



STAFF REPORT

AGENDA NO: 8e

MEETING DATE: June 21, 2021

To: Honorable Mayor and City Council

Date: June 21, 2021

**From: Syed Murtuza, Director of Public Works – (650) 558-7230
Victor Voong, Associate Engineer – (650) 558-7242**

Subject: Adoption of a Resolution Approving the Tentative and Final Parcel Map (PM 21-01), Lot Merger and Subdivision of Lots 16 and 17 and a Portion of Lot 18, Block 34, Map of Easton Addition No. 2 Subdivision at 1110 Bernal Avenue

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution approving the tentative and final parcel map (PM 21-01) for a lot merger and subdivision of lots 16 and 17 and a portion of lot 18, block 34, map of Easton Addition No. 2 Subdivision at 1110 Bernal Avenue. No development approvals are part of this mapping action. Staff recommends adoption of the resolution subject to the following conditions:

1. The existing structure at the site must be demolished prior to the recordation of the final map at the San Mateo County Office of Records.
2. A final parcel map for the lot split must be filed by the applicant within the two-year time period as allowed by the Subdivision Map Act and the City's Subdivision Ordinance.
3. All property corners shall be set in the field and be shown on the map.
4. The final map shall show the widths of the right-of-way for Bernal Avenue, Carmelita Avenue, Drake Avenue, and Broadway including the centerlines of right-of-way, bearings and distances of centerline, and any existing monuments in the roadway.
5. Permanent storm water treatment measures and maintenance agreements are required for each parcel. Agreements shall be recorded with the County prior to building permit sign-off.

BACKGROUND

The project consists of building two, new single-family dwellings with detached garages.

On March 22, 2021, the Planning Commission reviewed and approved the tentative parcel map and recommended Council approval with the conditions listed above. Staff has reviewed the map and recommends the approval of the tentative and final parcel map subject to the above conditions.

Exhibits:

- Resolution
- Final Parcel Map
- March 22, 2021 Planning Commission Minutes