

- C. SUBJECT: Request for a Tentative Map and Conditional Exception** to allow the subdivision of a 2.5 acres lot into two lots with non-conforming lot widths (less than required 175 ft.) at 43 Santiago Avenue. (APN 070-343-310). The Planning Commission is to review the proposed project and make a recommendation to the City Council.

**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 and under Section 15061(b)(3).



**Town of Atherton  
Planning Department  
80 Fair Oaks Lane  
Atherton, California 94027  
Phone: (650) 752-0544**

**DATE: MARCH 22, 2023**

**TO: PLANNING COMMISSION**

**FROM: RADHA HAYAGREEV, SENIOR PLANNER**

**SUBJECT: Request for a Tentative Map and Conditional Exception** to allow the subdivision of a 2.5 acres lot into two lots with non-conforming lot widths (less than required 175 ft.) at 43 Santiago Avenue. (APN 070-343-310). The Planning Commission is to review the proposed project and make a recommendation to the City Council.

**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 and under Section 15061(b)(3).

**RECOMMENDATION:**

For the reasons as outlined in this staff report, Planning Staff recommends that the Planning Commission consider recommending **denial** of the Conditional Exception request to the City Council. An analysis of the information provided by the applicant for the Conditional Exception is outlined in the Analysis section of this report.

Section 16.36.020 of the Atherton Municipal Code requires that exceptions only be granted if the following four findings can be made.

1. *There are special circumstances of conditions affecting the property.*

*Staff Recommendation:* Staff opines that Finding 1 **cannot be made** with respect to the subject property for the reasons detailed in this report.

2. The exception is necessary for the preservation and enjoyment of a substantial property right of the applicant.

*Staff Recommendation:* Staff opines that Finding 2 **can be made**.

3. The granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the property is located.

*Staff Recommendation:* Staff opines Finding 3 **can be made**.

4. The granting of the exception will not violate the requirements, goals, policies, or spirit of the law.

*Staff Recommendation:* Staff opines that Finding 4 **can be made**.

Staff recommends that the Planning Commission only recommend approval of the Tentative Map if the all findings for the Conditional Exception can be made.

### **BACKGROUND:**

The subject site at 43 Santiago (APN: 070-343-310) is a 2.502 acre (108,991 sq. ft. lot with a street frontage of 314.97 ft. and average lot depth of approximately 341 feet along Santiago Avenue, located within the R-1A zoning district. The average site cross slope is 2% and the lot shape is slightly trapezoidal in nature with no right angles.

The applicant is proposing a subdivision of the above lot into two sub-standard lots with non-conforming lot widths. The proposed substandard lots conform to the minimum lot area of 1 acre and minimum lot depth of 200 ft required in the R1-A Zoning District.

The proposed lots will have lot depths that are deeper than standard requirement due to the configuration of the existing 2.5-acre lot. The proposed deeper lot depth seems to be consistent with lots along the north side of Santiago on this block, specifically at 69, 71, 83, and 97 Santiago as seen in the neighborhood context map below.

Figure 1: Context Map



The applicant is requesting a conditional exception to a subdivision, as approvable by City Council, pursuant to the provisions of AMC 16.36. The alternative option that would allow a substandard lots as proposed would be under the provisions of SB9. The applicant has chosen not to pursue a SB9 lot split owing to the minimum three-year owner occupancy restriction requirement for SB9 lot splits.

### **NOTICE:**

Notice of this application was mailed to all property owners within 500 ft. of the subject property. At the time of the publication of this report, the Town has not received any public comment or inquiries on the application.

### **ANALYSIS:**

Pursuant to the Atherton Municipal Code (AMC) The applicant is proposing a subdivision of the above lot into two sub-standard lots with non-conforming lot widths as shown in Table A below.

**Table A: Proposed lots vs. Conforming lot requirements in R1-A**

	<b>Conforming Requirements *</b>	<b>Lot</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		172.72 ft.	144.93 ft.
Lot Depth	200 ft		341.98 ft.	337.80 ft.

\* Per AMC 16.24.050 Lot Size Requirement for lots with average cross slope 0-19.9%

The applicant seeks a conditional exception to allow the substandard lot widths of 172.72 ft and 144.93 ft. Pursuant to AMC chapter 16.36.020 Justifications – Exceptions shall be granted only upon a finding that the approval will secure substantially the objective of the regulations or requirements to which the exceptions are requested, shall protect the public health, safety, convenience, and the general welfare and shall be consistent with and implement the policies and objectives of the general plan.

### **CONDITIONAL EXCEPTION FINDINGS ANALYSIS**

In order to recommend approval of the Subdivision Exception, the Planning Commission must determine that all four of the findings contained in Atherton Municipal Code Chapter 16.36.020 can be made. Below is the staff analysis of each of these findings.

#### **1. There are special circumstances of conditions affecting the property.**

*Staff review:* Staff opines that finding 1 **cannot be met**. The subject site 43 Santiago is generally flat and surrounded by low density residential development and, trapezoidal in shape. The lot has angles that are not at 90 degrees. There are clearly distinguishable front lot line and side lot lines for this property. Compared to several other amoeboid shaped lots, this trapezoidal shaped property



seems to appear as a regular condition for many properties in the Town. The existing lot does not seem to have a special circumstance.

**2. The exception is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

*Staff review:* Staff opines that this finding **can be met**. The applicant has requested to subdivide a 2.5 acre lot to create two new lots that meet the density of lots that the General Plan allows, at 1-acre minimum for each newly created lot for R1-A zone. The lot is just not big enough to subdivide in compliance with the code provisions of lot width of standard 175ft lot widths due to the shape of the existing 2.5 acre. The lot width exception is necessary for this particular site geometry in order to meet the required 1-acre density of the subdivided lots.

**3. The granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the property is located**

*Staff review:* Staff opines that this finding **can be met**. Since this exception is for the substandard lot widths for two new lots which are created at a density that conforms to the general plan, granting of the substandard lot width for proposed subdivision will not be detrimental to the public welfare or injurious to other property in the territory of 43 Santiago Avenue. The granting of the substandard lot width does not create any new concerns such as traffic ingress/egress, the development will be in compliance with required setback and other requirements for screening to protect privacy of the property. It will not result in injuries to other property in the territory.

**4. The granting of the exception will not violate the requirements, goals, policies, or spirit of the law.**

*Staff review:* Staff opines that this finding **can be met**. The granting of a substandard lot width will not violate zoning law for R1-A, general plan goals for maintain the general character of the neighborhood and maintain the spirit of the subdivision law to seek lawful exception under the provisions of the Atherton Municipal Code.

The State of California encourages the development of additional housing. This conditional exception would allow for additional housing to be built and is consistent with the adopted Housing Element.

Housing Goal 3.710: Facilitate the private development of housing to meet a portion of the above moderate income housing need identified for Atherton.

Housing Policy 3.712 A: Within the limitations of the private housing market the Town shall work with private developers to encourage new housing development.

## **SUBDIVISION FINDINGS ANALYSIS**

**1. Whether the proposed subdivision is in conformity with law and this chapter.**

*Staff review:* Staff opines that the subdivision finding 1 **cannot be made unless the findings for the Conditional Exception can be made**. The proposed subdivision would be in conformity with law and Chapter 16 of the Atherton Municipal Code if the conditional exception is granted.

**2. Whether the size and shape of the proposed lots are in general conformance to town requirements and the general pattern of the neighborhood and will not cause traffic, health or safety hazards.**

*Staff review:* Staff opines that the subdivision finding 2 **can be made**. The size of the proposed lots are in conformance with that of the minimum requirement of 1 acre in R1-A zone. The shape of the proposed lots are approximate trapezoids in shape, much similar to the original parcel shape. The subdivision would be in general conformance with the town requirements and the general pattern of the neighborhood and would not cause significant traffic, health or safety hazards.

**3. Whether the proposed lots will have proper and sufficient access to a public street.**

*Staff review:* Staff opines that the subdivision finding 3 **can be made**. Both the newly subdivided lots have its frontage along the public street Santiago Avenue for the entire length of proposed front lot line. The lots have proper and sufficient access to a public street.

**4. Whether the proposed map and the design or improvement of the proposed subdivision are consistent with applicable general and specific plans.**

*Staff review:* Staff opines that the subdivision finding 4 **can be made**. The new lot sizes are consistent with the General Plan and Zoning. The proposed map and the design of the proposed subdivision create two substandard lots requiring a conditional exception for the lot widths. If the conditional exception is approved, the proposed project would be consistent with the general plan and zoning. As noted above the following General Plan Goal and Policy apply.

Housing Goal 3.710: Facilitate the private development of housing to meet a portion of the above moderate income housing need identified for Atherton.

Housing Policy 3.712 A: Within the limitations of the private housing market the Town shall work with private developers to encourage new housing development.

**5. Whether the site is physically suitable for the type of development.**

*Staff review:* Staff opines that the subdivision finding 5 **cannot be made unless the findings for the Conditional Exception can be made**. The site is physically suitable and large enough to be subdivided into two lots. The site is just not large enough to create new standard size lot width as required by the code. Although the areas of each newly created lot meet the density of the subdivision requirements and lot depth exceeds required lot standards, the lot widths would be substandard owing to the physical site dimensions.

**6. Whether the site is physically suitable for the proposed density of development.**

*Staff review:* Staff opines that the subdivision finding 6 **can be met**. The site is physically suitable and large enough to be subdivided into two lots at the required density of 1 acre per lot. As noted

above, the new lots would be over an acre in size and the main residence development area would allow for a normal residence.

**7. Whether the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

*Staff review:* Staff opines that the subdivision finding 7 **can be met**. The subject site at 43 Santiago is not located adjacent to a creek and would have no impact on fish, wildlife, or their habitat.

**8. Whether the design of the subdivision or the type of improvements is not likely to cause serious public health problems.**

*Staff review:* Staff opines that the subdivision finding 8 **can be met**. This subdivision will not cause serious public health problems because the design follows all required parameters of subdivision except that of the lot widths. The widths are shown to be at 172 and 144ft where the required lot width is 175ft.

**9. Whether the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, or that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to those previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.**

*Staff review:* Staff opines that the subdivision finding 9 **can be met**. There are no conflicts with easements that exist currently on the lot not any proposed easements outside of that required for utilities along the very margins of the front lot line. There would be no access or use restrictions on the proposed parcels. .

**10. Whether discharge of waste from the proposed subdivision will not result in violation of existing water quality requirements prescribed by the regional water quality control board.**

*Staff review:* Staff opines that the subdivision finding 10 **can be met**. The site is flat and drainage can be handled on site. The project would be conditioned to meet all regional water quality requirements at the time of development.

**CEQA**

Though staff recommends a denial for this project, staff has determined that if the tentative map and conditional exemption are approved, such approval would be exempt from the provisions of the California Environmental Quality Act (CEQA) under both the Class 32 (infill) exemption as well as the common-sense exemption.

The project would be exempt under the Class 32 exemption because:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project is compatible with the following General Plan Goal and Policy:

Housing Goal 3.710: Facilitate the private development of housing to meet a portion of

the above moderate income housing need identified for Atherton.

Housing Policy 3.712 A: Within the limitations of the private housing market the Town shall work with private developers to encourage new housing development.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The proposed project is within city limits. The size of the project is 2.502 acres.

(c) The project site has no value as habitat for endangered, rare or threatened species. The project site is not located near a creek and is vacant residential lot surrounded by single family homes.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is a 2-lot subdivision with both lots having a lot size of over one acre (standard size lot). No significant impacts related to traffic, noise, air quality or water quality will result as the minimum lot size for the area would be maintained.

(e) The site can be adequately served by all required utilities and public services.

Will serve letters for all utilities have been obtained by the applicant.

Furthermore, this Project would be 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.

## **CONCLUSION:**

Staff requests that the Planning Commission consider all the Exception findings and determine if the information provided by the applicant is sufficient to recommend approval of the Conditional Exception to the City Council

1. There are no special circumstances of conditions that are currently affecting the property.
2. Granting the Conditional Exception is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. The granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the property is located.
4. The granting of the exception will not violate the requirements, goals, policies, or spirit of the law.

As discussed in this report, approval of a Conditional Exception requires all four findings outlined in Section 16.36.020 of the Atherton Municipal Code to be made. For the reasons described in the Analysis section above, staff does not believe Finding 1 and Finding 2 can be made in this case

and is therefore does not support a Planning Commission recommendation of approval to the City Council for Tentative Map and Conditional Exception sought by the applicant.

**ALTERNATIVES:**

The Planning Commission recommend authorization, authorization with modifications, or denial of the proposed project.

**SUGGESTED MOTION FOR DENIAL:**

I move that the Planning Commission recommend that the City Council **deny** the Conditional Exception at 43 Santiago Avenue as there was insufficient information to make all four Variance findings.

**SUGGESTED MOTION FOR APPROVAL:**

I move that the Planning Commission recommend that the City Council **approve** the Tentative Map and Conditional Exception at 43 Santiago based on the findings outlined by the Planning Commission, subject to the conditions listed in the draft Conditional Exception Certificate to allow the reduced lot widths for the proposed substandard lots and direct staff to file a Notice of Exemption for the project.

*/s/ Radha Hayagreev*

Radha Hayagreev, Senior Planner

Attachments: Revised 3.21.22

1. Draft Conditional Exception Certificate
2. Conditional Exception Tentative Parcel Map dated 03.08.23
3. Applicant narrative and findings
4. Conditional Exception drawings
5. Town of Atherton Substandard lot address
6. PC application form
  - 6a. Late correspondence 43 Santiago Conditional Exception exhibits



## Town of Atherton

Planning Department  
80 Fair Oaks Lane  
Atherton, California 94027  
Phone: (650) 752-0544

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**TOWN OF ATHERTON  
PLANNING COMMISSION  
*DRAFT* CONDITIONAL EXCEPTION CERTIFICATE**

THIS IS TO CERTIFY THAT the Atherton Planning Commission at a regular meeting thereof, held on March 22, 2023 **recommends that the City Council deny** the Conditional Exception application to Sean Lopez – Pacific Peninsula Architecture, applicant, on behalf of property owners 43 Santiago Atherton, LLC, pursuant to Atherton Municipal Code Title 16 and Title 17 for the proposed project of lot subdivision of a 2.5 acre parcel into two substandard lots of 1.2 and 1.3 acres with substandard lot widths, at 43 Santiago Avenue in Atherton (Assessor's Parcel Number 070-343-310).

1. Applicant shall defend, indemnify, and hold harmless the Town of Atherton and its agents, officers and employees from any claim, action or proceeding against the Town, or its agents, officers and employees to attach, set aside, void, or annul, an approval of the Planning Commission, or City Council concerning this project.

\_\_\_\_\_  
Sung Kwon  
Town Planner

Effective Date: \_\_\_\_\_  
Atherton, CA

43 Santiago Conditional Exception  
March 22, 2023



## **Town of Atherton**

**Planning Department  
80 Fair Oaks Lane  
Atherton, California 94027  
Phone: (650) 752-0544**

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### **TOWN OF ATHERTON PLANNING COMMISSION *DRAFT* CONDITIONAL EXCEPTION CERTIFICATE**

THIS IS TO CERTIFY THAT the Atherton Planning Commission at a regular meeting thereof, held on March 22, 2023 **recommends that the City Council approve** the Conditional Exception application to Sean Lopez – Pacific Peninsula Architecture, applicant, on behalf of property owners 43 Santiago Atherton, LLC, pursuant to Atherton Municipal Code Title 16 and Title 17 for the proposed project of lot subdivision of a 2.5 acre parcel into two substandard lots of 1.2 and 1.3 acres with substandard lot widths, at 43 Santiago Avenue in Atherton (Assessor's Parcel Number 070-343-310).

The Conditional Exception is recommended to be approved subject to the following conditions:

1. Tentative Parcel Map shall be in substantial compliance with those prepared by Dan MacLeod of MacLeod & Associates, Inc. and as reviewed by the Planning Commission at its March 22, 2023, meeting. Any substantive changes to the plans (see Attachment 3) shall be reviewed by the Planning Commission.
2. The Tentative Parcel Map is limited to the location of the lot line proposal as shown on the plans stated in COA#1
3. Final Map shall be in accordance with the Municipal Code and the Subdivision Map Act of the State of California.
4. Vehicular access gates shall be set back a minimum of 25 feet from the improved roadway.
5. Transformers and other utility structures to be located on each respective property and not constructed within the right-of-way.
6. All existing trees within the project area shall be preserved, except where specifically approved for removal pursuant to the Town's Heritage Tree protection Ordinance. All construction shall comply with standard Tree Protection Zone requirements, without variance.
7. Best Management practices shall be used for erosion and sediment control during construction to prevent tracking or discharge of materials into the right-of-way.
8. Install new street survey monuments – replace iron spikes (and install any missing monumentation) in Santiago Avenue in the vicinity of the subdivision with permanent

43 Santiago Conditional Exception  
March 22, 2023

monuments set in concrete and protected by traffic rated boxes prior to issuance of Certificate of Occupancy.

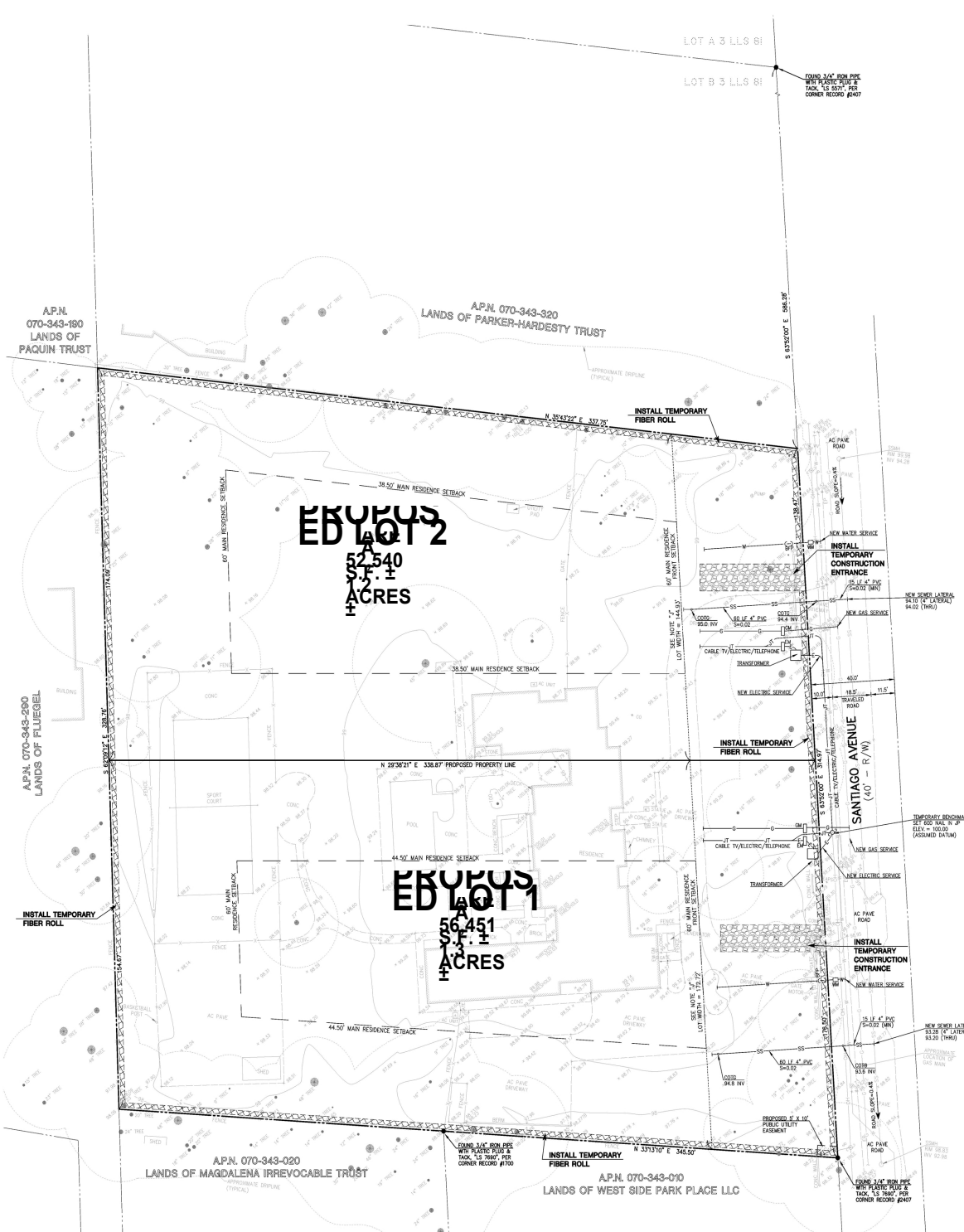
9. The lot-split is a Regulated Project under the SF Bay Regional Water Quality Control Board Municipal Regional Stormwater permit. As such, all runoff associated with impervious areas created or replaced shall be treated on-site prior to discharge into the public right-of-way. Frontage run-off shall also be treated. The property owner shall enter into a stormwater maintenance agreement with the Town to guarantee maintenance of stormwater treatment measures, which shall be recorded prior to issuance of the certificate of occupancy.
10. All development shall comply with town's grading and drainage requirements including stormwater detention and treatment. Development of the subdivision lots shall comply with the requirements for "full site residential development project" outlined in the Town's Grading and Drainage checklist.
11. There shall be no parking of construction equipment or construction worker's vehicles on residential streets at any time; all vehicles shall be maintained on-site.
12. All structures and fences to be removed from the right-of-way and located on private property.
13. All new utilities and services shall be constructed underground prior to issuance of certificate of occupancy.
14. The full roadway width of Santiago Avenue shall be resurfaced across the frontage of each lot prior to issuance of certificate of occupancy.
15. A separate formal application for any future site improvements shall be submitted to the Planning Department. This and all other present and future improvements to the property shall comply with R1-A zoning provisions and other applicable ordinances.
16. Applicant, its contractors, employees, assigns and agents shall comply with all applicable state laws and the Town's Municipal Code.
17. If no action has been taken in one year, this approval will become null and void.
18. Applicant shall defend, indemnify, and hold harmless the Town of Atherton and its agents, officers and employees from any claim, action or proceeding against the Town, or its agents, officers and employees to attach, set aside, void, or annul, an approval of the Planning Commission, or City Council concerning this project.

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Sung Kwon  
Town Planner

Effective Date: \_\_\_\_\_  
Atherton, CA





**TRACT NAME:**

43 SANTIAGO AVENUE

**OWNER / SUBDIVIDER:**

PACIFIC PENINSULA GROUP  
718 OAK GROVE AVENUE  
MENLO PARK, CA 94025  
TEL: (650) 323-7900

**CIVIL ENGINEER / LAND SURVEYOR:**

DAN MacLEOD  
MacLEOD & ASSOCIATES, INC.  
965 CENTER STREET  
SAN CARLOS, CA 94070  
TEL: (650) 593-8580

**FLOOD ZONE:**

ZONE "X"

**ASSESSOR'S PARCEL NUMBER:**

330 343 349

**GENERAL NOTES:**

EXISTING CONTOUR INFORMATION IS BASED UPON  
A FIELD SURVEY PERFORMED BY MACLEOD &  
ASSOCIATES IN MAY OF 2022.

**TOTAL LOT AREA:**

= 108,991 S.F. ±  
= 2.5 ACRES ±

**PROPOSED LOT 1 AREA:**

= 56,451 S.F. ±  
= 1.3 ACRES ±

**PROPOSED LOT 2 AREA:**

= 52,540 S.F. ±  
= 1.2 ACRES ±

NUMBER OF PROPOSED LOTS:

2

**AVERAGE PROPOSED LOT SIZE:**

= 54,496 S.F. ±  
= 1.3 ACRES ±

**SMALLEST PROPOSED LOT SIZE:**

= 52,540 S.F.  $\pm$   
= 1.9 ACRES  $\pm$

**AVERAGE SLOPE:**

AVERAGE SITE CROSS SLOPE = 2%

**UTILITY SERVICES:**

GAS & ELECTRICITY:	PACIFIC GAS & ELECTRIC COMPANY
SANITARY SEWER:	WEST BAY SANITARY SEWER DISTRICT
WATER:	CALIFORNIA WATE SERVICE - BEAR GULCH
TELEPHONE:	AT & T
FIRE PROTECTION:	MENLO PARK FIRE PROTECTION DISTRICT

## SUBDIVIDER'S STATEMENT NOTES:

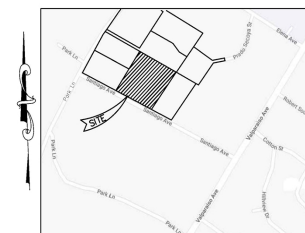
- A. EXISTING AND PROPOSED ZONING: R-1A
- B. EXISTING AND PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- C. PROPOSED IMPROVEMENTS AND PUBLIC UTILITIES INCLUDE UTILITY SERVICES FOR CONNECTION OF GAS, ELECTRIC, AND WATER TO THE MAIN IN SANITIGO AVENUE.
- D. SEWERAGE WILL INCLUDE NEW SEWER LATERALS FOR EACH PARCEL TO CONNECT TO THE MAIN IN SANITAGO AVENUE.
- E. NO PUBLIC AREAS ARE PROPOSED.
- F. PROPOSED TREE PLANTING AND/OR REMOVAL OF ANY EXISTING TREES TO BE DETERMINED AT BUILDING PERMIT APPROVAL.
- G. NO PUBLIC STREET LIGHTING IS PROPOSED. ON-SITE OUTDOOR LIGHTING WILL COMPLY WITH TOWN RESIDENTIAL REQUIREMENTS.
- H. THERE ARE NO KNOWN RESTRICTIVE COVENANTS, LEASES, RIGHTS-OF-WAY, EASEMENTS, LICENSES OR ENCUMBRANCES AFFECTING THE PROPERTY.
- I. THERE ARE NO KNOWN SPECIAL DISTRICTS NEEDING ANNEXATION TO PROVIDE PUBLIC SERVICES.
- J. AN EXCEPTION TO TOWN ORDINANCES OR CODES FOR MINIMUM LOT WIDTH IS REQUESTED WITH THIS MAP.

**UTILITY NOTE:**

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

**BASIS OF BEARINGS:**

THE BEARING SOUTH 63°52'00" EAST TAKEN ON THE NORTH RIGHT-OF-WAY LINE OF SANTIAGO AVENUE AS SHOWN ON THAT PARCEL MAP FILED IN VOLUME 13 OF PARCEL MAPS AT PAGE 20, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



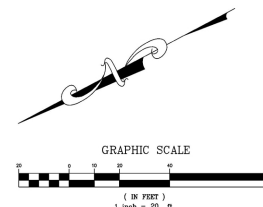
**KEY MAP**  
(NOT TO SCALE)

### LEGEND

AC PAVE	EXISTING PROPERTY LINE
BC	PROPOSED PROPERTY LINE
CONC	ASPHALT CONCRETE PAVEMENT
CO	BACKFLOW PREVENTER
CONC	CLEANOUT
CONC	CONCRETE
CONC	CLEANOUT TO GRADE
EAPS	EMERGENCY ASSEMBLY POINT SIGN
EP	EDGE OF PAVEMENT
FL	FIRE HYDRANT
TH	FLOWLINE
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JP	JOINT UTILITY POLE
SSWH	SANITARY SEWER MANHOLE
TB	TOP OF BERM
WM	WATER METER
WV M	WATER VALVE
●	TREE #/ SIZE
—X—	FENCE
—E—	ELECTRIC LINE
—G—	GAS LINE
—OH—	OVERHEAD UTILITY LINE
—JT—	JOINT FRENCH LINE
—SS—	SANITARY SEWER LINE
—W—	WATER LINE

**LOT DATA TABLE:**

	CONFORMING LOT REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2
SIZE	43,560 S.F. (1 ACRE)	56,451 S.F. (1.3 ACRES)	52,540 S.F. (1.2 ACRES)
LOT WIDTH	175 FT.	172.72 FT.	144.93 FT.
LOT DEPTH	200 FT.	341.98 FT.	337.80 FT.



DRAWN BY:	VJG/DJA
DESIGNED BY:	VJG/DJA
CHECKED BY:	DSM
SCALE:	1"=100'
DATE:	11/29/22
DRAWING NO.	5267-TM
SHEET	T-1 OF 1
TENTATIVE PARCEL MAP <b>43 SANTIAGO AVENUE</b> FOR A SUBDIVISION OF PARCEL "A" OF VOLUME 13 OF PARCEL MAPS AT PAGE 20 TOWN OF ALHAMBRA CALIFORNIA	
PREPARED FOR:  PACIFIC PENINSULA GROUP	
<b>Macleod And Associates</b> CIVIL ENGINEERING • LAND SURVEYING 985 CENTER STREET • SAN CARLOS • CA 94070 • (650) 503-6590	
PER TITLE COMMENTS	DJK 10/16/23
PER TITLE COMMENTS	DJK 10/16/23
PER TITLE COMMENTS	DJK 10/16/23
PER TITLE COMMENTS	DJK 10/16/23
DESCRIPTION	REV
BY:	DATE:



February 24, 2023 (Updated March 3, 2023)

Town of Atherton - Planning Commission & City Council  
150 Watkins Avenue Atherton, CA 94027

Re: Application for Subdivision with Conditional Exception (Two Non-Conforming Width Lots)  
43 Santiago Avenue Atherton, CA 94027

Dear Planning Staff, Planning Commissioners & City Council -

Thank you for your time in reviewing our request for a subdivision at 43 Santiago Avenue with conditional exception to create two non-conforming lots with respect to lot width – however they meet the density standards at 1.296-acres and 1.206-acres.

The property at 43 Santiago is 2.502-acres with a street frontage of 314.97 feet along Santiago Avenue and an average lot depth of approximately 341 feet. We have studied the lot size and shape to determine how a subdivision would best and most accurately follow the zoning ordinance and general plan guidelines. The existing lot shape is trapezoidal in nature and there are no right angles on the property (see PS-1). The Atherton Municipal Code requires that ‘side lot lines’ be at right angles to the street in which the lot faces; however, the existing angles are 82.92 degrees and 80.41 degrees. The Western property line is the closest to a right angle, so we have taken the average of 82.92 and 90 degrees to determine the new subdividing property line at 86.5 degrees.

The proposed subdivision will create two side by side lots fronting on Santiago Avenue. The side-by-side orientation allows for both lots to utilize the conforming lot depth of approximately 341 feet where 200 feet is required. The western lot will have an area of 1.296-acres and the eastern lot will have an area of 1.206-acres both well above the minimum lot standard of 1-acre. The remaining standard in accordance with the Zoning Ordinance is lot width.

Due to the trapezoidal shape of the lot, the Western property tapers from front to back and the Eastern lot widens from front to back. The Western lot measures at 176.5 feet at the front property line and narrows to 172.72 feet at the front setback where the lot width is defined. The Eastern lot widens from 138.47 feet at the front property line to 144.93 feet at the front setback (see T-1) Both lots fall short of the Zoning ordinance standard of 175 feet. We believe the aggregate statistics of the lot size, both over 1.2 acres, a lot depth of 170% the Town’s standard at 341 feet deep match Town’s characteristics for large estate properties.

We have provided a study of approximately 1,378 R-1A lots west of El Camino Real in Atherton to further demonstrate how our proposed subdivision fits in with fabric of the Town. The study is attached on Sheet PS-5 shows the Town of Atherton Zoning Map with an overlay of substandard lot width properties in yellow (this study does not consider substandard lot area or substandard lot depth properties). The overlay study shows the approximately 312 of 1,378 properties, which equates to 22.6% of R-1A lots west of El Camino, that do not meet the minimum lot width standard. There are three substandard width lots in the immediate vicinity / neighborhood, located at 227 Park Lane, 50 Santiago and 98 Santiago, one of which is contiguous to 43 Santiago. (see PS-4 and supplemental substandard property table) Based on the knowledge gained from our study of substandard width lots in Atherton, we strongly believe that the proposed subdivision provides for two new lots which meet or exceed the characteristics of the current property inventory in the Town of Atherton and lots within the immediate vicinity of the property.

Subdivision Conditional Exception findings shown on following pages.



We respectfully ask for your support to move forward with the design and development of a thoughtfully designed subdivision that will be seamlessly integrated into the neighborhood.

Thank you for your consideration,

Rex Finato  
Pacific Peninsula Group

Sean Lopes  
Pacific Peninsula Architecture

#### STANDARD SUBDIVISION FINDINGS:

1. Whether the proposed subdivision is in conformity with law and this chapter;
  - The proposed map was created in conformance with the Subdivision Map Act (law) and requests a conditional exception to the Atherton Subdivision Ordinance for a substandard lot width.
  - *Consideration of effect upon housing needs of the region and balancing of those needs against public service needs and balancing of those needs against public service needs of residents and available fiscal and environmental of residents and available fiscal and environmental resources. Govt. Code resources. Govt. Code §§ 66412.366412.3*
2. Whether the size and shape of the proposed lots are in general conformance to town requirements and the general pattern of the neighborhood and will not cause traffic, health or safety hazards;
  - The design of the proposed lots is similar to other R1-A lots (21.9%) in Atherton, including the contiguous lot at 227 Park Lane and other lots in the immediate vicinity. Both proposed lots will have frontage / direct access to Santiago Avenue. The lots will continue to be in conformance with the general pattern of the neighborhood and will not cause any traffic, health or safety hazards.
3. Whether the proposed lots will have proper and sufficient access to a public street;
  - Both proposed lots will have frontage / direct access to Santiago Avenue.
4. Whether the proposed map and the design or improvement of the proposed subdivision are consistent with applicable general and specific plans;
  - The General Plan designates the site as Low Density Single Family Residential. The proposed subdivision is compatible with the design criteria listed in General Plan Policy LU-1.5; which includes maintenance of existing neighborhood environments, provision of privacy, and preservation of trees to maximum extent feasible.



**STANDARD SUBDIVISION FINDINGS CONTINUED:**

5. Whether the site is physically suitable for the type of development;

- The site is currently developed with a single-family residence and detached garage. If approved, the subdivision would allow two residences to be built (one on each parcel.) The site is located within the single family residential zoning district. The site is suitable for development of two new single-family residences with additional accessory dwelling units.

6. Whether the site is physically suitable for the proposed density of development;

- Each parcel would be permitted to construct one single family dwelling. The size and shape of the proposed lots would be suitable for one single family dwelling each with additional accessory dwelling units.

7. Whether the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

- The site is currently improved with buildings and structures. The subdivision is consistent with the historical use of the property and any future improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The conceptual location for future buildings and are found to meet the required standards of the Town's adopted "Tree Preservation Guidelines Standards and Specifications." Approval of the subdivision map does not constitute approval of the removal of any Heritage Trees, nor development improvements of any kind.

8. Whether the design of the subdivision or the type of improvements is not likely to cause serious public health problems;

- The proposed subdivision is consistent with the neighborhood development pattern and the historical use of the property. The subdivision will not cause serious public health problems because the action is limited to the subdividing of the property to create two single family lots. The single-family residential use will continue on the properties which will not cause any public health problems.

9. Whether the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, or that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to those previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction;

- No easements existing on the existing parcel

10. Whether discharge of waste from the proposed subdivision will not result in violation of existing water quality requirements prescribed by the regional water quality control board.

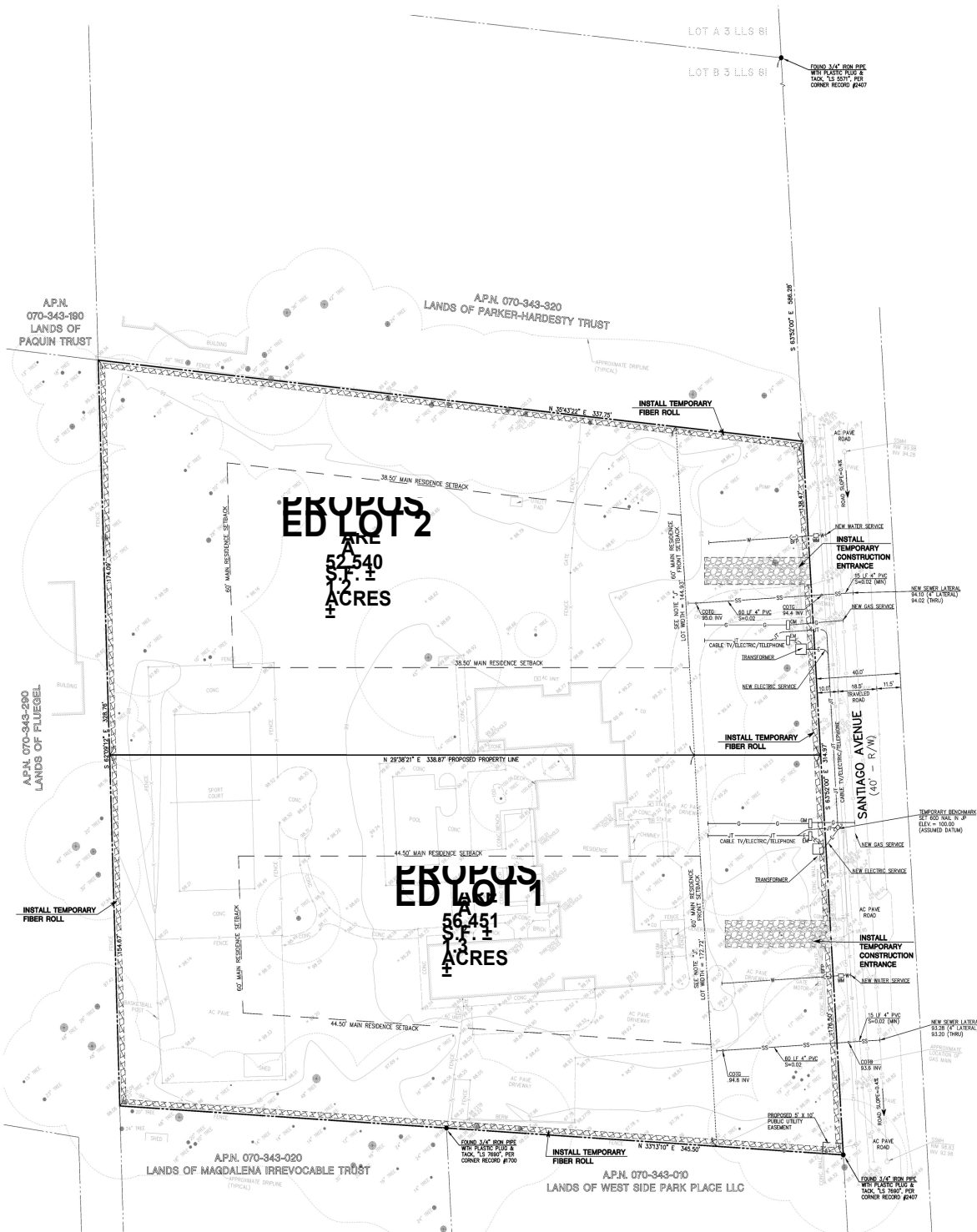
- The existing sewer service will remain for each parcel to adequately discharge of waste. Solid waste is collected weekly by Recology. Any future improvements to the site will be required to comply with regional water quality control board regulations.



#### **CONDITIONAL EXCEPTION FINDINGS:**

1. There are special circumstances or conditions affecting the property;
  - The parcel has been identified in the proposed Town of Atherton 2023 – 2031 Housing Element Update as an “underutilized parcel” suitable for residential development in regards to “further subdivision” (Housing Element Section 3.410). Per the Subdivision Map Act, “Consideration of effect upon housing needs of the region and balancing of those needs against public service needs and balancing of those needs against public service needs of residents and available fiscal and environmental of residents and available fiscal and environmental resources. (Govt. Code §§ 66412.366412.3) Due to the depth and width of the existing oversized parcel, it is not possible to subdivide the property into two fully conforming parcels without an exception for either width or depth. Granting an exception for substandard lot width is consistent with prior subdivisions West of El Camino and in the immediate vicinity of the property.
2. The exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
  - Per the Town of Atherton Housing Element Update, a goal is to “facilitate the private development of housing to meet the above moderate income housing need in Atherton”. (3.710 Goal) The exception is necessary to preserve the property rights of the applicant to work with the Town to address Housing Element Objectives for new housing units “to encourage new housing development” “within the limitations of the private housing market” and to avail itself of rights and privileges enjoyed by other similarly sized parcels West of El Camino and in the immediate vicinity of the property. (Section 3.711 Objectives and Section 3.712 Policies)
3. The granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the property is located;
  - The proposed subdivision is consistent with the neighborhood development pattern and the historical use of the property and other properties in the Town. The subdivision will not cause any public health or safety problems because the action is limited to the subdividing of the property to create two single family lots. The single-family residential use will continue on the properties which will not cause any public health or safety problems.
4. The granting of the exception will not violate the requirements, goals, policies, or spirit of the law.
  - The General Plan designates the site as Low-Density Single Family Residential. The subdivision creates two parcels, approximately 1.3 and 1.2 acres respectively, that meet the Town’s “low density single family residential” designation and characteristics for large estate properties. The proposed subdivision is compatible with the design criteria listed in General Plan Policy LU-1.5, which includes maintenance of existing neighborhood environments, provision of privacy. The proposed subdivision maximizes “preservation of heritage trees and existing trees within a development site to the greatest degree feasible, consistent with the Heritage Tree Ordinance and Tree Preservation Standards and Specifications per General Plan Policy LU-1.8. The conditional exception will also provide for objectives and goals set forth in the Town of Atherton Housing Element Update.





**TRACT NAME:**

43 SANTIAGO AVENUE

**OWNER / SUBDIVIDER:**

PACIFIC PENINSULA GROUP  
718 OAK GROVE AVENUE  
MENLO PARK, CA 94025  
TEL: (650) 323-7900

**CIVIL ENGINEER / LAND SURVEYOR:**

DAN MacLEOD  
MacLEOD & ASSOCIATES, INC.  
965 CENTER STREET  
SAN CARLOS, CA 94070  
TEL: (650) 593-8580

**FLOOD ZONE:**

ZONE "X"

**ASSESSOR'S PARCEL NUMBER:**

330 343 349

**GENERAL NOTES:**

EXISTING CONTOUR INFORMATION IS BASED UPON  
A FIELD SURVEY PERFORMED BY MACLEOD &  
ASSOCIATES IN MAY OF 2022.

**TOTAL LOT AREA:**

= 108,991 S.F. ±  
= 2.5 ACRES, ±

**PROPOSED LOT 1 AREA:**

= 56,451 S.F. ±  
= 1.3 ACRES ±

**PROPOSED LOT 2 AREA:**

= 52,540 S.F. ±  
= 1.2 ACRES ±

NUMBER OF PROPOSED LOTS:

2

**AVERAGE PROPOSED LOT SIZE:**

= 54,496 S.F. ±  
= 1.3 ACRES ±

**SMALLEST PROPOSED LOT SIZE:**

= 52,540 S.F.  $\pm$   
= 1.9 ACRES  $\pm$

**AVERAGE SLOPE:**

AVERAGE SITE CROSS SLOPE = 2%

**UTILITY SERVICES:**

GAS & ELECTRICITY:	PACIFIC GAS & ELECTRIC COMPANY
SANITARY SEWER:	WEST BAY SANITARY SEWER DISTRICT
WATER:	CALIFORNIA WATE SERVICE - BEAR GULCH
TELEPHONE:	AT & T
FIRE PROTECTION:	MENLO PARK FIRE PROTECTION DISTRICT

## SUBDIVIDER'S STATEMENT NOTES:

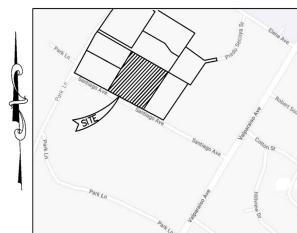
- A. EXISTING AND PROPOSED ZONING: R-1A
- B. EXISTING AND PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- C. PROPOSED IMPROVEMENTS AND PUBLIC UTILITIES INCLUDE UTILITY SERVICES FOR CONNECTION OF GAS, ELECTRIC, AND WATER TO THE MAIN IN SANITIGO AVENUE.
- D. SEWERAGE WILL INCLUDE NEW SEWER LATERALS FOR EACH PARCEL TO CONNECT TO THE MAIN IN SANITAGO AVENUE.
- E. NO PUBLIC AREAS ARE PROPOSED.
- F. PROPOSED TREE PLANTING AND/OR REMOVAL OF ANY EXISTING TREES TO BE DETERMINED AT BUILDING PERMIT APPROVAL.
- G. NO PUBLIC STREET LIGHTING IS PROPOSED. ON-SITE OUTDOOR LIGHTING WILL COMPLY WITH TOWN RESIDENTIAL REQUIREMENTS.
- H. THERE ARE NO KNOWN RESTRICTIVE COVENANTS, LEASES, RIGHTS-OF-WAY, EASEMENTS, LICENSES OR ENCUMBRANCES AFFECTING THE PROPERTY.
- I. THERE ARE NO KNOWN SPECIAL DISTRICTS NEEDING ANNEXATION TO PROVIDE PUBLIC SERVICES.
- J. AN EXCEPTION TO TOWN ORDINANCES OR CODES FOR MINIMUM LOT WIDTH IS REQUESTED WITH THIS MAP.

**UTILITY NOTE:**

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

**BASIS OF BEARINGS:**

THE BEARING SOUTH 63°52'00" EAST TAKEN ON THE NORTH RIGHT-OF-WAY LINE OF SANTIAGO AVENUE AS SHOWN ON THAT PARCEL MAP FILED IN VOLUME 13 OF PARCEL MAPS AT PAGE 20, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



**KEY MAP**  
(NOT TO SCALE)

<b>LEGEND</b>	
=====	EXISTING STRUCTURE LINE
-----	PROPOSED PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
BTP	BACKFLOW PREVENTER
----	CLEANOUT
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
EAPS	EMERGENCY ASSEMBLY POINT SIGN
EP	EDGE OF PAVEMENT
FL	FIRE HYDRANT
OH	FLOWLINE
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JWP	JOINT UTILITY POLE
SMH	SANITARY SERVICE MANHOLE
TOB	TOP OF BERM
WM	WATER METER
WV M	WATER VALVE
● 12" TREE	TREE W/ SIZE
—X—X—	FENCE
—E—	ELECTRIC LINE
—G—	GAS LINE
—OH—	OVERHEAD UTILITY LINE
—JT—	JOINT TRENCH LINE
—SS—	SANITARY SERVICE LINE
—W—	WATER LINE

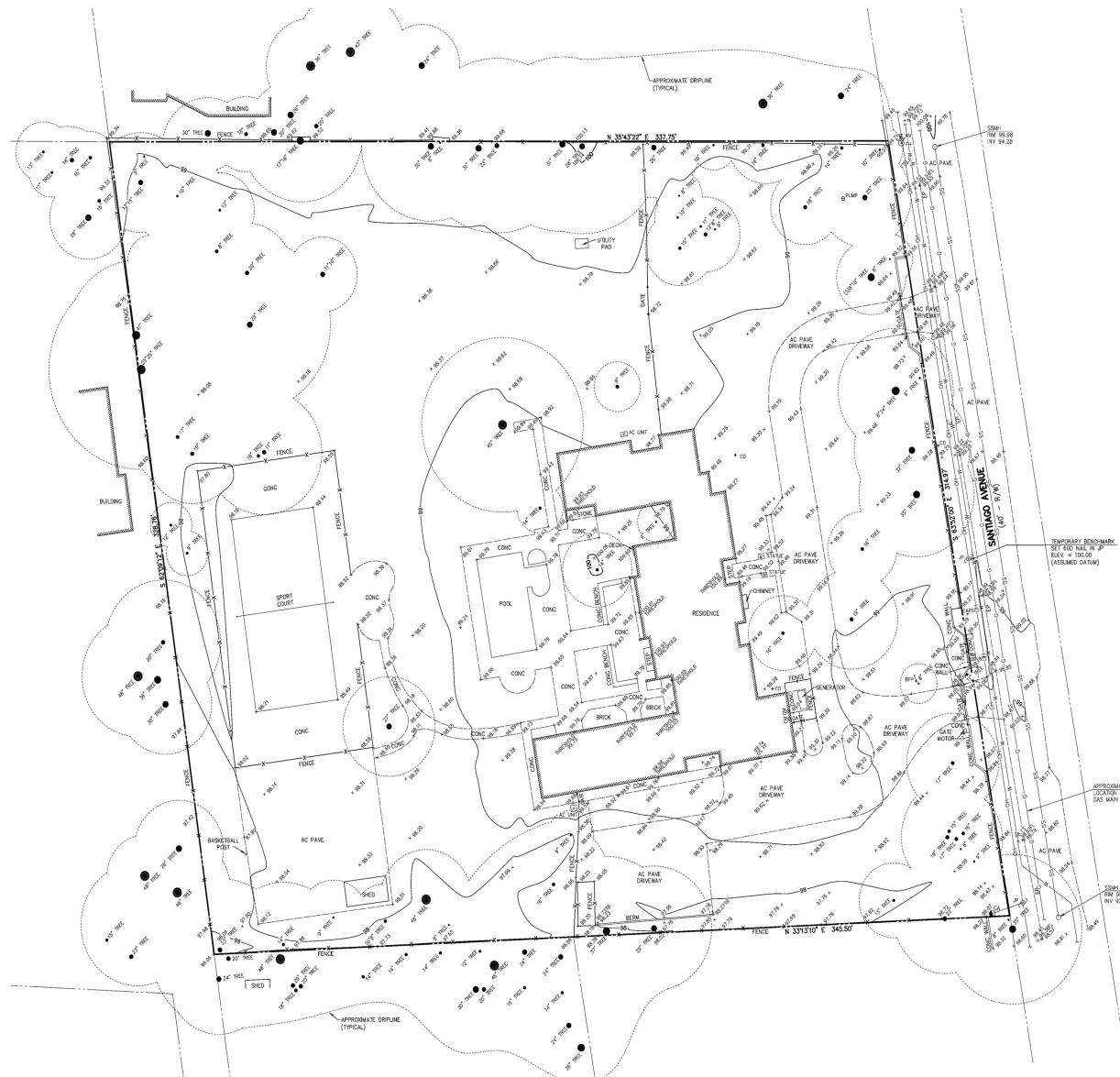
**MacLeod and Associates**  
CIVIL ENGINEERING • LAND SURVEYING  
165 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:

**TENTATIVE PARCEL MAP  
43 SANTIAGO AVENUE  
FOR A SUBDIVISION OF PARCEL "A"  
OF VOLUME 13 OF PARCEL MAPS AT PAGE 20  
SAN MATEO COUNTY  
CALIFORNIA**

TOWN OF ATHERTON

DRAWN BY:	DJK
DESIGNED BY:	VPG/DJK
CHECKED BY:	DCM
SCALE:	1"=20'
DATE:	11/29/22
DRAWING NO.	5267-TM
SHEET	<b>T-1</b> 1 OF 1



# LEGEND

AC PAVE	PROPERTY LINE
BFP	ASPHALT CONCRETE PAVEMENT
CO	BACKFLOW PREVENTER
CONC	CLEANOUT
EAPS	CONCRETE
EP	EMERGENCY ASSEMBLY POINT SIGN
FH	EDGE OF PAVEMENT
FL	FIRE HYDRANT
GA	FLOWLINE
GS FF	GLY ANCHOR
INV	GARAGE SLAB FINISH FLOOR
JP	INVERT
SSMH	JOINT UTILITY POLE
TB	SANITARY SEWER MANHOLE
WM	TOP OF BERM
WV M	WATER METER
	WATER VALVE
	TREE W/ SIZE
	FENCE
	GAS LINE
	OVERHEAD UTILITY LINE
	SANITARY SEWER LINE
	WATER LINE

## UTILITY NOTE:

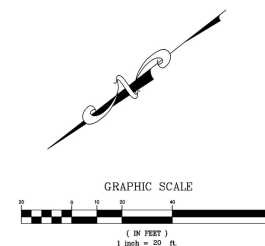
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## LOT AREA:

= 108,991 SQ. FT. ±  
= 2.5 ACRES ±



VICINITY MAP  
(NOT TO SCALE)



<b>MACLEOD AND ASSOCIATES</b> CIVIL ENGINEERING - LAND SURVEYING 965 CENTER STREET - SAN CARLOS, CA 94070 - (650) 593-8590	
PREPARED FOR: PACIFIC PENINSULA GROUP	CALIFORNIA SAN MATEO COUNTY
<b>TOPOGRAPHIC SURVEY PLAN</b> 43 SANTIAGO AVENUE A.P.N. 070-343-310 PARCEL "A" - 13 PM 20 SAN MATEO COUNTY	
DRAWN BY: WDL DESIGNED BY: --- CHECKED BY: JDM SCALE: 1"=20' DATE: 02-24-23 DRAWING NO. 5267-TOPO SHEET <b>S-1</b> 1 OF 1	REVISION NO. DESCRIPTION BY DATE

**TOWN OF ATHERTON**  
**SUBSTANDARD LOT WIDTH ADDRESS LIST**

	<b>NUMBER</b>	<b>STREET</b>	<b>LOT WIDTH</b>
1	15	ADAM WAY	160.00
2	19	ADAM WAY	160.00
3	27	ADAM WAY	165.00
4	38	ADAM WAY	167.00
5	44	ADAM WAY	167.00
6	186	ALAMEDA DE PULGAS	168.50
7	225	ALAMEDA DE PULGAS	141.48
8	233	ALAMEDA DE PULGAS	139.45
9	241	ALAMEDA DE PULGAS	147.82
10	290	ALAMEDA DE PULGAS	59.15
11	69	ALEJANDRA AVENUE	150.00
12	75	ALEJANDRA AVENUE	150.00
13	83	ALEJANDRA AVENUE	150.00
14	89	ALEJANDRA AVENUE	150.00
15	14	ALMENDRAL AVENUE	144.00
16	24	ALMENDRAL AVENUE	162.07
17	28	ALMENDRAL AVENUE	157.50
18	45	ALMENDRAL AVENUE	117.00
19	75	ALMENDRAL AVENUE	173.70
20	81	ALMENDRAL AVENUE	173.70
21	111	ALMENDRAL AVENUE	144.30
22	117	ALMENDRAL AVENUE	137.50
23	118	ALMENDRAL AVENUE	160.00
24	123	ALMENDRAL AVENUE	162.50
25	127	ALMENDRAL AVENUE	129.00
26	138	ALMENDRAL AVENUE	160.00
27	142	ALMENDRAL AVENUE	131.00
28	143	ALMENDRAL AVENUE	132.00
29	147	ALMENDRAL AVENUE	110.00
30	151	ALMENDRAL AVENUE	114.50
31	162	ALMENDRAL AVENUE	112.50
32	166	ALMENDRAL AVENUE	112.50
33	167	ALMENDRAL AVENUE	107.50
34	171	ALMENDRAL AVENUE	107.50
35	175	ALMENDRAL AVENUE	107.50
36	178	ALMENDRAL AVENUE	117.00
37	179	ALMENDRAL AVENUE	107.50
38	183	ALMENDRAL AVENUE	107.50
39	184	ALMENDRAL AVENUE	160.00
40	189	ALMENDRAL AVENUE	171.94
41	22	AMADOR AVENUE	75.00
42	29	AMADOR AVENUE	150.00
43	30	AMADOR AVENUE	75.00
44	36	AMADOR AVENUE	75.00
45	43	AMADOR AVENUE	150.00
46	50	AMADOR AVENUE	150.00
47	57	AMADOR AVENUE	150.00
48	58	AMADOR AVENUE	75.00
49	70	AMADOR AVENUE	150.00
50	73	AMADOR AVENUE	150.00
51	79	AMADOR AVENUE	75.00
52	80	AMADOR AVENUE	75.00
53	96	AMADOR AVENUE	117.00
54	53	ATHERTON AVENUE	144.54



TOWN OF ATHERTON  
SUBSTANDARD LOT WIDTH ADDRESS LIST

55	74	ATHERTON AVENUE	153.75
56	88	ATHERTON AVENUE	136.66
57	92	ATHERTON AVENUE	136.66
58	101	ATHERTON AVENUE	160.02
59	126	ATHERTON AVENUE	169.74
60	128	ATHERTON AVENUE	169.00
61	140	ATHERTON AVENUE	102.50
62	146	ATHERTON AVENUE	153.75
63	182	ATHERTON AVENUE	102.50
64	186	ATHERTON AVENUE	102.50
65	218	ATHERTON AVENUE	165.00
66	224	ATHERTON AVENUE	150.50
67	238	ATHERTON AVENUE	160.00
68	242	ATHERTON AVENUE	165.00
69	246	ATHERTON AVENUE	165.00
70	250	ATHERTON AVENUE	165.00
71	254	ATHERTON AVENUE	165.00
72	302	ATHERTON AVENUE	168.50
73	326	ATHERTON AVENUE	150.00
74	338	ATHERTON AVENUE	150.00
75	23	AUSTIN AVENUE	163.00
76	37	AUSTIN AVENUE	152.00
77	101	AUSTIN AVENUE	132.50
78	124	AUSTIN AVENUE	125.00
79	136	AUSTIN AVENUE	125.00
80	148	AUSTIN AVENUE	125.00
81	160	AUSTIN AVENUE	122.90
82	172	AUSTIN AVENUE	125.60
83	250	AUSTIN AVENUE	155.00
84	268	AUSTIN AVENUE	135.00
85	286	AUSTIN AVENUE	135.00
86	298	AUSTIN AVENUE	110.00
87	332	AUSTIN AVENUE	140.00
88	341	AUSTIN AVENUE	159.38
89	348	AUSTIN AVENUE	140.00
90	359	AUSTIN AVENUE	159.36
91	377	AUSTIN AVENUE	111.66
92	73	BELBROOK WAY	163.38
93	6	BETTY LANE	165.00
94	7	BETTY LANE	167.50
95	8	BETTY LANE	165.00
96	9	BETTY LANE	167.50
97	12	BROADACRES ROAD	169.64
98	2	CALLADO WAY	166.69
99	5	CALLADO WAY	166.69
100	261	CAMINO AL LAGO	121.78
101	263	CAMINO AL LAGO	121.77
102	289	CAMINO AL LAGO	102.85
103	298	CAMINO AL LAGO	64.45
104	320	CAMINO AL LAGO	58.99
105	332	CAMINO AL LAGO	50.00
106	348	CAMINO AL LAGO	100.00
107	362	CAMINO AL LAGO	100.00
108	368	CAMINO AL LAGO	100.00
109	10	CAMINO POR LOS ARBOLES	155.80

TOWN OF ATHERTON  
SUBSTANDARD LOT WIDTH ADDRESS LIST

110	1	CAROLINA AVENUE	156.00
111	5	CAROLINA AVENUE	162.36
112	60	CLAY DRIVE	160.00
113	93	COGHLAN LANE	159.65
114	49	DOUGLAS WAY	152.50
115	68	DOUGLAS WAY	155.00
116	71	DOUGLAS WAY	152.00
117	89	DOUGLAS WAY	150.00
118	90	DOUGLAS WAY	164.00
119	96	DOUGLAS WAY	157.47
120	97	DOUGLAS WAY	157.47
121	172	ELENA AVENUE	134.64
122	1	EMILIE AVENUE	94.66
123	11	EMILIE AVENUE	94.66
124	17	EMILIE AVENUE	94.57
125	25	EMILIE AVENUE	94.73
126	1	EUCLID AVENUE	168.00
127	25	EUCLID AVENUE	160.00
128	37	EUCLID AVENUE	168.00
129	302	FLETCHER DRIVE	160.00
130	10	HOWARD WAY	150.00
131	81	HOWARD WAY	150.00
132	82	HOWARD WAY	150.00
133	95	HOWARD WAY	145.00
134	96	HOWARD WAY	145.00
135	36	INGLEWOOD LANE	157.50
136	92	INGLEWOOD LANE	166.00
137	98	INGLEWOOD LANE	167.64
138	51	KILROY WAY	138.46
139	75	KILROY WAY	140.00
140	99	KILROY WAY	129.95
141	1	LEON WAY	163.85
142	97	LEON WAY	140.00
143	35	LINDA VISTA AVENUE	140.30
144	40	LINDA VISTA AVENUE	108.90
145	43	LINDA VISTA AVENUE	77.50
146	46	LINDA VISTA AVENUE	108.90
147	47	LINDA VISTA AVENUE	150.00
148	57	LINDA VISTA AVENUE	163.35
149	63	LINDA VISTA AVENUE	163.75
150	69	LINDA VISTA AVENUE	108.50
151	60	MACBAIN AVENUE	150.00
152	70	MACBAIN AVENUE	150.00
153	71	MACBAIN AVENUE	165.00
154	78	MACBAIN AVENUE	50.00
155	79	MACBAIN AVENUE	165.00
156	80	MACBAIN AVENUE	50.00
157	87	MACBAIN AVENUE	150.00
158	90	MACBAIN AVENUE	50.00
159	96	MACBAIN AVENUE	150.00
160	70	MARYMONT AVENUE	170.00
161	84	MARYMONT AVENUE	150.00
162	86	MESA COURT	131.62
163	11	MICHAELS WAY	150.01
164	12	MICHAELS WAY	150.49

TOWN OF ATHERTON  
SUBSTANDARD LOT WIDTH ADDRESS LIST

165	59	MICHAELS WAY	150.00
166	60	MICHAELS WAY	150.00
167	85	MICHAELS WAY	150.00
168	86	MICHAELS WAY	150.00
169	97	MICHAELS WAY	145.00
170	98	MICHAELS WAY	145.00
171	82	MONTE VISTA AVENUE	169.00
172	7	ODELL PLACE	145.00
173	9	ODELL PLACE	149.50
174	210	PARK LANE	171.88
175	220	PARK LANE	169.11
176	227	PARK LANE	156.00
177	278	PARK LANE	170.77
178	11	PARKER AVENUE	60.00
179	17	PARKER AVENUE	60.00
180	18	PARKER AVENUE	60.00
181	28	PARKER AVENUE	60.00
182	36	PARKER AVENUE	60.00
183	43	PARKER AVENUE	60.00
184	44	PARKER AVENUE	60.00
185	49	PARKER AVENUE	60.00
186	53	PARKER AVENUE	60.00
187	54	PARKER AVENUE	60.00
188	61	PARKER AVENUE	60.00
189	62	PARKER AVENUE	60.00
190	71	PARKER AVENUE	60.00
191	72	PARKER AVENUE	60.00
192	80	PARKER AVENUE	60.00
193	89	PARKER AVENUE	60.00
194	89	PARKER AVENUE	60.00
195	90	PARKER AVENUE	60.00
196	97	PARKER AVENUE	60.00
197	98	PARKER AVENUE	60.00
198	230	POLHEMUS AVENUE	155.00
199	233	POLHEMUS AVENUE	165.14
200	239	POLHEMUS AVENUE	165.13
201	241	POLHEMUS AVENUE	165.00
202	243	POLHEMUS AVENUE	165.00
203	245	POLHEMUS AVENUE	165.00
204	247	POLHEMUS AVENUE	165.00
205	249	POLHEMUS AVENUE	165.00
206	255	POLHEMUS AVENUE	160.78
207	265	POLHEMUS AVENUE	165.50
208	18	RALSTON ROAD	125.00
209	23	RALSTON ROAD	100.00
210	35	RALSTON ROAD	125.00
211	36	RALSTON ROAD	125.00
212	57	RALSTON ROAD	125.00
213	60	RALSTON ROAD	125.00
214	71	RALSTON ROAD	125.00
215	72	RALSTON ROAD	125.00
216	98	RALSTON ROAD	160.00
217	101	RALSTON ROAD	160.00
218	50	SANTIAGO AVENUE	161.28
219	98	SANTIAGO AVENUE	161.00

TOWN OF ATHERTON  
SUBSTANDARD LOT WIDTH ADDRESS LIST

220	27	SELBY LANE	170.00
221	49	SELBY LANE	154.60
222	165	SELBY LANE	165.00
223	171	SELBY LANE	165.00
224	177	SELBY LANE	165.00
225	181	SELBY LANE	165.00
226	243	SELBY LANE	165.00
227	395	SELBY LANE	171.95
228	399	SELBY LANE	126.00
229	464	SELBY LANE	75.00
230	472	SELBY LANE	111.00
231	42	SERRANO DRIVE	165.00
232	54	SERRANO DRIVE	157.00
233	96	SERRANO DRIVE	138.00
234	19	SHEARER DRIVE	151.00
235	29	SHEARER DRIVE	151.00
236	39	SHEARER DRIVE	151.00
237	47	SHEARER DRIVE	151.00
238	51	SHEARER DRIVE	153.00
239	55	SHEARER DRIVE	153.00
240	65	SHEARER DRIVE	153.00
241	68	SHEARER DRIVE	155.82
242	78	SHEARER DRIVE	160.00
243	87	SHEARER DRIVE	159.30
244	88	SHEARER DRIVE	155.00
245	88	SOMERSET LANE	173.62
246	1	SPENCER LANE	172.18
247	33	SPENCER LANE	150.21
248	48	SPENCER LANE	146.63
249	49	SPENCER LANE	146.63
250	64	SPENCER LANE	146.63
251	65	SPENCER LANE	146.63
252	84	SPENCER LANE	146.63
253	10	STOCKBRIDGE AVENUE	150.00
254	16	STOCKBRIDGE AVENUE	150.00
255	18	STOCKBRIDGE AVENUE	100.00
256	24	STOCKBRIDGE AVENUE	153.00
257	30	STOCKBRIDGE AVENUE	153.00
258	36	STOCKBRIDGE AVENUE	153.00
259	89	STOCKBRIDGE AVENUE	159.30
260	101	STOCKBRIDGE AVENUE	132.50
261	123	STOCKBRIDGE AVENUE	157.50
262	137	STOCKBRIDGE AVENUE	132.50
263	156	STOCKBRIDGE AVENUE	150.00
264	164	STOCKBRIDGE AVENUE	150.00
265	167	STOCKBRIDGE AVENUE	170.00
266	173	STOCKBRIDGE AVENUE	117.00
267	179	STOCKBRIDGE AVENUE	117.00
268	185	STOCKBRIDGE AVENUE	166.07
269	215	STOCKBRIDGE AVENUE	165.00
270	217	STOCKBRIDGE AVENUE	165.00
271	223	STOCKBRIDGE AVENUE	165.00
272	247	STOCKBRIDGE AVENUE	60.00
273	16	TUSCALOOSA AVENUE	100.00
274	20	TUSCALOOSA AVENUE	100.00

**TOWN OF ATHERTON  
SUBSTANDARD LOT WIDTH ADDRESS LIST**

275	44	TUSCALOOSA AVENUE	155.00
276	61	TUSCALOOSA AVENUE	103.40
277	74	TUSCALOOSA AVENUE	165.00
278	83	TUSCALOOSA AVENUE	105.00
279	88	TUSCALOOSA AVENUE	153.00
280	89	TUSCALOOSA AVENUE	157.00
281	101	TUSCALOOSA AVENUE	120.00
282	110	TUSCALOOSA AVENUE	100.00
283	116	TUSCALOOSA AVENUE	161.50
284	122	TUSCALOOSA AVENUE	161.50
285	128	TUSCALOOSA AVENUE	151.50
286	130	TUSCALOOSA AVENUE	151.50
287	132	TUSCALOOSA AVENUE	151.50
288	134	TUSCALOOSA AVENUE	151.50
289	140	TUSCALOOSA AVENUE	101.00
290	142	TUSCALOOSA AVENUE	121.00
291	148	TUSCALOOSA AVENUE	121.00
292	152	TUSCALOOSA AVENUE	107.00
293	156	TUSCALOOSA AVENUE	160.50
294	176	TUSCALOOSA AVENUE	100.10
295	180	TUSCALOOSA AVENUE	97.00
296	184	TUSCALOOSA AVENUE	107.00
297	98	VALPARISO AVENUE	128.00
298	292	VALPARISO AVENUE	145.00
299	314	VALPARISO AVENUE	50.00
300	324	VALPARISO AVENUE	80.00
301	301	WALSH ROAD	117.09
302	305	WALSH ROAD	50.21
303	306	WALSH ROAD	168.22
304	307	WALSH ROAD	59.62
305	309	WALSH ROAD	61.55
306	311	WALSH ROAD	50.20
307	317	WALSH ROAD	100.40
308	321	WALSH ROAD	110.32
309	372	WALSH ROAD	152.65
310	410	WALSH ROAD	105.45
311	484	WALSH ROAD	170.00
312	490	WALSH ROAD	167.33

313	53	SANTIAGO AVENUE	172.72	99%	OF STANDARD
314	63	SANTIAGO AVENUE	144.93	83%	OF STANDARD

**AVERAGE LOT WIDTH                      133.62**

**SUBSTANDARD WIDTH LOTS                      312**

**R-1A LOTS WEST OF EL CAMINO                      1,378**

**% SUBSTANDARD WEST OF EL CAMINO                      22.6%**

# TOWN OF ATHERTON PLANNING COMMISSION APPLICATION




	TYPE OF APPLICATION	FEE*
	Appeal	\$872.32
	Special Structures Permit	\$3,025.12
	Heritage Tree Removal Permit	\$2,325.82
	Tree Protection Zone Exception	\$2,325.82
	Variance	\$3,025.12
	Conditional Use Permit	\$3,025.12
	General Plan Amendment	\$5,817.15
	Initial Review/Negative Declaration	\$2,325.82
	Lot Line Redesignation	\$3,025.12
	School Master Plan	\$872.32
	Tentative Parcel Map	\$3,025.12
	Final Parcel Map	\$3,025.12
	Zoning Ordinance Amendment	\$5,817.15
	Environmental Impact Report	Actual cost
*All Fees Include 3.6% Technology Surcharge		


SITE ADDRESS: 43 Santiago Ave, Atherton APN: 070-343-310

Provide a brief description of the proposed project: Lot subdivision of 2.5 acre parcel

## PROPERTY OWNER:

Name: 43 Santiago Atherton, LLC  
Mailing Address: PO Box 130667 Carlsbad CA 92013  
Phone: 650-579-1010  
Email: \_\_\_\_\_  
**Signature:**   
DocuSigned by: D8D31B507C774B4...

## APPLICANT:

Name: Pacific Peninsula Architecture- Sean Lopes  
Mailing Address: 718 Oak Grove Avenue, Menlo Park, CA 94025  
Phone: 650/ 323-7900  
Email: slopes@pacificpeninsula.com  
**Signature:** 

FOR COMPLETION BY TOWN OF ATHERTON:

Amount Paid: \_\_\_\_\_ Received by: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Project #: \_\_\_\_\_