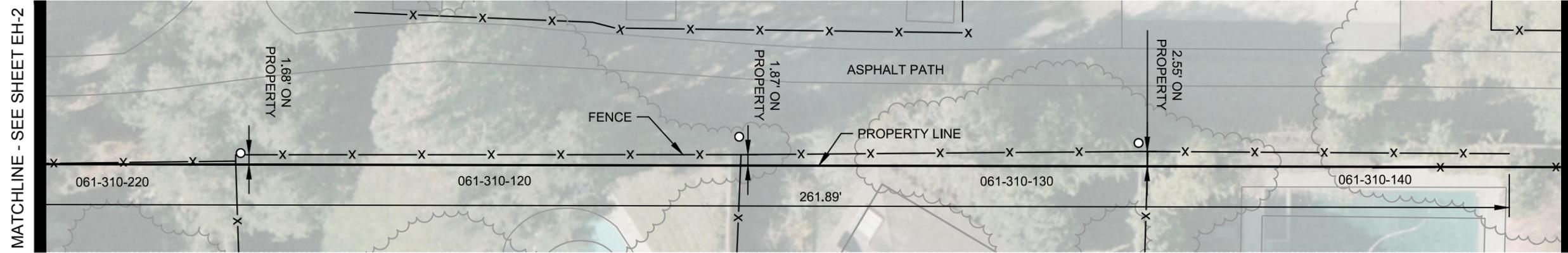
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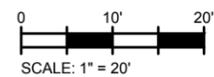
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