



# STAFF REPORT

AGENDA NO: 10a

MEETING DATE: April 20, 2026

**To: Honorable Mayor and City Council**

**Date: April 20, 2026**

**From: Chris Lamm, Director of Public Works – (650) 558-7230  
Victor Voong, Associate Engineer – (650) 558-7230**

**Subject: Adoption of a Resolution Approving the Tentative and Final Parcel Map (PM 25-04) for Condominium Purposes, Subdivision of Lot 11, Block 4, Map of Easton Addition to Burlingame Subdivision at 1113-1115 Paloma Avenue; CEQA Determination: Exempt Pursuant to State CEQA Guidelines Section 15303(b)**

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## **RECOMMENDATION**

Staff recommends that the City Council adopt the attached resolution approving the Tentative and Final Parcel Map (PM 25-04) for a subdivision of Lot 11, Block 4, Map of Easton Addition to Burlingame Subdivision. The parcel map should be considered as both the tentative and final parcel map to facilitate processing. No development approvals are part of this mapping action.

## **BACKGROUND**

The subject property is an interior lot and currently contains a two-story duplex dwelling with attached garages. The project proposes to demolish all structures on the site and build a new three-story, 3-unit residential condominium building. The project site is surrounded by existing duplex and apartment buildings. On September 8, 2025, the Planning Commission reviewed the tentative map and recommended Council approval with the conditions listed:

1. All property corners shall be set in the field and be shown on the map.
2. The final map shall show the widths of the right-of-way for Paloma Avenue, Carmelita Avenue, Broadway, and Capuchino Avenue, including the centerlines of right-of-way, bearings and distances of centerline, and any existing monuments in the roadway.
3. All damaged sidewalk, curb, and gutters shall be replaced with new.
4. The conditions, covenants, and restrictions (CCR's) for the map shall be in a form acceptable to the City Attorney and shall conform to all approved conditions and City codes.
5. No raised structures shall be constructed in the public right-of-way.

Staff has reviewed the map and recommends the approval of the tentative and final parcel map subject to the above conditions. Staff will ensure that the proper map is recorded.

*Environmental Review*

The project is Categorical Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (b) of the CEQA Guidelines, which states that construction and location of limited numbers of new, small facilities or structures including a duplex or similar multi-family residential structure totaling no more than four dwelling units is exempt from environmental review. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

Exhibits:

- Resolution
- Final Parcel Map
- September 8, 2025, Planning Commission Minutes