



# STAFF REPORT

Agenda  
Item # \_\_\_\_\_

Date: June 18, 2012

SUBMITTED BY

*Art M...*

APPROVED BY \_\_\_\_\_

TO: HONORABLE MAYOR AND CITY COUNCIL

DATE: June 6, 2012

FROM: PUBLIC WORKS

SUBJECT: VESTING TENTATIVE AND FINAL PARCEL MAP FOR  
SUBDIVISION OF 16.2 AC PORTION OF NE 1/4 OF SECTION 18,  
TOWNSHIP 4 SOUTH, RANGE 4 WEST, 350 BEACH ROAD, PM 12-  
02

Attachment H  
Agenda Item No. 7a  
June 18, 2012  
300 Airport Blvd.

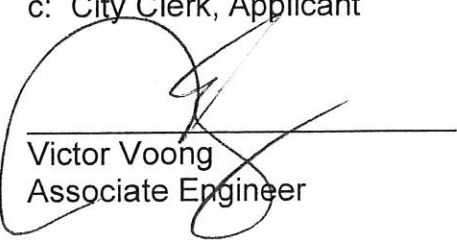
**RECOMMENDATION:** It is recommended that Council concur with the Planning Commission action of May 14, 2012 and approve the proposed tentative and final parcel map subject to the following conditions:

1. The final parcel map shall be filed by the applicant within the two year time period allowed by the Subdivision Map Act and the City's subdivision ordinance. Action on this map should be considered as both the tentative and final map to facilitate processing.
2. Final parcel map shall designate the existing Airport Boulevard from Fisherman's Park to Beach Road as public access to be maintained by the project developer.
3. All property corners shall be set and shown on the final parcel map.
4. The final map shall show the widths of the right-of-way for Airport Boulevard and Beach Road, including the centerline of right-of-way, bearing and distance of centerline and any existing monuments in the roadway.
5. A maintenance and operations agreement for the storm drainage facilities meeting the C.3 provisions of the Municipal Regional Permit shall be recorded with or prior to the recording of this map.
6. Applicant shall enter into a project development agreement with the City for all public improvements.

**BACKGROUND:** The tentative and final parcel map was approved by Planning Commission on May 14, 2012. Staff has reviewed the maps and recommends approval of the maps as tentative and final maps subject to the above conditions.

**EXHIBITS:** Parcel Map, Condominium Map, Staff Memorandum

c: City Clerk, Applicant



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Victor Voong  
Associate Engineer

S:\A Public Works Directory\Staff Reports\12-02.doc



# MEMORANDUM

PUBLIC WORKS DEPARTMENT

TO: PLANNING COMMISSION

FROM: PUBLIC WORKS - ENGINEERING

DATE: MAY 9, 2012

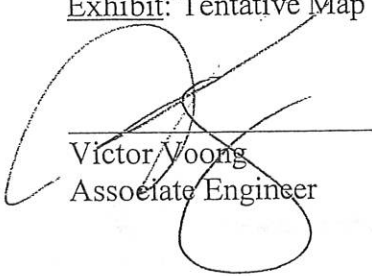
RE: VESTING TENTATIVE AND FINAL PARCEL MAP FOR SUBDIVISION OF 16.2 AC PORTION OF NE 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 4 WEST, 350 BEACH ROAD, PM 12-02

This application is to subdivide the existing parcel into four (4) parcels for new development purposes and realignment of Airport Boulevard. Parcel 1 has a total area of 6.76 acres. Parcel 2 has a total area of 5.95 acres. The new alignment for Airport Boulevard is located in Parcel 3 with 1.81 acres. Parcel 4 has a total area of 1.71 acres with a designated area for future widening of Airport Boulevard near Beach Road. All three development parcels will meet the minimum lot size and street frontage requirements with the new Airport Boulevard realignment shown in Parcel 3.

The map application is complete and therefore may be recommended to the City Council for approval subject to the following conditions:

1. A final parcel map for must be filed by the applicant within the two-year time period as allowed by the Subdivision Map Act and the City's Subdivision Ordinance. Action on this map should be considered as both the tentative and final map to facilitate processing.
2. Final parcel map shall designate the existing Airport Boulevard from Fisherman's Park to Beach Road as public access to be maintained by the project developer.
3. All property corners shall be set and shown on the final parcel map.
4. The final map shall show the widths of the right-of-way for Airport Boulevard and Beach Road, including the centerline of right-of-way, bearing and distance of centerline and any existing monuments in the roadway.
5. A maintenance and operations agreement for the storm drainage facilities meeting the C.3 provisions of the Municipal Regional Permit shall be recorded with or prior to the recording of this map.

Exhibit: Tentative Map & Assessor's Map

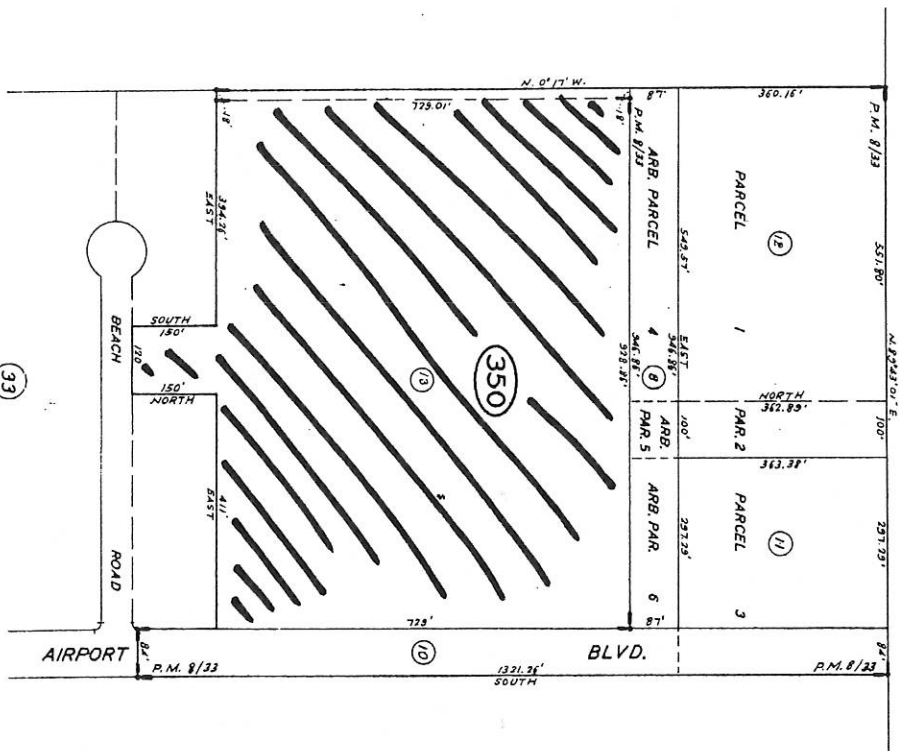
  
Victor Voong  
Associate Engineer

26-35

TAX CODE AREA \_\_\_\_\_

(29)

1" = 200'



BK-29  
(32)

ML

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

△ PARCEL MAP VOL 8/33  
CITY OF BURLINGAME

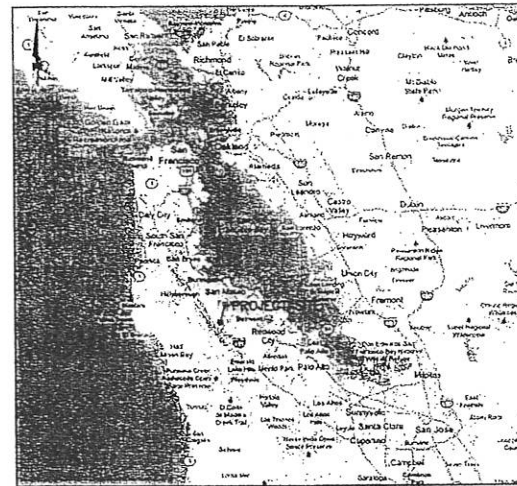
7-84

VESTING TENTATIVE MAP  
FOR BURLINGAME POINT  
CITY OF BURLINGAME, SAN MATEO COUNTY, CALIFORNIA

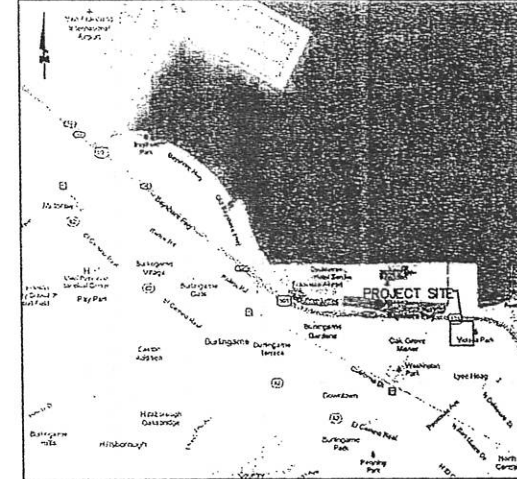
RECEIVED

APR 17 2012

Dept. of Public Works  
City of Burlingame



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

GENERAL NOTES

1. **TENTATIVE PARCEL MAP:** THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
2. **TENTATIVE MAP:** THIS TENTATIVE MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 16.08.040 "REGULATIONS REGARDING NATURE, ACCURACY AND COMPLETENESS OF MAPS" FROM THE CITY OF BURLINGAME MUNICIPAL CODE.
3. **BASIS OF BEARING:** THE BEARING, EAST, OF THE CENTERLINE OF BEACH ROAD, AS SHOWN ON MAP ENTITLED "PARCEL MAP, BEING A SUBDIVISION OF A PORTION OF THE LANDS OF ANZA PACIFIC CORPORATION LOCATED IN SEC. 18, T.4 S., 4 W., M.D.B. & M.", RECORDED IN VOLUME 8 OF PARCEL MAPS, PAGE 33, SAN MATEO COUNTY RECORDS.
4. **BENCHMARK:** ELEVATION OF 8.34' ON THE STREET MONUMENT LOCATED ON THE NORTH TERMINUS OF THE MONUMENT LINE OF AIRPORT BOULEVARD, SHOWING A RECORD DISTANCE OF 941.50' NORTH OF THE MONUMENT AT THE INTERSECTION OF BEACH ROAD AND AIRPORT BOULEVARD. THIS ELEVATION WAS PROVIDED BY THE CITY OF BURLINGAME, DEPARTMENT OF PUBLIC WORKS AND IS BASED UPON NGVD 1929 VERTICAL DATUM.
5. **FINAL MAP:** PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
6. **BOUNDARY:** BOUNDARY PROVIDED BY MARTIN M. RON AND ASSOCIATES ON DECEMBER 12, 2007 BASED ON PRELIMINARY REPORT NO 30044, 30047 AND 30049, DATED OCTOBER 1, 2007, BY STEWART TITLE OF CALIFORNIA, INC.
7. **UTILITIES:** UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
8. **UTILITY DEDICATIONS:** UTILITY MAINS SHOWN IN AIRPORT BOULEVARD WILL BE DEDICATED TO THE CITY OF BURLINGAME.
9. **FEMA:** THE SITE IS WITHIN FLOOD ZONE "B", AREAS BETWEEN UNITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING LESS THAN ONE FOOT OR WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, AND WITHIN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING.

SUBDIVIDER'S STATEMENT

OWNER:

350 BEACH ROAD LLC  
C/O MILLENNIUM PARTNERS  
735 MARKET STREET  
SAN FRANCISCO, CA 94103

SUBDIVIDER:

SAME AS OWNER  
BKF ENGINEERS  
225 SHORELINE DRIVE, SUITE 200  
REDWOOD CITY, CA 94065

AREA:

16.23± ACRES

ASSESSOR'S PARCEL NUMBER:

026-350-130

ADDRESS:

350 BEACH ROAD  
BURLINGAME, CA 94010

EXISTING/PROPOSED ZONING:

ANZA POINT NORTH (APS)

GENERAL PLAN DESIGNATION:

INDUSTRIAL AND OFFICE USE

EXISTING USE:

VACANT

PROPOSED USE:

OFFICE / RESEARCH AND DEVELOPMENT

PROPOSED IMPROVEMENTS:

REALIGN AIRPORT BOULEVARD THROUGH SITE WITH NEW UTILITIES, CONSTRUCT FOUR BUILDINGS (WITHIN FOUR CONDOMINIUMS), ONE PARKING STRUCTURE AND ONE AMENITIES CENTER ACROSS FOUR PARCELS.

UTILITY PROVIDER:

WATER SUPPLY:  
FIRE PROTECTION:  
SEWAGE DISPOSAL:  
STORM DRAIN:  
GAS:  
ELECTRIC:  
TELEPHONE:  
CABLE TELEVISION:

CITY OF BURLINGAME  
CITY OF BURLINGAME  
CITY OF BURLINGAME  
CITY OF BURLINGAME  
PG&E  
PG&E  
AT&T  
COMCAST

DRAWING INDEX

TM-01 TITLE SHEET  
TM-02 EXISTING PARCELIZATION  
TM-03 PROPOSED PARCELIZATION

PLANNED DEVELOPMENT DRAWINGS  
INCLUDED FOR REFERENCE ONLY

35 PRELIMINARY GRADING AND DRAINAGE PLAN  
36 PRELIMINARY UTILITY PLAN

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

THOMAS R. MORSE  
ASSOCIATE  
BKF ENGINEERS



DATE

DRAWING NAME: K:\eng09\090073\OWN\TM\Plotted Sheets\01\_LBPPRCs.dwg  
PLOT DATE: 03-30-12 PLOTTED BY: Barr

BURLINGAME POINT  
TENTATIVE MAP  
COVER SHEET

CALIFORNIA

SAN MATEO COUNTY

CITY OF BURLINGAME

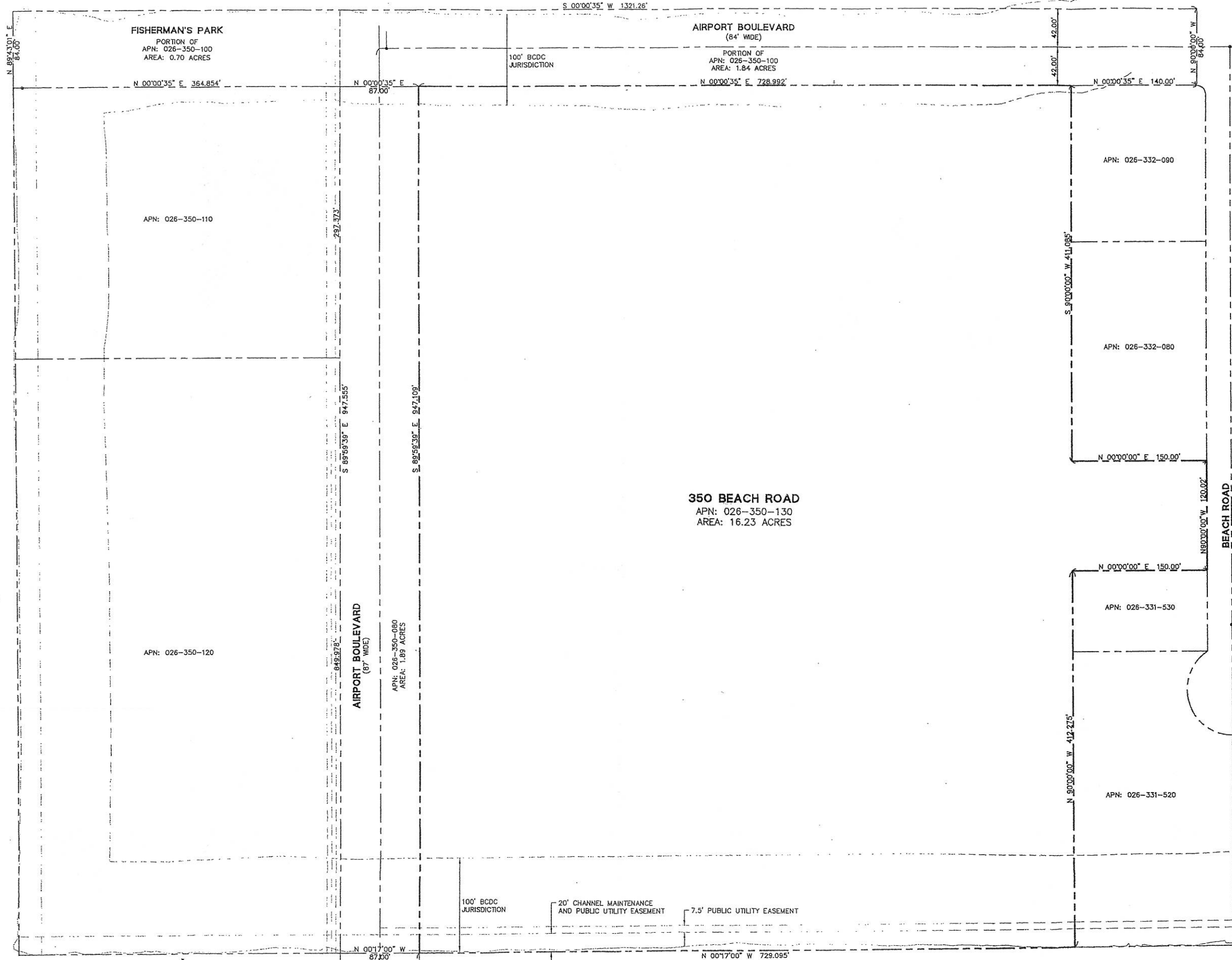
Revisions		No.	Date
Scale	Reg		03/30/2012
Design	Reg		
Drawn	Reg		
Approved	Reg		
Job No		20090073	

TM-01

BKF  
ENGINEERS/SURVEYORS/PLANNERS  
255 SHORELINE DR. ST.  
REDWOOD CITY, CA 940  
650/482-6300  
650/482-6399 (FAX)

DRAWING NAME: K:\Eg09\090073\DWG\TAP\Plotted Sheet-02\_BPXS.B.dwg  
PLOT DATE: 03-30-12  
PLOT BY: berr

SAN FRANCISCO BAY



**BURLINGAME POINT  
TENTATIVE MAP  
EXISTING PARCELIZATION**

CITY OF BURLINGAME

SAN MATEO COUNTY

CALIFORNIA



255 SHORELINE DR. STE. 200  
REDWOOD CITY, CA 94065  
650/482-6300  
650/482-6399 (FAX)

ENGINEERS/SURVEYORS/PLANNERS

**Revisions**

Date	No.	Revisions
05/30/2012	1	1" = 50'
Design	THM	
Drawn	RKG	
Approved	THM	
Sheet Number:	20090073	

**TM-02**



