



CONSENT CALENDAR

Agenda Item # 5

AGENDA REPORT SUMMARY

Meeting Date: May 8, 2018

Subject: Parcel Map: 517 Tyndall Street

Prepared by: Zubair Trabzada, Junior Engineer

Reviewed by: Susanna Chan, Public Works Director

Approved by: Chris Jordan, City Manager

Attachment(s):

1. Parcel Map

Initiated by:

517 Tyndall St. Development

Previous Council Consideration:

October 10, 2017

Fiscal Impact:

None

Environmental Review:

Not applicable

Policy Question(s) for Council Consideration:

None

Summary:

- Tentative Map was approved on October 10, 2017
- Council to approve Parcel Map of 517 Tyndall Street

Staff Recommendation:

Move to approve the Parcel Map for 517 Tyndall Street



Subject: Parcel Map: 517 Tyndall Street

Purpose

Approve Parcel Map of 517 Tyndall Street

Background

On October 10, 2017, the City Council approved a design review application and the associated Tentative Map for a new development at 517 Tyndall Street. The recommended action will finalize the tentative parcel map for the project.

Discussion/Analysis

Parcel Map for the development at 517 Tyndall St. conforms to the Tentative Map approved on October 10, 2017. The map and survey have been checked and found to be technically correct and in conformance with all regulations, laws and the approved tentative map. All conditions of approval associated with this Parcel Map have been complied with. All required fees and deposits have been received. The Parcel Map is available in the Engineering Division office for inspection.

Options

- 1) Approve Parcel Map of 517 Tyndall Street

Advantages: Developer complies with the condition of approval and can complete the building permit application

Disadvantages: None

- 2) Do not approve Parcel Map of 517 Tyndall Street

Advantages: None

Disadvantages: Developer will not be able to continue construction. Council must provide reasons for disapproval

Recommendation

The staff recommends Option 1.

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
OWNER:

OWNER: TYNDALL STREET TOWNHOMES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LESLIE ANTHONY POLTRACK, MANAGER

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THE CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THE CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____, 201_ BEFORE
ME, _____

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

NOTARY'S SIGNATURE

PRINTED NOTARY'S NAME

NOTARY'S PRINCIPAL PLACE OF BUSINESS

NOTARY'S COMMISSION NO.

EXPIRATION OF NOTARY'S COMMISSION

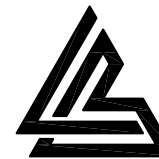
SOILS REPORT

A SOILS REPORT AND GEOLOGIC REPORT ON THIS PROPERTY HAS BEEN PREPARED BY EARTH INVESTIGATIONS CONSULTANTS, INC., DATED OCTOBER 13, 2016, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF LOS ALTOS.

TRACT MAP NO. 10452

BEING A SUBDIVISION OF LOT 3, BLOCK 36 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP No. 3, TOWN OF LOS ALTOS", FILED FOR RECORD NOVEMBER 4, 1907 IN BOOK "M" OF MAPS, PAGE 1, SANTA CLARA COUNTY RECORDS ALSO BEING THE LANDS OF TYNDALL STREET TOWNHOMES, LLC PER THAT CERTAIN GRANT DEED RECORDED AUGUST 15, 2017 AS INST. NO. 23726323, OFFICIAL RECORDS OF SANTA CLARA COUNTY.

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA
DECEMBER 2017



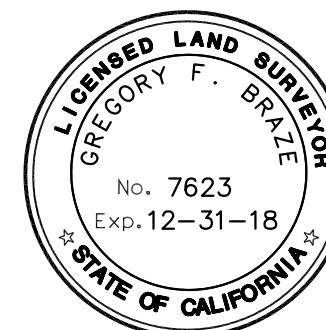
LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS
2495 INDUSTRIAL PARKWAY WEST HAYWARD, CALIFORNIA 94545
(510) 887-4086 FAX (510) 887-3019
WWW.LEABRAZE.COM

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TYNDALL STREET TOWNHOMES, LLC IN MARCH 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IN ANY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 2018; THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____ SIGNED: GREGORY F. BRAZE
LS 7623
EXP. 12-31-2018



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THIS MAP, DESIGNATED AS TRACT NO. 10452, CONSISTING OF TWO (2) SHEETS WAS APPROVED BY THE CITY COUNCIL OF LOS ALTOS, STATE OF CALIFORNIA, BY RESOLUTION NO. _____ AT A DULY AUTHORIZED MEETING OF SAID CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____.

JON MAGINOT, CITY CLERK
CITY OF LOS ALTOS, CALIFORNIA

BY: _____
DEPUTY
DATE: _____

CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON SUBDIVISION MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____ MARK A. HELTON, LS 7078
CITY OF LOS ALTOS, CALIFORNIA
LICENSE EXPIRES 12-31-2018



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT 10452; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: _____ CHRISTOPHER LAMM RCE#82461
CITY OF LOS ALTOS, CALIFORNIA
LICENSE EXPIRES 09-30-2018



RECORDER'S STATEMENT

FILE NO. _____, FEE \$ _____ PAID. ACCEPTED FOR RECORD AND FILED THIS _____ DAY OF _____, 201_ AT _____ M., IN BOOK _____ OF MAPS, AT PAGE(S) _____, SANTA CLARA COUNTY RECORDS AT THE REQUEST OF LEA & BRAZE ENGINEERING.

REGINA ALCOMENDRAS,
COUNTY RECORDER
SANTA CLARA COUNTY,
CALIFORNIA

BY: _____
DEPUTY

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "L.S. 7623"
- () RECORD DATA PER REFERENCE, IF DIFFERENT FROM MEASURED DATA
- — — — — DISTINCTIVE BORDER LINE
- — — — — PROPERTY LINE
- — — — — CENTERLINE

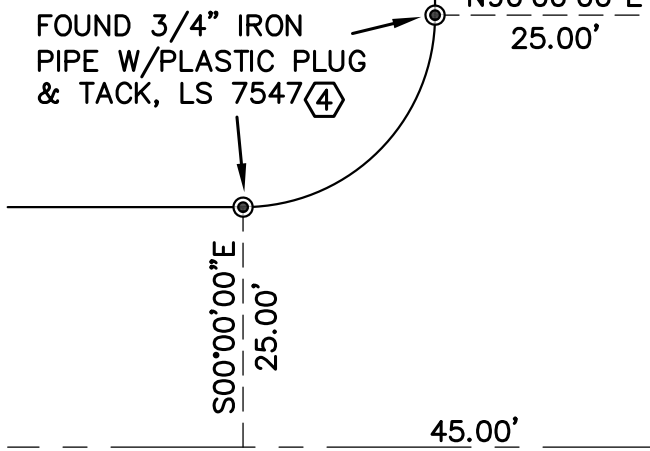
BASIS OF BEARINGS

THE BEARING NORTH 90°00'00" EAST BETWEEN TWO FOUND MONUMENTS ON THE CENTERLINE OF CUESTA DRIVE AS SHOWN ON TRACT No. 9501, FILED IN BOOK 765 OF MAPS AT PAGES 18 AND 19, SANTA CLARA COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE TOTAL GROSS AREA OF THIS SURVEY IS 7,100± SQUARE FEET.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.

TRACT NO. 9501
765 M 18-19



45.00'

45.00'

CUESTA DRIVE (50' WIDE)

BASIS OF BEARINGS
N90°00'00"E 350.00' (350.07')(4)(5)

FOUND GRANITE MONUMENT & HOLE IN MONUMENT WELL ⊙ LASSEN (3)(5)(6) 3" BRASS DISK PER (4)

FOUND 2.5" BRASS DISK & PUNCH IN MONUMENT WELL (2)(3)(4)(5)(6)

TRACT NO. 10048
838 M 16-18

TYNDALL STREET (50' WIDE)



125.00'

50.00'

25.00'

PARCEL MAP
846 M 17-18

LOT 3
BLOCK 36
"M" MAPS 1
AREA = 7,100± SQ.FT.

ALLEY (16' WIDE)

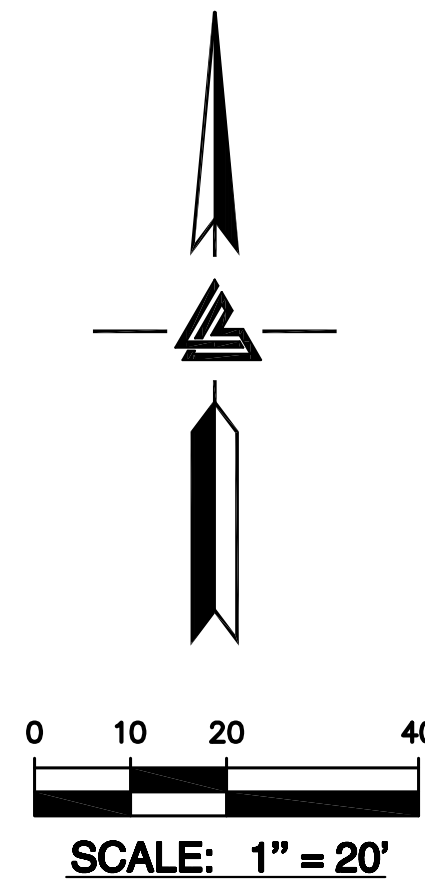
N90°00'00"W 142.00'

N90°00'00"E 142.00'

TRACT NO. 8366
622 M 26-28

TRACT NO. 5659
369 M 25-27

FOUND 3/4" IRON PIPE W/PLASTIC PLUG & TACK, RCE 18764 (2)



REFERENCES

- (1) MAP NO. 3, TOWN OF LOS ALTOS FILED: NOVEMBER 4, 1907 VOLUME "M" OF MAPS, PAGE 1
- (2) TRACT No. 5659, TYNDALL OAKS FILED: APRIL 2, 1976 BOOK 369 OF MAPS, PAGES 25-28
- (3) TRACT No. 8366 FILED: DECEMBER 14, 1990 BOOK 622 OF MAPS, PAGES 26-28
- (4) TRACT No. 9501 FILED: OCTOBER 10, 2003 BOOK 765 OF MAPS, PAGES 18-19
- (5) TRACT No. 10048 FILED: JULY 27, 2010 BOOK 838 OF MAPS, PAGES 16-18
- (6) PARCEL MAP FILED: JULY 19, 2011 BOOK 846 OF MAPS, PAGES 17-18

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CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=20' DECEMBER 2017

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