



Legislation Text

File #: 22-962, **Version:** 1

Report regarding a resolution approving Parcel Map 22-0270 for the purposes of creating two lots through the merger of two existing lots and vacation of a portion of Cypress Avenue as part of the 201 Baden Firehouse Work project, authorizing the City Manager to execute the Parcel Map, 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 22-0270 for the purposes of creating two lots through the merger of two existing lots and a portion of Cypress Avenue as part of the 201 Baden Firehouse Work project, authorizing the City Manager to execute the Parcel Map, and authorizing the recording of said Parcel Map and all related documents with the San Mateo County Recorder.

BACKGROUND/DISCUSSION

The Firehouse Work project intends to repurpose the existing firehouse at 201 Baden Avenue into a commercial and office building ("Project") and will reserve half the site for a future housing development, Firehouse Live. The Project is located in the Downtown neighborhood and the Project site currently consists of two parcels (APN 012-335-100 and 012-335-110) and a portion of Cypress Avenue between Baden Avenue and 2nd Lane, all of which are owned by the City of South San Francisco ("City").

The Project proposes to merge the two existing parcels and that portion of Cypress Avenue into two lots; one for the Project and one for the future Firehouse Live. This action requires certain lot line adjustments be done and the portion of Cypress Avenue be vacated so that the new parcels can be created. This Parcel Map approval and recordation will achieve both the lot line adjustment and street vacation. The street vacation and the proposed parcel configuration is shown in **Attachment 1**.

On November 3, 2022, the City's Planning Commission approved the Conditional Use Permit for the Project (under P21-0128 & UP22-0002) which included a Condition of Approval requiring a Parcel Map for the lot line adjustment and street vacation. At the same meeting, the Planning Commission, by motion, determined that the street vacation of this portion of Cypress Avenue is in conformity with the City's adopted General Plan in accordance with provisions of State Planning Law (Govt. Code Section 65402). This portion of Cypress Avenue is owned by the City and has not been used for at least five years, and vacation is suitable to accomplish the parcel creation necessary for the Project and related housing development.

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 201 Baden Avenue ("Parcel Map 22-0270"), 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 22-0270 will merge two existing parcels and vacate a portion of Cypress Avenue to form a 0.30-acre parcel for the Project and a 0.22-acre remainder parcel for a future housing project. The building will

continue to be served by the public roads: Baden Avenue to the north and 2nd Lane to the south. Approximately 7,044 square feet of public right-of-way on Cypress Avenue will be vacated as part of Parcel Map 22-0270. No public easements will be reserved as they are not required for or needed by the City.

A subdivision improvement agreement is not included as part of this parcel map because the conditions of approval did not require any major public improvements. All improvements in the right-of-way will be covered by an encroachment permit which the developer will obtain prior to building permit issuance.

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 for 201 Baden Avenue, authorizing the City Manager to execute the Parcel Map, and authorizing the recordation of the parcel map and all related documents.

Attachments:

1. Parcel Figures
2. Presentation