



## Item No. 6 Town of Atherton

### **CITY COUNCIL STAFF REPORT – CONSENT AGENDA**

**TO: HONORABLE MAYOR AND CITY COUNCIL  
GEORGE RODERICKS, CITY MANAGER**

**FROM: RADHA HAYAGREEV, CONSULTING SENIOR PLANNER**

**DATE: JULY 19, 2023**

**SUBJECT:** APPROVE THE FINAL PARCEL MAP TO ALLOW THE SUBDIVISION OF A 2.5-ACRE LOT INTO TWO LOTS IN THE R1-A ZONING DISTRICT, WITH A CONDITIONAL EXCEPTION FOR LOT WIDTHS AT 43 SANTIAGO AVENUE (APN 070-343-310/PERMIT SUB23-00004 /EXC23-00001)

**CEQA:** The proposal has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) to CEQA Section 15332 In-fill Development Project. This Project is exempt from environmental review under CEQA under Section 15061(b)(3), Title 4 of the California Code of Regulations. Under Section 15061(b)(3), “A Project is exempt from CEQA if: (3) The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” Staff finds that this project does not have a potential for causing a significant effect on the environment since the applicant does propose any improvement, modification, or development on the property at this time. Therefore, staff respectfully recommends approval of the attached Notice of Exemption indicating the project is exempt under Section 15061(b)(3) and 15332.

### **RECOMMENDATION**

Approve the Final Parcel Map with Conditional Exception and Certify the CEQA Notice of Exemption, to allow the subdivision of a 2.5-acre lot into two substandard lots in the R1-A zoning district, with a conditional exception for lot widths at **43 Santiago Avenue** (APN 070-343-310/ Permit SUB23-00004 /EXC23-00001)

### **BACKGROUND**

On April 19<sup>th</sup>, 2023, the City Council approved the Conditional exception to the subdivision of the 2.5-acre parcel at 43 Santiago Avenue to result in two substandard lots with a conditional exception to the lot widths. The Parcel map that was presented at that meeting was a Tentative Parcel Map. Today, the Council is reviewing the Final Parcel Map for the same project. The Council is requested to review the Final Parcel Map, see Attachment-1, showing legal language, signature blocks, county recorder’s block, surveyor signature and conditions of

approval of this map and approve it, pursuant to the provisions of Title 16 of the Atherton Municipal Code.

The Final map is called 53-63 Santiago Avenue. Formal address assignments will be processed once the map is recorded and legal lots are established (new Assessor's parcel map numbers assigned.)

### **LOT DETAILS**

The subject site at 43 Santiago Avenue (APN: 070-343-310) is a 2.50 acres (108,991 square-foot) lot with a street frontage of 314.97 feet. and an average lot depth of approximately 341 feet along Santiago Avenue, located within the R1-A zoning district. The average site cross slope from is two percent (falls at zero-to-nineteen-point nine percent in Table 16.24.050) and the lot shape is trapezoidal with no right angles.

The applicant is proposing a subdivision of the existing 314.95-foot-wide lot into two lots with non-conforming lot widths of 176.50 and 138.45 feet, when 175 feet is required. The substandard lots conform to the minimum lot area of 1 acre and minimum lot depth of 200 feet required for R1-A, pursuant to the provisions of Atherton Municipal Code (AMC) Chapter-16.

A summary of the requirements is provided in in Table A.

**Table A: R1-A Lot Standards and Proposed Lot Dimensions**

	<b>R1-A Lot Standards*</b>	<b>Proposed Lot-1</b>	<b>Proposed Lot-2</b>
Size	43,560 sq. ft. (1 acre)	56, 451 sq. ft. (1.3 acres)	52,540 sq. ft. (1.2 acres)
Lot Width	175 ft	176.50 ft.	138.45 ft.
Lot Depth	200 ft	341.98 ft.	337.80 ft.

\* Per AMC Section 16.24.050: Requirements for lots with an average cross slope of 0 to 19.9 percent.

Both the proposed lots are substandard for lot widths as shown above. The applicant was granted a tentative map approval with conditions to allow the substandard lot widths. (See Attachment 2 – Resolution 2023-5dated April 19<sup>th</sup>, 2023)

The applicant proposes to develop both the proposed newly created lots to include a primary residence and accessory structures, including Accessory Dwelling Units, in a separate development application.

### **POLICY FOCUS**

The subdivision with a conditional exception will support the Town's Housing Element and housing programs by facilitating more housing units in the Town.

### **FISCAL IMPACT**

There is no fiscal impact owing to this project. All required fees are collected by the Town for performing planning review and analysis for this project.

### **GOAL ALIGNMENT**

Goal Area B – Preserve Small Town Character and Quality of Life

### **PUBLIC NOTICE**

A 500ft Radius notice to the property owners was sent for this Final Parcel Map. Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but be not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power, and sewer), and regional elected officials.

### **ATTACHMENT**

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| Attachment 1: | Final Parcel Map for 43 Santiago Avenue subdivision.   |
| Attachment 2: | Resolution 2023-05 of the City Council of the Town of Atherton for the Conditional exception approval of the Tentative Parcel Map. |
| Attachment 3: | Resolution 2023-XX for the approval of the Final Parcel Map.   |
| Attachment 4: | CEQA Notice of Exemption   |
| Attachment 5: | 500ft radius public notice   |