



# CITY OF SAN MATEO

City Hall  
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[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

## Agenda Report

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Agenda Number: 12

Section Name: {{section.name}}

File ID: {{item.tracking\_number}}

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**TO:** City Council  
**FROM:** Drew Corbett, City Manager  
**PREPARED BY:** Public Works Department  
**MEETING DATE:** November 16, 2020

**SUBJECT:**  
937 & 939 North Idaho Street Condominium Conversion – Map Approval

### RECOMMENDATION:

Adopt a Resolution to approve the Final Parcel Map for a condominium conversion located at 937 & 939 North Idaho Street in substantially the form presented.

### BACKGROUND:

In accordance with Municipal Code Section 26.65.020, maps for conversions to condominiums are subject to subdivision map review by the City (Municipal Code Section 26.52) regardless of the number of lots or condominiums. On May 14, 2019, the Planning Commission approved the Vesting Tentative Parcel Map for the conversion of an existing duplex from single entity ownership to two (2) condominiums at 937 & 939 North Idaho Street (Planning Application 18-042). The project approval also consisted of a Site Plan and Architectural Review for the conversion of an existing attached two-car carport into an attached two-car garage in the same location. The Final Parcel Map is subject to Municipal Code Section 26.52.090, and approval by City Council is needed prior to being officially recorded.

In February 2020, the developer filed a Final Parcel Map No. 471 with the City for condominium purposes in compliance with the Conditions of Approval (COAs), the Subdivision Map Act, and City's Municipal Code (Section 26.52). A copy of the Final Parcel Map is included as Attachment 2.

All the conditions required for the Final Parcel Map approval have been satisfied. In accordance with the Municipal Code and the COAs, (1) all public improvements were completed and the encroachment permit was finalized on October 2, 2020, (2) a building permit of the subject property was finalized on December 2, 2019, and (3) the applicant provided a bond equal to the amount of private improvements not complete and required as a part of the project.

The Covenants, Conditions and Restrictions (CC&R's) for this project have been reviewed by the City Attorney's Office, Public Works Department, and Planning Division. The CC&R's will be recorded with the Final Parcel Map 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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