

MEMO TO : PLANNING COMMISSION
FROM: PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
DATE: MAY 19, 2026
SUBJECT: VESTING TENTATIVE PARCEL MAP FOR A LOT MERGER OF LOTS 18, 19, 20, 21, 22, 23 AND PORTION OF LOT 24, BLOCK 8, POLO FIELD SUBDIVISION AT 2, 12, AND 16 PARK ROAD, PM 25-05

Site Information:

Zoning: BMU & R-4 – Baywater Mixed Use and High Density
Existing Lot Size: Lot 18 – 7,509 Square Feet
Lot 19 – 7,509 Square Feet
Lot 20 – 7,509 Square Feet
Lot 21, 22, 23 and Portion of 24 – 20,743 Square Feet
Proposed Lot Size: 43,270 Square Feet

Background:

This parcel map application proposes to combine the existing four parcels into a one lot subdivision to construct a seven-story, 144 multi-unit residential building at 2 Park Road.

The Engineering Division has reviewed the map application and make the following recommendations:

1. The existing structures must be demolished before the map can be approved.
2. A final parcel map for the lot merger and one lot subdivision 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 sidewalk, driveway approach, curb, and gutter fronting the project site on Peninsula Avenue and Park Road shall be removed and replaced per City Standard Details.
4. No developmental approvals are part of this mapping action.

5. All property corners shall be set in the field and be shown on the map.
6. The final map shall show all proposed and existing easements, the widths of the right-of-way for Peninsula Avenue and Park Road including the centerlines of right-of-way, bearings and distances of centerline and any existing monuments in the roadway.
7. Permanent stormwater treatment measures and maintenance agreements are required for the project. Agreement shall be recorded with the County prior to building permit sign-off.
8. A special encroachment permit will be required for the construction. Installation, and maintenance of pervious pavement proposed for the sidewalks fronting the project site on Peninsula Avenue and Park Road. The permit shall be recorded with the County prior to building permit sign-off.

This mapping action should be considered as a Vesting Tentative Parcel Map for the merger of four parcels to facilitate processing. Staff will see that the Final Map is properly prepared.