



Legislation Details (With Text)

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Title:	Report regarding a resolution approving Parcel Map 22-1236 for the purposes of dedicating new public easements and splitting the existing parcel into three lots as part of the 180 El Camino Real Redevelopment project; and authorizing the recording of said Parcel Map and all related documents with the San Mateo County Recorder. (Jason Hallare, Senior Civil Engineer)		

Sponsors:

Indexes:

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Attachments: 1. Attachment 1 - Location and Visual, 2. Attachment 2 - Easements

Date	Ver.	Action By	Action	Result
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Report regarding a resolution approving Parcel Map 22-1236 for the purposes of dedicating new public easements and splitting the existing parcel into three lots as part of the 180 El Camino Real Redevelopment project; and authorizing the recording of said Parcel Map and all related documents with the San Mateo County Recorder. (*Jason Hallare, Senior Civil Engineer*)

RECOMMENDATION

It is recommended that the City Council adopt a resolution approving Parcel Map 22-1236 for the purposes of dedicating new public easements and splitting the existing parcel into three lots as part of the 180 El Camino Real Redevelopment project; and authorizing the recording of said Parcel Map and all related documents with the San Mateo County Recorder.

BACKGROUND/DISCUSSION

Steelwave, LLC is redeveloping the existing 180 El Camino Real property into a mixed use and life sciences campus. On September 14, 2022, the Planning Commission approved entitlements for the Phase 2 project consisting of three new R&D/life sciences, one new residential, and one parking structure at the 11.214-acre remainder parcel of 180 El Camino Real (APN 014-183-110) previously subdivided as part of Parcel Map 22-0269. The location and visual depiction are shown in **Attachment 1**.

The proposed redeveloped site and structures require dedication of public easements pursuant to the conditions of approval for the project (P21-0126/UP21-0013). Along the El Camino Real frontage, a new public access easement for pedestrian sidewalks will be created. Through the site's rear (southeastern) roadway, a new emergency access easement for emergency vehicle access will be created. The locations of these new easements and site overview are shown in **Attachment 2**.

There are existing public easements. A public sanitary sewer easement and a public emergency vehicle access easement along the Internal Drive must remain. The parcel map identifies these existing easements as "S.S.E" and "E.V.A.E." respectively. A public storm drain easement along the South Spruce frontage must also remain. The existing easements are shown in **Attachment 2**.

Parcel Map

The City Engineer and the City's technical reviewer, with concurrence of all affected City departments and divisions, have determined that the parcel map for 180 El Camino Real ("Parcel Map 22-1236"), described in Exhibit A of the attached resolution is in compliance with the Subdivision Map Act, the City's Subdivision Ordinance, and all applicable conditions of approval for said development.

Parcel Map 22-1236 will split the existing 11.214-acre parcel into a 1.904-acre Parcel B, 6.063-acre Parcel C, and 3.247-acre Parcel D to construct the new buildings. The site is served by the public roads: El Camino Real to the southwest and Huntington Avenue to the northeast.

A subdivision improvement agreement is not included as part of this parcel map because the conditions of approval did not require a subdivision improvement agreement nor any major public improvements aside from frontage improvements. All other improvements in the right-of-way will be covered by an encroachment permit that the Developer will obtain prior to building permit issuance and be covered by an encroachment permit bond.

FISCAL IMPACT

Approving the parcel map will have no fiscal impact on the City.

RELATIONSHIP TO STRATEGIC PLAN

Approval of this parcel map will contribute to the City's Strategic Plan outcome of improved Quality of Life by promoting a full range of employment through development in SSF Priority Area 2, Initiative 2.4.

CONCLUSION

It is recommended that the City Council adopt a resolution approving the Parcel Map 22-1236 for 180 El Camino Real, authorizing the recordation of the parcel map and all related documents.

Attachments:

1. Location and Visual
2. Easements