

CITY OF SAN MATEO
RESOLUTION NO. ____ (2020)

APPROVING THE FINAL PARCEL MAP FOR THE 937 & 939 NORTH IDAHO STREET CONDOMINIUM CONVERSION
(PA18-042)

WHEREAS, the Vesting Tentative Parcel Map for a conversion from a duplex to two condominiums at 937 & 939 North Idaho Street was approved by Planning Commission on May 14, 2019; and

WHEREAS, in accordance with Municipal Code Section 26.65.020, the Final Parcel Map is subject to Subdivision Map Review regardless of the number of lots or condominiums; and

WHEREAS, in accordance with Municipal Code Section 26.52, the subdivider submitted a Final Parcel Map for review; and

WHEREAS, the Final Parcel Map conforms to the conditions of the Vesting Tentative Parcel Map and is technically correct; and

WHEREAS, the subdivider has completed the required public improvements; and

WHEREAS, the buildings have undergone recent inspection and the applicant provided a bond equal to the amount of private improvements not complete and required as a part of the project; and

WHEREAS, all conditions required prior to approval of the Final Parcel Map have been met with the exception of recordation of the Codes, Covenants & Restrictions, which will be recorded with the map following City Council's Approval; and

WHEREAS, in accordance with CEQA Guidelines Section 15332, approval of this Final Parcel Map is categorically exempt from CEQA because the condominium conversion is infill development.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY RESOLVES that:

1. The City Council finds that the Final Parcel Map substantially conforms to the Vesting Tentative Parcel Map, all applicable provisions of the Subdivision Map Act and local subdivision ordinances.
2. The City Council approves Final Parcel Map No. 471 for Condominium Purposes in accordance with Municipal Code Sections 26.65.020 and 26.52.090 and authorizes recordation of the map and CC&Rs with the County of San Mateo Recorder's Office.