



CITY OF SAN MATEO

City Hall
330 W. 20th Avenue
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Agenda Report

Agenda Number: 11

Section Name: {{section.name}}

File ID: {{item.tracking_number}}

TO: City Council

FROM: Drew Corbett, City Manager

PREPARED BY: Public Works Department

MEETING DATE: January 19, 2021

SUBJECT:
303 Baldwin Avenue – Final Map & Subdivision Improvement Agreement

RECOMMENDATION:

Adopt a Resolution to approve the final map and approve the subdivision improvement agreement for the 303 Baldwin Avenue Subdivision and authorize the acting Public Works Director to sign the agreement in substantially the form presented.

BACKGROUND:

The Planning Commission approved the 303 Baldwin Avenue Subdivision (PA17-085) (Project) and Vesting Tentative Map on January 8, 2019. The Project is a 1-lot subdivision for condominium purposes (64 residential units, 1 commercial unit, 1 office unit and 3 garage units) on a total of 0.93 acres located at 303 Baldwin Avenue. The Project is approved for 64 studio and one-bedroom residential units, 19,853 square feet of commercial/retail space on the ground floor, and 60,502 square feet of office space above the ground floor. The Project is currently under construction.

The applicant filed the final map with the City Engineer in April 2019, in compliance with the conditions of approval and together with the fees and deposits required at the time. The Public Works Department is responsible for reviewing subdivision maps for compliance with the Subdivision Map Act and the City's Subdivision Code and ensures the map is recorded with the County of San Mateo after approval.

The applicant is requesting the final map be approved and recorded prior to the completion of the Project's right-of-way improvements. The applicant has paid all the necessary City fees that are part of the City's conditions of approval process. Government Code Section 66462(a) requires the applicant to enter into a subdivision improvement agreement with the City to ensure the completion of the work. The subdivision improvement agreement is included as Attachment 2. A reduced copy of the subdivision map is included as Attachment 3.

The Covenants, Conditions and Restrictions for this Project have been reviewed for compliance with the conditions of approval and City code and will be recorded prior to occupancy of the condominiums.

BUDGET IMPACT:

There is no budgetary impact for taking this action.

ENVIRONMENTAL DETERMINATION:

In accordance with CEQA Guidelines Section 15268, acceptance of the subdivision map is a ministerial act and falls within the scope of the project approvals and CEQA findings previously made by the City Council. The environmental impacts of the proposed public improvements were analyzed in the mitigated negative declaration that was prepared for the Project.

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 - Proposed Resolution

Att 2 - Subdivision Improvement Agreement

Att 3 - Subdivision Map

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