TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: MAY 6, 2002

SUBJECT: 315 HOMER AVENUE: FINAL SUBDIVISION MAP TO SUBDIVIDE A 0.82-ACRE PARCEL INTO 30 AIR SPACE CONDOMINIUMS, 00-SUB-06

RECOMMENDATION
Staff recommends that the City Council approve the attached final subdivision map and authorize the City Manager to grant to SummerHill Homes a revocable license for use of the Williams House driveway for emergency vehicle access.

BACKGROUND
SummerHill Homes has submitted an application for a final map to subdivide an existing 0.82-acre parcel at 315 Homer Avenue into 30 air space condominiums. The condominiums would be accessed from two entries on Homer Avenue.

On February 5, 2001, the City Council approved the application for a tentative map for the project. On August 16, 2001, the current final map application was submitted by the applicant to subdivide the existing 0.82-acre parcel at 315 Homer Avenue into 30 air space condominiums. The final map has been reviewed and determined to be complete by City staff.

DISCUSSION
The tentative map was approved with 22 conditions, including preparation of a final map, design and installation of public improvements, and dedication of public utility easements. The applicant was also required to enter into a subdivision agreement with the City of Palo Alto, guaranteeing that all improvements for the subdivision will be installed through posting of a bond by the subdivider. This agreement has been prepared by the City Attorney’s Office and signed by the subdivider.

SummerHill has agreed to install, during initial construction, all fire improvements required in the event the license on the Williams House driveway is revoked. Also, thirteen parking spaces have been provided in parking structures for adjacent development at 727 Bryant Street.
All of the conditions imposed by the tentative map have been met. Both the State Subdivision Map Act and the Palo Alto Subdivision Ordinance require that a final subdivision map be approved prior to recordation of the subdivision. Staff recommends that the City Council approve the applicant’s request for a final subdivision map.

**RESOURCE IMPACT**
There is no fiscal impact to the City resulting from this application.

**ENVIRONMENTAL REVIEW**
The project is subject to environmental review under provisions of the California Environmental Quality Act (CEQA). An environmental impact report (EIR) was prepared for the South of Forest Area Coordinated Area Plan, including the project. The EIR was reviewed and certified by the City Council on March 27, 2000. The project, as currently proposed, has been reviewed in comparison with the project that was evaluated in the EIR. Staff has determined that the current project is consistent with that evaluated in the EIR and therefore, no subsequent environmental analysis is required. Copies of the EIR and the findings made by the City Council pursuant to CEQA (Resolution No. 7950) are available for public review in the Planning and Community Environment Department on the fifth floor of City Hall.

**ATTACHMENTS**
Attachment A: Final Subdivision Map (Council Members only)

PREPARED BY: Chandler Lee, Contract Planner

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

CITY MANAGER APPROVAL: EMILY HARRISON
Assistant City Manager

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