TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: AUGUST 7, 2006

CMR:254:06

SUBJECT: 4219 EL CAMINO REAL [05PLN-00235]: CONSIDERATION OF A REQUEST BY DR HORTON HOMEBUILDERS FOR A FINAL MAP TO MERGE TWO EXISTING PARCELS AND SUBDIVIDE THE RESULTING 15.84 ACRE SITE INTO ELEVEN SINGLE-FAMILY LOTS AND ONE MULTIPLE-FAMILY LOT FOR THE DEVELOPMENT OF A PREVIOUSLY APPROVED SINGLE-FAMILY AND MULTIPLE-FAMILY CONDOMINIUM PROJECT LOCATED AT 4219 EL CAMINO REAL. THE FINAL MAP ALSO INCLUDES THE CREATION OF A NEW PUBLIC STREET BETWEEN 4219 AND 4249 EL CAMINO REAL AND A STREET NAME MAP FOR THE NEW PUBLIC AND PRIVATE STREETS. AN ENVIRONMENTAL IMPACT REPORT WAS CERTIFIED BY THE CITY COUNCIL IN JUNE 2004. ZONE DISTRICT: CS(H), CS(L).

RECOMMENDATION
Staff recommends that the City Council approve the proposed Final Map for 4219 El Camino Real to merge two parcels (approximately 15.84 acres) and create one multiple family lot containing 170 condominium units and 11 single-family lots and approve the street name map for the new public and private streets.

DISCUSSION
The Final Map, the Subdivision Agreement, the Tentative Map Record of Land Use Action, and Below Market Rate Agreement have been provided for the Council’s review. The Planning Division, the Public Works Department and the City Attorney have reviewed the Final Map, Subdivision Agreement, Below Market Rate Agreement and the Covenants, Conditions, and Restrictions (CCRs) and have determined that they are consistent with the Tentative Map and Record of Land Use Action. According to the State Subdivision Map Act, the City Council must therefore approve the Final Map.

The map satisfies all approval conditions for the Tentative Map, including the preparation of a Subdivision Improvement Agreement (Attachment C) and BMR Agreement (Attachment D).
The project includes one new public street between the project site and the adjacent Elk’s Lodge at 4249 El Camino Real. Half of the new public street is located on the project site. The other half of the street would be located on the Elk’s Lodge site. The Elk’s Lodge portion of the street is not shown on the Final Map. The Elk’s Lodge portion of the street would be dedicated to the City as an easement at the time that the Elk’s Lodge site is redeveloped.

A street name map has been incorporated into the Final Map. Street names are not required for approval of the Final Map. However, the applicant will comply with the City of Palo Alto’s policies and procedures and request that the Palo Alto Historical Association (PAHA) recommend approval of street names within the development. If alternative street names are recommended by PAHA, the street name map would return to the Council for review and approval as a certificate of correction to the Final Map.

PREPARED BY:  
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STEVEN TURNER  
Senior Planner

DEPARTMENT HEAD:  
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STEVE EMSLIE  
Director of Planning and Community Environment

CITY MANAGER APPROVAL:  
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EMILY HARRISON  
Assistant City Manager

ATTACHMENTS
A. Record of Land Use Action of Tentative Map Approval  
B. City Council Meeting Minutes from December 5, 2005  
C. Subdivision Agreement  
D. BMR Agreement  
E. Final Map (Council Members Only)

COURTESY COPIES:  
Bridget Koller, DR Horton Homebuilders, Project Applicant