TO: HONORABLE CITY COUNCIL
FROM: CITY MANAGER DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT
DATE: JUNE 5, 2006 CMR: 245:06

SUBJECT: 2300 EAST BAYSHORE ROAD/2450 WATSON COURT [05PLN-00305]. REQUEST BY PEERY/ARILLAGA FOR A VESTING TENTATIVE PARCEL MAP FOR THE CONSTRUCTION OF A PREVIOUSLY APPROVED OFFICE BUILDING. THIS MAP IS REQUIRED TO COMBINE TWO LOTS INTO ONE LOT TOTALING APPROXIMATELY 5.6 ACRES. ENVIRONMENTAL ASSESSMENT: CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION 15315.

RECOMMENDATION
Staff and the Planning and Transportation Commission (Commission) recommend that the City Council approve the proposed Vesting Tentative Parcel Map, in order to merge an approximately 3.8 acre parcel with an approximately 1.8 acre parcel to form a 5.6 acre parcel at 2300 East Bayshore Road / 2450 Watson Court for the purpose of constructing a previously approved office building, based upon findings and conditions contained within the Record of Land Use Action (Attachment A).

DISCUSSION
The project site is located on a 5.6 acre site at 2300 East Bayshore Road and 2450 Watson Court. On July 25, 2005, the City Council approved the Site and Design Review application for the 77,956 square foot building to be constructed on the site. This approval included a condition that the two lots comprising the site be merged prior to the issuance of a building permit.

The proposed lot merger is in compliance with the provisions of the Subdivision Ordinance in regard to Tentative Map requirements (PAMC 21.12) and design (PAMC 21.20). Because the sites to be merged would exceed five acres, the map requires City Council approval (PAMC 21.08.020).

The design and improvement of the subdivision should be distinguished from the design of the building to be located on the lot, which has already been reviewed and approved by the City Council.
The Vesting Tentative Parcel Map includes information on the existing parcels and onsite conditions including the future office building, vehicle parking spaces, and site drainage. The map would abandon a 65 foot Public Utility Easement remaining on the site from the time period when Embarcadero Road traversed the site before it was relocated to its current position, and would provide a public access easement for bicycle/pedestrian use. This map contains all information and notations required to be shown on a Tentative Parcel Map (per PAMC Sections 21.12), as well as conforming to the design requirements concerning the creation of lots, streets, walkways, and similar features (PAMC 21.20). The map also conforms to the approved site plan.

BOARD/COMMISSION REVIEW AND RECOMMENDATIONS
On May 10, 2006, this project was heard by the Planning and Transportation Commission (Commission), who recommended (6-0-0-1) that the City Council approve the Vesting Tentative Parcel Map to merge the two lots into one. Commissioners discussed the proposed five foot public access easement that would connect the existing bicycle/pedestrian path adjacent to the southern portion of the site to Watson Court and the abandonment of the 65’ Public Utility Easement. The Commission minutes are attached to this report (Attachment C).

PREPARED BY: _____________________________________________
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DEPARTMENT HEAD REVIEW: ________________________________________
STEVE EMSLIE
Director of Planning and Community Environment

CITY MANAGER APPROVAL: ____________________________________________
EMILY HARRISON
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ATTACHMENTS
A. Draft Record of Land Use Action
B. Planning & Transportation Commission Report dated May 10, 2006 (without attachments)
C. Draft Planning & Transportation Commission excerpt verbatim minutes, May 10, 2006.
D. Tentative Map (Council packet only)

COURTESY COPIES:
Dick Peery
Hoover Associates
JMH Weiss, Inc.