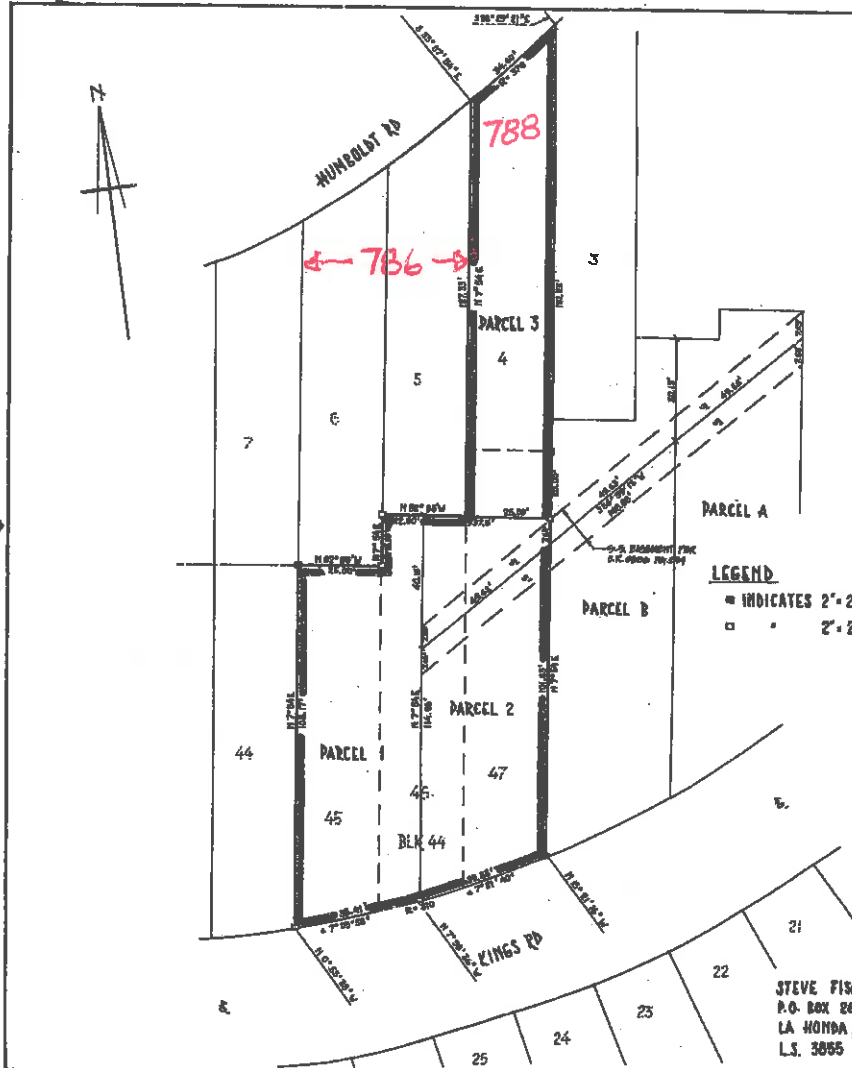




VICINITY MAP



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 12th DAY OF MAY, 1974, FOR CONFORMANCE WITH THE REQUIREMENTS OF SECTION 11576 OF THE SUBDIVISION MAP ACT.

SIGNED: James F. Swell
CITY ENGINEER, CITY OF BRISBANE

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTIONS AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF RONALD G. OLSON & SIV S.E. OLSON ON APRIL 2, 1973. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

SIGNED AND SEALED: Stephen Fischer
STEPHEN FISCHER, L.S. 3055



RECORDER'S CERTIFICATE

FILED THIS 20th DAY OF MAY, 1974, AT BRISBANE BOOK 24 OF PARCEL MAPS AT PAGE 45 AT THE REQUEST OF R.G. OLSON FILE NO. 46290AH

SIGNED: Marvin Church
MARVIN CHURCH, COUNTY RECORDER
BY: E.M. Casey DEPUTY

BASIS OF BEARINGS

THE EASTERLY LINE OF LOT 47 BLOCK 44 AS SHOWN ON THE AMENDED MAP OF SUBDIVISIONS 1,2,3 CITY OF VISITACION, CALIFORNIA RECORDED IN VOL. 6 OF MAPS ON P.45 SAN MATEO COUNTY RECORDS

PARCEL MAP

LOTS 4, 45, 46, & 47 BLOCK 44
AMENDED MAP OF SUBDIVISIONS 1,2,3
OF CITY OF VISITACION, CALIFORNIA CITY OF BRISBANE
SAN MATEO COUNTY

SCALE 1" = 20'

APRIL, 1973

STEVE FISCHER
P.O. BOX 269
LA HONDA, CALIF.
L.S. 3055

TAX CODE AREA

RECEIVED

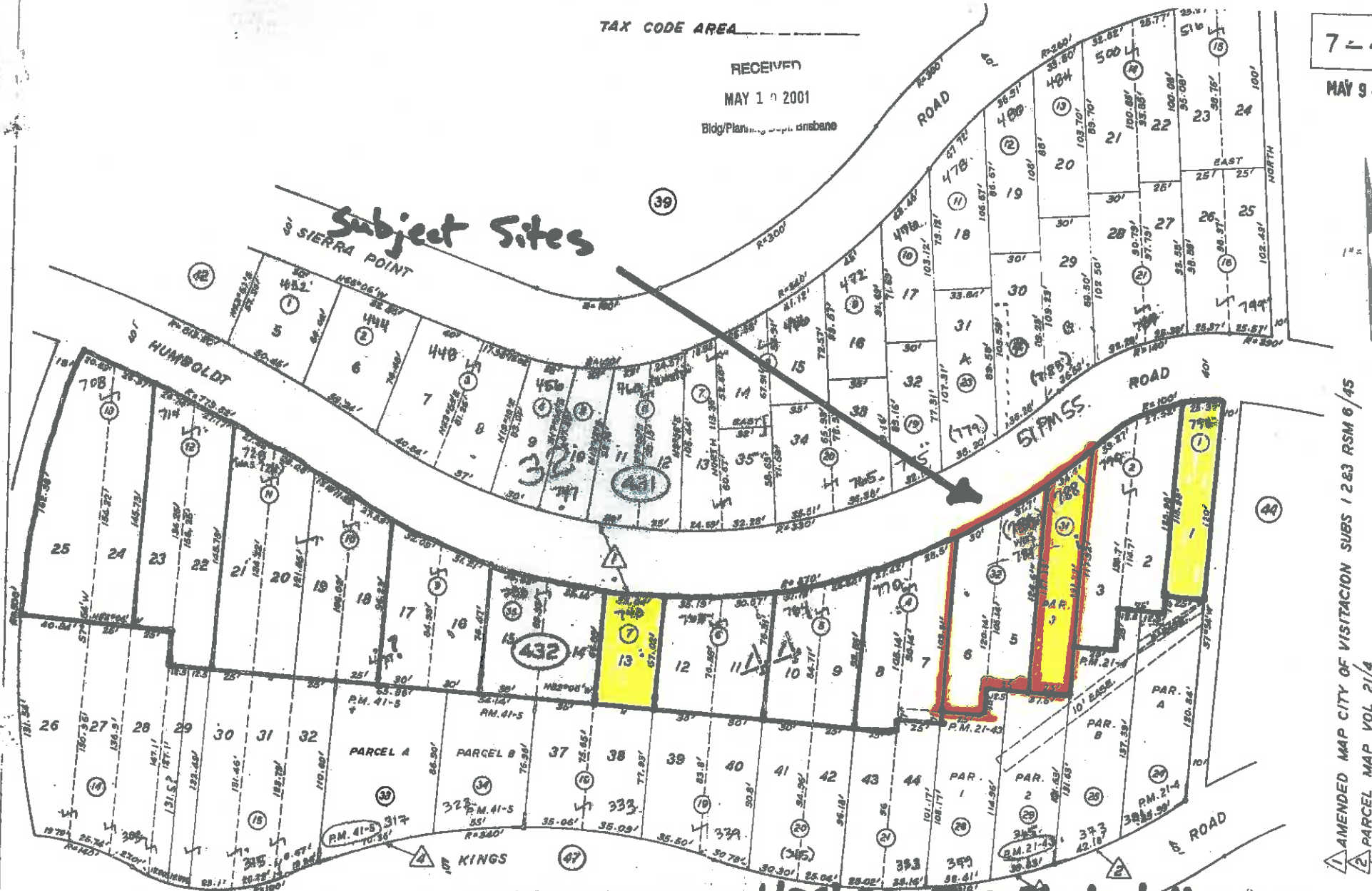
MAY 10 2001

Bldg/Planning Dept. - Saneban

7-

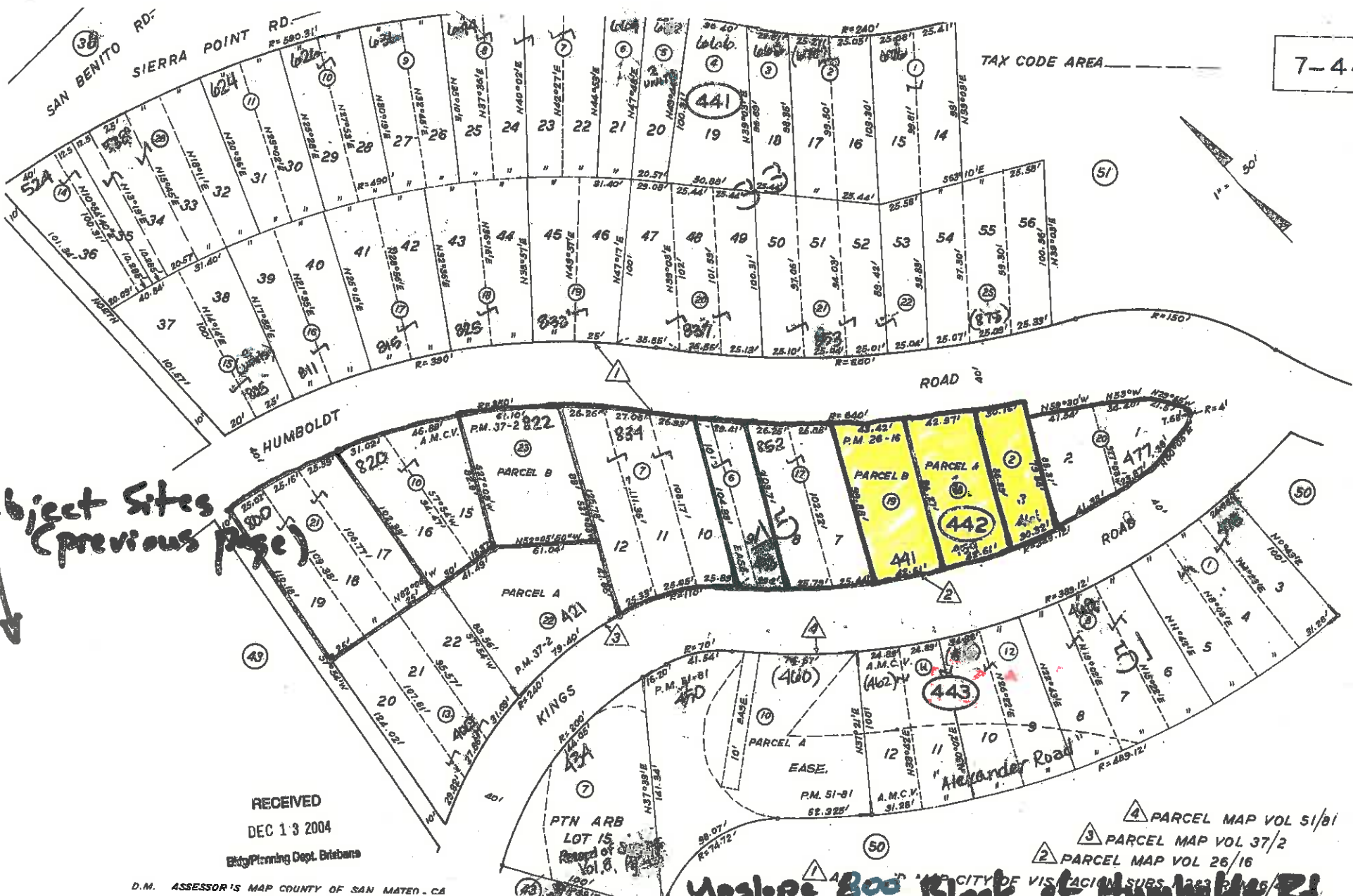
MAY 9

Subject Sites



Block 700 of Humboldt
 Assessor's Parcel Book Page
 Highlighting Parcels w/ Non-Conforming
 Widths

TAX CODE AREA



Subject Sites
(previous page)

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RECEIVED
DEC 13 2004

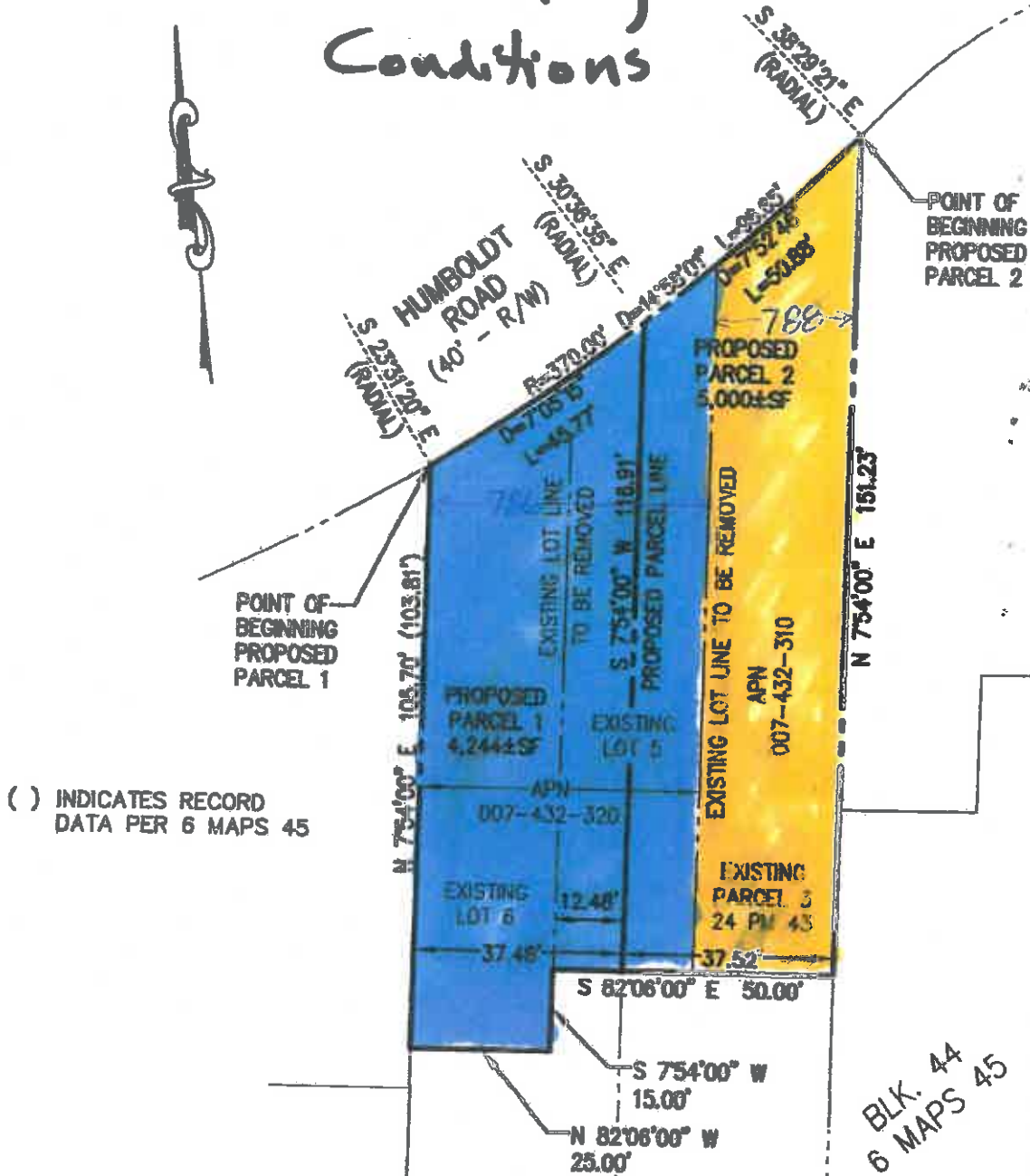
City Planning Dept. Brisbane

D.M. ASSESSOR'S MAP COUNTY OF SAN MATEO - CA

Upslope Block of Humboldt Rd.
Assessor's Parcel Book Page
Highlighting Parcels w/ Non-Conforming Widths

4 PARCEL MAP VOL 51/01
 3 PARCEL MAP VOL 37/2
 2 PARCEL MAP VOL 26/16
 CITY OF VISACION SUBS 223 PAGES

A. Existing Conditions



() INDICATES RECORD DATA PER 6 MAPS 45

Note: Both lots are vacant



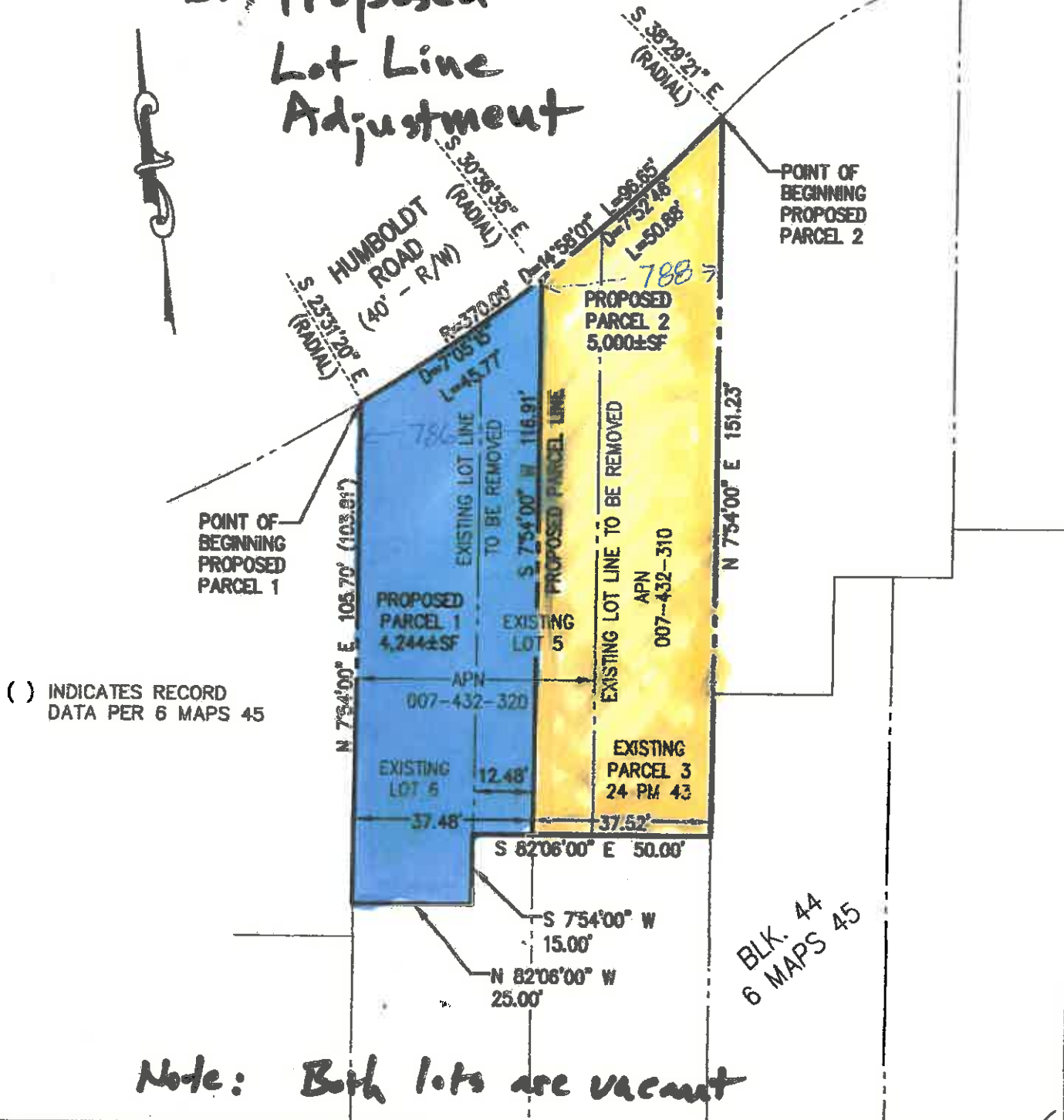
TITLE: PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT PURPOSES - 784 HUMBOLDT ROAD
 BRISBANE SAN MATEO COUNTY CALIFORNIA

PLAT: R.D	SCALE: 1" = 30'	DATE: 12-02-14	JOB #: 502-14
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DAINS LAND SURVEYING

rdains@dainslandsurveying.net
 (650) 743-0831

B. Proposed Lot Line Adjustment



() INDICATES RECORD DATA PER 6 MAPS 45

BLK. 44
6 MAPS 45

Note: Both lots are vacant



TITLE: PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT PURPOSES - 784 HUMBOLDT ROAD
BRISBANE SAN MATEO COUNTY CALIFORNIA

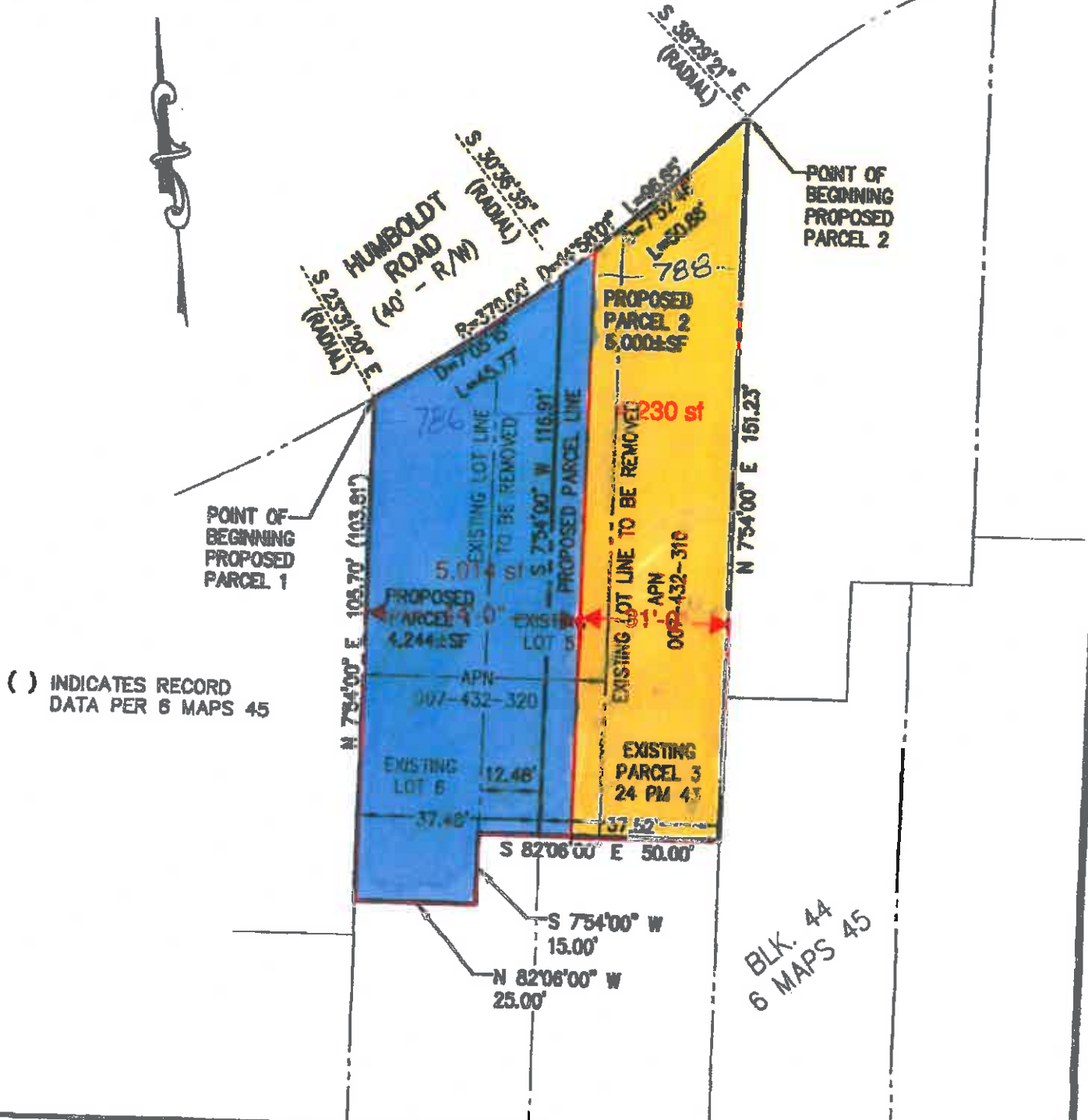
PLAT: RJD	SCALE: 1" = 30'	DATE: 12-02-14	JOB #: 502-14
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rdains@dainslandsurveying.net

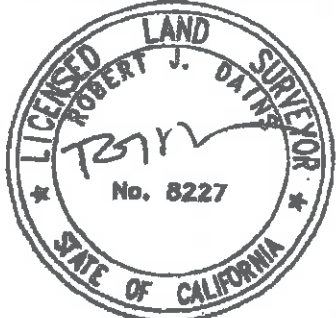
(650) 743-0831

C. Staff Alternative



() INDICATES RECORD DATA PER 6 MAPS 45

BLK. 44
6 MAPS 45



TITLE: PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT PURPOSES - 784 HUMBOLDT ROAD
BRISBANE SAN MATEO COUNTY CALIFORNIA

PLAT: R/D	SCALE: 1" = 30'	DATE: 12-02-14	JOB #: 502-14
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(650) 743-0831

SUPPORTING STATEMENTS

1. What special circumstances such as size, shape and topography of the property, or its surrounding locations apply to your site?

The original subdivision of Brisbane favored lot dimensions with an average 25' width at the time of its creation. This historical practice created unusually long and narrow lots which were crammed together and sometimes very inaccessible because of steep uphill topography. This is the case with 788 Humboldt (788) and makes for less than ideal circumstances.

Modern development regulations did not exist at the time these lots were created, and as such, concerns regarding adequate parking, setbacks, tight access, articulation, height limits and large grading quantities were not matters of importance as they are today.

In terms of conforming to today's modern zoning ordinances, leaving 788 at its existing 25' lot width will result in less than optimal architectural design outcomes identified in the General Plan.

2. How do these special circumstances impact your site when the Zoning Ordinance is applied to the site?

These special circumstances when applying the zoning ordinance will require less parking for 788 Humboldt (1 covered space, and 1 on-site space vs 2 covered and 2 on-site spaces for a wider lot).

788 will also have a side yard setback of 3', which will create less spacial separation between buildings.

788's existing narrow lot width will result in a future home and monolithic structure with less opportunities for architectural articulation. There will be less visual balance between 788 and 786 Humboldt (786), because 786 will be much larger in size.

- 3. What privileges enjoyed by other properties in the vicinity and same zoning district would you be deprived of when the Zoning Ordinance is applied to your site, given its special circumstances?**

The resulting parcels of the proposed lot line adjustment may not fully comply with the development regulations of the Zoning Ordinance, however by applying the Zoning Ordinance to require a public hearing and variance for the proposed lot line adjustment, 788 and 786 Humboldt are deprived the right to an administrative lot line adjustment as described in the code excerpt below:

17.32.055 - Exceptions—Lot area, lot dimensions and lot lines Lot Line Adjustment. In compliance with the procedures set forth in [Chapter 16.32](#) of [Title 16](#), Subdivisions, the planning director may approve a lot line adjustment that will not increase the degree of noncompliance or otherwise increase the discrepancy between existing conditions and the requirements of the Zoning Ordinance, even though the resulting parcels may not fully comply with the development regulations of the applicable zoning district.

The lots at 788 and 786, per the zoning code, are recognized as "Standard Sites", and it appears they should be entitled to a

“standard lot line adjustment”. Please see the code excerpt below that applies to 788 Humboldt which was created by parcel map:

17.32.055, 4 – “Any substandard lot created through a parcel map, resubdivision or lot line adjustment approved by the city after October 27, 1969, shall be recognized as a standard site.”

786 Humboldt is a standard site by virtue of its size and shape, 788 Humboldt is a standard site by virtue of its recorded parcel map. It seems unfair not to apply the Zoning Code 17.32.055 allowing for lot line adjustment, because such an application would deny the privileges of access for development, architectural articulation and separation of space that other standard sites enjoy.

4. What conditions of approval could be attached to the variance to assure that you comply with the intent of the Zoning Ordinance and to the other applicable regulations?

Conditions of approval could reflect the following to increase conformity with current zoning regulations:

- Balanced lot sizes closer to the desired average of 5000 square feet for 786 and approximately 4300 sf for 788.
- A 33% increase in side setbacks for 788 Humboldt from 3' to 4' (786 could retain its 5' setbacks).
- Additional parking could be required for 788 from 1 covered and 1 on-site space, to 2 covered spaces and 2 on-site spaces for both properties.