TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: JULY 19, 2004

CMR: 353:04

SUBJECT: 800 HIGH STREET [04-PM-02]: REQUEST BY PALO ALTO HIGH STREET PARTNERS FOR A FINAL MAP FOR PROPERTY LOCATED AT 800 HIGH STREET FOR THE DEVELOPMENT OF A 60 UNIT CONDOMINIUM PROJECT.

RECOMMENDATION
Staff recommends that the City Council approve the Final Map for the project at 800 High Street, which is consistent with the Tentative Subdivision Map and conditions of approval of the Tentative Subdivision Map approved by the City Council on March 15, 2004 (03-PM-04).

PROJECT DESCRIPTION
The project site, zoned Planned Community (PC-4779), consists of a single parcel of 41,993 square feet in size. 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.

The project includes development of a 60-unit condominium project, including ten below market rate units, commercial space, open space, and below grade parking. The project was approved by the City Council on February 3, 2003.

The Final Map is the document containing the statements, acknowledgements and agreements from the property owner, surveyor, City officials and beneficiaries that the
Final Map is in conformance with all applicable regulations and the approved Tentative Map.

**RESOURCE IMPACT**
There are no resource impacts related to the approval of the Final Map, since the map is consistent with the approved Tentative Map.

**POLICY IMPLICATIONS**
There are no policy implications related to the approval of the Final Map, since the map is consistent with the approved Tentative Map.

**TIMELINE**
The Tentative Subdivision Map will expire on March 15, 2006 unless the City Council takes action on the Final Map as recommended.

**ENVIRONMENTAL REVIEW**
No environmental review is required for the Final Map.

**ATTACHMENTS**
Attachment A: Final Map (Council members only)

PREPARED BY: ________________________________
STEVEN TURNER
Planner

DEPARTMENT HEAD REVIEW: ________________________________
STEVE EMSLIE
Director of Planning and Community Environment

CITY MANAGER APPROVAL: ________________________________
EMILY HARRISON
Assistant City Manager