



MEMORANDUM

To: Honorable Mayor and City Council

Date: August 25, 2016

From: Syed Murtuza, Director of Public Works – (650) 558-7230

Subject: **Tentative Condominium Map, and Tentative and Final Parcel Maps (PM 16-01), Lot Combination of Lot 4, Block 51, Map of Easton Addition No. 5 Subdivision and a portion of Lot 3, Block 1, Ray Park Subdivision located at 1509 El Camino Real**

RECOMMENDATION

Staff recommends that the City Council approve the proposed Tentative Condominium Map, and Tentative and Final Parcel Maps for lot combination of lot 4, Block 51, Map of Easton Addition No. 5 Subdivision and a portion of Lot 3, Block 1, Ray Park Subdivision, subject to the following conditions:

1. Final parcel map for lot merger must be filed by the applicant within the time period as provided by the Subdivision Map Act and the City's Municipal Code for Subdivision. Staff recommends the approval of this map to be considered as both the tentative and final map to facilitate processing.
2. All property corners shall be set by the land surveyor and shown on the final parcel map.
3. The final map shall show the widths of the right-of-way for Adeline Drive, El Camino Real, and rear ten-foot wide service alley, including the centerline of right-of-way, bearings and distances of centerlines and any existing monuments in the roadways.
4. All new frontage improvements including but not limited to sidewalk, driveway, curb and gutter along El Camino Real must be approved by the Public Works Department and the California Department of Transportation and installed by the development. Permit from the California Department of Transportation is required.
5. All work within the creek area requires approval and permit from the California Department of Fish and Wildlife.
6. The final condominium map shall comply with all the conditions of approval associated with the condominium permit.
7. The conditions, covenants and restrictions for the condominium map shall be in a form acceptable to the City Attorney and shall conform to all approved conditions and city codes.

BACKGROUND

On July 25, 2016, the Planning Commission reviewed and approved the subject condominium map, and also recommended the Council approval of the tentative and final parcel map with the above listed conditions.

Exhibits:

- Tentative and Final Parcel Map
- Final Condominium Map



