

- e. Adopt a Resolution of the San Carlos Housing Authority Granting a Public Utility Easement on APN 050-132-100 (New Alleyway) Related to the 1244 Cherry Street Affordable Housing Development and Authorizing the Chair of the Housing Authority to Execute Associated Documents.



HOUSING AUTHORITY STAFF REPORT

MEETING DATE: April 28, 2025

ITEM TITLE: Adopt a Resolution of the San Carlos Housing Authority Granting a Public Utility Easement on APN 050-132-100 (New Alleyway) Related to the 1244 Cherry Street Affordable Housing Development and Authorizing the Chair of the Housing Authority to Execute Associated Documents.

RECOMMENDATION:

Staff recommend that the San Carlos Housing Authority adopt a Resolution granting a public utility easement on APN 050-132-100 ("new alleyway") related to the 1244 Cherry Street Affordable Housing Development and authorizing the Chair of the Housing Authority to execute associated documents.

FISCAL IMPLICATIONS:

None.

Granting the public utility easement will have no financial impact on the City.

BACKGROUND:

In 2023, the City of San Carlos and HIP Housing entered into a disposition, development, and loan agreement (DDLA) to redevelop 1244 Cherry Street, along with neighboring City and Housing Authority-owned properties, into a 33-unit affordable housing development. Under this agreement, the City will make both financial and property contributions towards the development of the new project, known as Cherry Street Commons. As outlined in the DDLA, the City and Housing Authority conveyed the property to Cherry Street Commons LP in December 2024. The property is to be combined into a single, larger parcel under Cherry Street Commons LP ownership through a Lot Line Adjustment.

ANALYSIS:

The Cherry Street Commons development parcel contains an area that was formerly an alleyway with public utilities such as a PG&E gas main. In order to commence development of the parcel, utilities need to be relocated out of the parcel and onto the new alleyway, which is land owned by the San Carlos Housing Authority, APN 050-132-100, as shown and described in Exhibit A and B. A public utility easement over the alleyway parcel is needed to allow public utilities to relocate to the parcel.

Staff recommends the San Carlos Housing Authority grant the public utility easement on APN 050-132-100 and authorize the chair of the Housing Authority to execute the associated documents.

ALTERNATIVES:

Options available to the Housing Authority include:

1. Adopt a Resolution granting a public utility easement on APN 050-132-100 (new alleyway) related to the 1244 Cherry Street Affordable Housing Development and authorizing the Chair of the Housing Authority to execute associated documents, or
2. Do not adopt the Resolution, or
3. Provide staff with different direction.

Respectfully submitted by:

Steven Machida, Public Works Director

Approved for submission by:



Jeff Maltbie, City Manager

ATTACHMENT(S):

1. Housing Authority Resolution
Exhibits A & B - Plat & Legal Description

RESOLUTION NO. HA – ____

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN CARLOS
GRANTING A PUBLIC UTILITY EASEMENT ON APN 050-132-100 (“NEW ALLEYWAY”)
RELATED TO THE 1244 CHERRY STREET AFFORDABLE HOUSING DEVELOPMENT AND
AUTHORIZING THE CHAIR OF THE HOUSING AUTHORITY TO EXECUTE
ASSOCIATED DOCUMENTS.**

WHEREAS, in 2023, the City of San Carlos and HIP Housing entered into a disposition, development, and loan agreement (DDLA) to redevelop 1244 Cherry Street, along with neighboring City- and Housing Authority-owned properties, into a 33-unit affordable housing development. Under the DDLA, the City will make both financial and property contributions towards the development of the new project, known as Cherry Street Commons; and

WHEREAS, as outlined in the DDLA, the City and Housing Authority conveyed property to Cherry Street Commons LP in December 2024, after which it was to be combined into a single, larger parcel under Cherry Street Commons LP ownership and formalized through a Lot Line Adjustment (LLA); and

WHEREAS, the Cherry Street Commons development parcel contains an area that was formerly an alleyway with public utilities such as a PG&E gas main. In order to commence development of the parcel, utilities need to be relocated out of the parcel and onto the new alleyway, which is land owned by the San Carlos Housing Authority, APN 050-132-100 as shown and described in Exhibit A and B. A public utility easement over the alleyway parcel is needed to allow public utilities to relocate to the parcel.

NOW, THEREFORE BE IT RESOLVED, that the Housing Authority of the City of San Carlos hereby grants a public utility easement on APN 050-132-100 (new alleyway) related to the 1244 Cherry Street Affordable Housing Development and authorizes the Chair of the Housing Authority to execute associated documents.

* * * * *

I, City Clerk Crystal Mui, hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Housing Authority of the City of San Carlos at a scheduled meeting thereof held on the 28th day of April 2025, by the following vote:

AYES, BOARD MEMBERS:

NOES, BOARD MEMBERS:

ABSENT, BOARD MEMBERS:

SECRETARY of the San Carlos Housing Authority

APPROVED:

CHAIR of the San Carlos Housing Authority

Exhibits A & B – Plat and Legal Description

EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC UTILITY EASEMENT

All that real property situated in the City of San Carlos, County of San Mateo, State of California, being a portion of that parcel of land as described in that certain Grant Deed recorded September 3, 1993 as Document Number 93149944, Official Records of San Mateo County, more particularly described as follows:

COMMENCING at the most Southerly corner of said parcel of land as described in that certain Grant Deed recorded November 13, 2002 as Document Number 2002-233661, Official Records of San Mateo County; thence along the Northwesterly line of Cherry Street as shown on said Map, North 47°27'14" East, 106.99 feet to the **POINT OF BEGINNING**; thence parallel with the Northeasterly line of said parcel of land (Document Number 93149944), North 42°32'54" West, 100.02 feet to the Northwesterly line of last said parcel of land; thence along last said line, North 47°27'06" East, 23.00 feet to the most Northerly corner thereof; thence along the Northeasterly line of last said parcel of land, South 42°32'54" East, 100.02 feet to said Northwesterly line of said Cherry Street; thence along last said line, South 47°27'14" West, 23.00 feet to the **POINT OF BEGINNING**.

CONTAINING 2,300 square feet, more or less.

Attached hereto and made a part hereof is Exhibit "B", plat to accompany legal description.

The basis of bearings of this description is based on the existing improvements along Cherry Street as shown upon that certain map entitled "Final Map No. 2016-01", filed June 23, 2016 in Book 140 of Maps, at Pages 87 to 93, inclusive, in the Office of the County Recorder of San Mateo County, State of California, taken as South 47°27'14" West.

This legal description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.


Jacqueline Luk, PLS 8934

Date: July 31, 2024



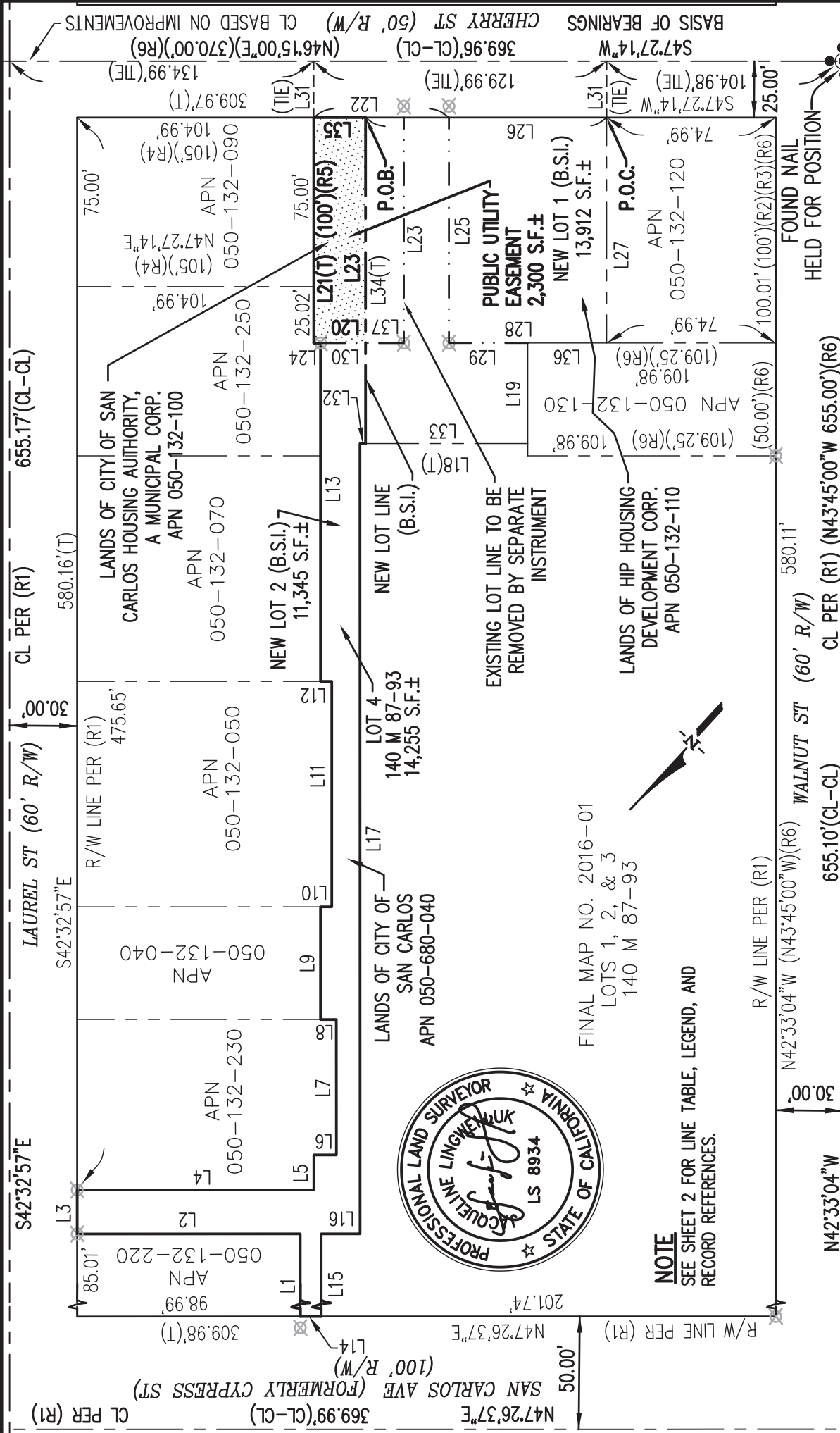


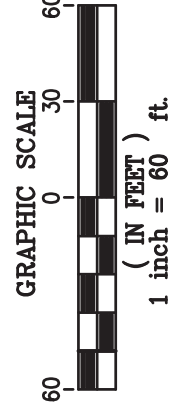
EXHIBIT B

EXHIBIT D
Plat to Accompany Legal Description
PUBLIC UTILITY EASEMENT
1232 & 1244 CHERRY STREET
CITY OF SAN CARLOS, CALIFORNIA
AUGUST 2024 SCALE: 1"=60'

Prepared By
Luk and Associates
Civil Engineers – Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE EXISTING IMPROVEMENTS ALONG CHERRY STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "FINAL MAP NO. 2016-01", FILED JUNE 23, 2016 IN BOOK 140 OF MAPS, AT PAGES 87 TO 93 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA. TAKEN AS SOUTH 47°27'14" WEST



LINE TABLE		
LINE	LENGTH	BEARING
L1	85.00'	S42°32'57"E
L2	98.99'	N47°26'37"E
L3	19.50'	S42°32'57"E
L4	104.99'	N47°26'37"E
L5	15.53'	N42°33'00"W
L6	10.00'	N47°26'45"E
L7	60.01'	N42°33'00"W
L8	7.00'	S47°26'50"W
L9	50.00'	N42°33'00"W
L10	5.00'	N47°26'50"E
L11	100.02'	N42°33'00"W
L12	5.00'	S47°26'55"W
L13	150.05'	N42°33'00"W
L14	9.24'	N47°26'37"E
L15	85.00'	N42°32'57"W
L16	17.26'	N47°26'56"E
L17	350.52'	N42°33'04"W
L18	74.50'(T)	N47°26'56"E
L19	44.59'	N42°33'00"W
L20	23.00'	N47°27'06"E
L21	100.02'	S42°32'54"E
L22	40.00'	S47°27'14"W
L23	100.02'	N42°32'54"W
L24	3.00'	N47°27'06"E
L25	100.02'	N42°33'02"W
L26	106.99'	S47°27'14"W
L27	100.02'	S42°33'02"E
L28	70.00'	S47°27'06"W
L29	35.00'	S47°27'06"W
L30	37.00'	N47°27'06"E
L31	25.00'	S42°32'46"E
L32	2.50'	N47°26'56"E
L33	72.00'	N47°26'56"E
L34	144.61'(T)	S42°32'54"E
L35	23.00'	S47°27'14"W
L36	34.99'	S47°27'06"W
L37	17.00'	N47°27'06"E

LEGEND

_____	EXTERIOR PROPERTY LINE OF SUBJECT PARCEL
-----	ADJOINER LOT LINE
_____	RIGHT OF WAY LINE
_____	CENTERLINE
-----	EXISTING LOT LINE TO BE REMOVED BY SEPARATE INSTRUMENT
-----	NEW LOT LINE BY SEPARATE INSTRUMENT
_____	POINT OF BEGINNING
_____	POINT OF COMMENCEMENT
_____	TYPICAL
⊙	FOUND NAIL AS NOTED
●	FOUND NAIL AND STRADDLER
⊗	MONUMENT PER (R1), SFNF
(CL-CL)	CENTER LINE TO CENTER LINE
(R1)	REFERENCE
R/W	RIGHT OF WAY
CL	CENTER LINE
(T)	TOTAL
APN	ASSESSOR'S PARCEL NUMBER
CALC.	CALCULATED
DOC. NO.	DOCUMENT NUMBER
S.F.	SQUARE FEET
±	MORE OR LESS
(R1)	REFERENCE
(100')	RECORD DATA
SFNF	SEARCHED FOR AND NOT FOUND BY SEPARATE INSTRUMENT
B.S.I.	PUBLIC UTILITY EASEMENT

REFERENCES

- (R1) "FINAL MAP NO. 2016-01", FILED JUNE 23, 2016 IN BOOK 140 OF MAPS, AT PAGES 87 TO 93 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
- (R2) "SAN CARLOS, SAN MATEO CO. CAL.", FILED SEPTEMBER 4, 1888, IN BOOK "E" OF MAPS, AT PAGE 19 AND COPIED INTO BOOK 1 OF MAPS, AT PAGE 76, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
- (R3) "AMENDED MAP OF THE TOWN OF SAN CARLOS, SAN MATEO COUNTY, CAL.", FILED OCTOBER 7, 1912 IN VOLUME 8 OF MAPS, AT PAGES 25 AND 26, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
- (R4) QUITCLAIM DEED, RECORDED MARCH 9, 2016 AS DOCUMENT NUMBER 2016-021257, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
- (R5) GRANT DEED, RECORDED SEPTEMBER 3, 1993 AS DOCUMENT NUMBER 93-149944, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
- (R6) RECORD OF SURVEY 2916, FILED AUGUST 24, 2016 IN VOLUME 43 OF LLS MAPS, PAGE 34, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

EXHIBIT B
Plat to Accompany Legal Description
PUBLIC UTILITY EASEMENT
1232 & 1244 CHERRY STREET
CITY OF SAN CARLOS, CALIFORNIA
AUGUST 2024

Prepared By
Luk and Associates
Civil Engineers - Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547

LINE	RECORD DISTANCE OR BEARING
L19	(N43°45'00"W)(R6)
L23	(100')(R2)(R3)(R5)
L25	(100')(R2)(R3)
L26	(69.99')(R1)
L36	(N46°15'00"E)(R6)