



CITY OF SAN MATEO

City Hall
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Agenda Report

Agenda Number: {{item.number}}

Section Name: {{section.name}}

File ID: {{item.tracking_number}}

TO: City Council
FROM: Drew Corbett, City Manager
PREPARED BY: Public Works Department
MEETING DATE: July 20, 2020

SUBJECT:
526 & 528 North Claremont Street Condominium Conversion – Final Parcel Map

RECOMMENDATION:

Adopt a Resolution to approve the Final Parcel Map for a condominium conversion located at 526 & 528 North Claremont Street in substantially the form presented.

BACKGROUND:

On September 24, 2019, the Planning Commission approved the Tentative Parcel Map for the conversion of an existing duplex from single entity ownership to two (2) condominiums at 526 & 528 North Claremont Street (Planning Application 18-061). In accordance with Municipal Code (MC) Section 26.65.020, maps for conversions to condominiums are subject to subdivision map review by the City (MC Section 26.52), regardless of the number of lots or condominiums. Therefore, the Final Parcel Map is subject to MC Section 26.52.090 and approval of the map by City Council is needed prior to being officially recorded.

The developer filed with the City, in April 2019, a Final Parcel Map No. 472 for condominium purposes in compliance with the Conditions of Approval (COAs), the Subdivision Map Act, and the City's Subdivision MC Section 26.52. A copy of the Final Parcel Map is included as Attachment 2.

In accordance with MC Section 26.52.070(4), MC Section 26.65.060(7), and the COAs, all public improvements were completed and the encroachment permit was finalized on April 17, 2020. In accordance with MC Section 26.65.060(3) & (4) and the COAs, the building permit improvements were completed, and the building permit was finalized on April 21, 2020. All the conditions required for Final Parcel Map approval have been satisfied.

The Covenants, Conditions and Restrictions (CC&R's) for this project have been reviewed and approved by the City Attorney's Office, Public Works Department, and Planning Division. The CC&R's will be recorded with the County Recorder's Office prior to occupancy of the condominiums (included as Attachment #3).

BUDGET IMPACT:

The project owner has paid the project account amount per the COAs.

ENVIRONMENTAL DETERMINATION:

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.

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 – Proposed Resolution

Att 2 – Final Parcel Map

Att 3 – CC&Rs

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