TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND
COMMUNITY ENVIRONMENT

DATE: MARCH 15, 2004

CMR: 188:04

SUBJECT: 800 HIGH STREET [03-PM-04]: REQUEST BY BKF ENGINEERS ON BEHALF OF PALO ALTO HIGH STREET PARTNERS FOR A TENTATIVE MAP FOR PROPERTY LOCATED AT 800 HIGH STREET FOR THE DEVELOPMENT OF A 60 UNIT CONDOMINIUM PROJECT; THE PROPERTY CONSISTS OF A 41,993 SQUARE-FOOT PARCEL, WHICH WAS CREATED BY THE MERGER OF THREE PARCELS. ENVIRONMENTAL ASSESSMENT: AN ENVIRONMENTAL IMPACT REPORT WAS CERTIFIED BY THE CITY COUNCIL ON FEBRUARY 3, 2003. ZONE DISTRICT: PLANNED COMMUNITY (PC) 4779.

RECOMMENDATION
Staff and the Planning and Transportation Commission recommend that the City Council approve the Tentative Map for the project at 800 High Street, subject to the attached Conditions of Approval (Attachment A).

BACKGROUND
The project site consists of three parcels that total 41,993 square feet in size. Parcel 1 is 8,611 square feet, Parcel 2 is 12,386 square feet and Parcel 3 is 20,996 square feet. The site encompasses the half-block area bounded by High Street, Homer Avenue, Channing Avenue, and the alley lying between High and Alma Streets (Lane 8 West). The site may be accessed from all of the above streets and the alley.

On February 3, 2003, the City Council certified the Final Environmental Impact report and adopted an ordinance (Ordinance 4779) for the creation of a Planned Community district for 60 residential units, including ten below market rate units, commercial space, open space, and below grade parking. A referendum petition to overturn City Council’s February 3, 2003 adoption of Ordinance 4779 was certified by Santa Clara County on March 26, 2003. A general election was held on November 4, 2003 that included the
question on whether the Council’s decision to create a PC district should be overturned. The referendum was unsuccessful and the Council’s original decision became final.

The project developer (Palo Alto High Street Partners) is applying for demolition, grading/excavation, and building permits with the Building Division. As this development is for the creation of 60 condominium units, this project requires that the lot merger be accomplished via the Tentative Map/Final Map process. The Final Map must be recorded with Santa Clara County prior to issuance of building permits.

The lot merger would combine Parcels 1, 2 and 3 into a single parcel of 41,993 square feet. The property lines adjacent to the public streets and alley would remain in the same location, as described on Sheet 3 of the tentative map. Interior property lines between Parcels 1 and 2 and between Parcels 2 and 3 would be removed, resulting in one large lot.

The property owner will grant to the City a five-foot wide public access easement on the 800 High Street property adjacent to the entire length of Lane 8 West. The developer will improve the area within the easement to match Lane 8 West improvements, to essentially create a 20-foot wide alley that will accommodate fire trucks and other public safety equipment. The City would grant easements for the construction of a below-grade parking garage and future subterranean connection points to the City-owned electric substation site at 841 Alma Street and to accommodate the garage along the High Street side of the site. The proposed easements are described on Page 3 of the Tentative Map.

**BOARD/COMMISSION REVIEW AND RECOMMENDATIONS**

This project was heard by the Planning and Transportation Commission (Commission) on February 11, 2004. The Commission recommended that the City Council approve the Tentative Map application (5-0-0-1, Commissioner Bialson absent).

The Commission acknowledged that this tentative map application for the previously approved condominium project was a routine matter, intended to satisfy the requirements of the Subdivision Map Act. Approval of the Tentative Map would allow the application to proceed to the Final Map process.

The Tentative Map that is before Council is slightly different than the map reviewed by the Planning Commission. The Tentative Map reviewed by the Commission showed the prior condition of three separate parcels on the block bounded by High Street, Homer and Channing Avenues and Lane 8 West. After the Commission review and prior to Council review, the applicant received a Certificate of Compliance that merged the three parcels, creating one lot. This process was initiated so that the applicant could receive a grading permit prior to the issuance of the Final Map. The Tentative Map/Final Map process is required to create a single parcel for the future development of 60 condominium units. The Final Map process will commence with the approval of the Tentative Map. The Improvement Agreements and other contracts will be finalized and presented to the Council for approval with the Final Map.
ATTACHMENTS
Attachment A: Record of Land Use Action
Attachment B: Planning & Transportation Commission Staff Report January 14, 2004
Attachment C: Planning & Transportation Commission excerpt verbatim minutes, January 14, 2004
Attachment D: Project Plans (Council packet only)

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