TO: HONORABLE CITY COUNCIL
FROM: CITY MANAGER
DATE: OCTOBER 6, 2008
SUBJECT: Approval of A Final Map to Subdivide One Lot Into 45 Residential Condominiums, Streets and a Public Park Located At 4249 El Camino Real

RECOMMENDATION
Staff recommends that the City Council approve the proposed Final Map to subdivide one lot into 45 residential condominiums, private streets and a public park, based upon findings and conditions contained within the Record of Land Use Action for the Tentative Map (RLUA, Attachment A).

DISCUSSION
The purpose of this Final Map is to create a new multi-family residential development with 45 residential condominium units. The City Council approved, on March 24, 2008, a Tentative Map to subdivide the larger seven-acre Elks Lodge site into two lots for a new Elks lodge and a residential project. The City Council also approved a Tentative Map at the same hearing to subdivide the proposed residential half of the Elks Lodge site (this application) into 45 residential condominium units, private streets and dedicated park land. A Final Map for the portion of the seven-acre site proposed for a new Elks Lodge was approved by City Council on April 7, 2008. The subject Final Map is for the residential portion of the two lots that were created.

The Final Map for the 45 residential condominium units and the approved Record of Land Use Action for the Tentative Map have been provided for the Council’s review and action. The proposed street names incorporated in the Final Map are those that have been recommended by the Palo Alto Historical Association. The Planning Division and the Public Works Department have reviewed the Final Map and have determined that it is consistent with the approved Tentative Map and its Record of Land Use Action. According to the State Subdivision Map Act, the City Council must therefore approve the Final Map.

The Tentative Map approval for the proposed 45-unit residential condominium also included new easements across all pedestrian walkways on the lot and a four-foot wide public access
The Tentative Map approval for the proposed 45-unit residential condominium also included new easements across all pedestrian walkways on the lot and a four-foot wide public access easement from Street A from the adjacent site to the west. These easements are all shown on the attached Final Map. The March 24, 2008 approval also included an offer to provide a second potential point for pedestrian access at the southeastern portion of the site to lead to the public park from the adjacent site. This offer is conditioned upon the City acquiring access rights on the adjacent property occupied by Dinah’s Hotel on or before March 29, 2009. Because this is a conditional offer with a time limit, in lieu of showing the connection on the Final Map, the applicant is providing a plat map and legal description (Attachment B) for this new connection to remain in escrow until it is recorded or the offer expires. Separately, consistent with City Council direction, staff is also working with a consultant to identify options and the related costs for enhancing pedestrian connectivity between this and adjacent sites.

**RESOURCE IMPACT**
There is no direct impact on City resources associated with the Final Map action recommended in this staff report. Resource impacts for the project were outlined with the Tentative Map report.

**POLICY IMPLICATIONS**
No changes in the Comprehensive Plan or Zoning Ordinance are required for this project. The Final Map complies with the City’s policies set out in the Comprehensive Plan, Zoning Ordinance Municipal Code, and the Subdivision Map Act.

**ENVIRONMENTAL REVIEW**
An Initial Study was prepared and a Mitigated Negative Declaration was adopted on October 25, 2007 by the Director of Planning and Community Environment for the project, including the Tentative Map. No further environmental review is required.

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