TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: JULY 1, 2002

CMR:319:02

SUBJECT: 525 SAN ANTONIO ROAD: REVIEW OF AN APPLICATION FOR A TENTATIVE MAP TO SUBDIVIDE A 2.64-ACRE SITE INTO 10 SINGLE FAMILY LOTS.

RECOMMENDATION
Staff and the Planning and Transportation Commission recommend that the City Council approve the attached tentative map based on the attached findings (Attachment A) and conditions (Attachment B).

The Subdivision Map Act requires the legislative body to act within a specified time frame from the recommendation of the Planning and Transportation Commission. This application was continued from the City Council meeting of April 4, 2002, to allow staff to complete the Below Market Rate Agreement. The alternatives to the Council for action on this application are to approve, conditionally approve, or disapprove the tentative map.

PROJECT DESCRIPTION
The applicant has submitted an application for a tentative map to subdivide two parcels consisting of a existing 2.64-acre site into 10 single-family lots. The lots would be accessed from San Antonio Road by way of a new public right-of-way (cul-de-sac) constructed on the project site.

The site is currently occupied with the Peninsula Day Care and Children’s Christian Center. The site contains a surface parking lot fronting on San Antonio Road. The rest of the site contains a large U-shaped building for the Day Care and Christian Centers, as well as small accessory structures and children’s play areas. The owners of the property anticipate continuation of the Day Care Center for at least the next 2 to 5 years. However, they want the option of developing the site for single-family lots.
All existing structures could remain until the final map is ready for approval. However, the structures would be required to be removed prior to the Council approval of the Final Subdivision Map. There are no historic structures or significant trees that would be impacted as a result of this subdivision.

The proposed Tentative Map is consistent with the Comprehensive Plan Single Family Residential land use designation and the City’s Zoning Ordinance for R-1 single family residential. The subdivision would provide the following single-family lot sizes: four lots at 8,849 square feet; one lot at 10,170 square feet; four lots at 10,252 square feet, and one lot at 11,974 square feet. All of the lots would exceed the minimum 8,000 square-foot lot size requirement for the R-1 (742) zone designation.

BOARD AND COMMISSION REVIEW AND RECOMMENDATIONS
On February 13, 2002, the Planning and Transportation Commission (Commission) reviewed the proposed subdivision and voted (5-0-2) to recommend approval of the tentative map. The Commission’s discussion centered on two issues regarding the subdivision for single-family homes. The first was the ultimate loss of a child care facility, which provides a needed service to the community, and reinforced through Comprehensive Plan Policy C-11, “Support and promote the provision of comprehensive child care services in Palo Alto by public and private providers, including employees.” The second concern was the potential for the site to yield additional housing units if it was developed with a multiple-family density. Some Commissioners felt that this option should be explored further. However, because the subdivision is consistent with the Comprehensive Plan and the current R-1 zoning, this was not sufficient grounds to recommend denial.

DISCUSSION
At the Commission meeting, the applicants addressed the issue regarding the continued use of the site for child care. It is their desire to continue the use of the facility for as long as they are able to operate it until retirement, or find a long-term lease agreement with another childcare operator to maintain the facility. Since the Commission’s meeting, the staff and the applicant have pursued this opportunity with potential operators. Staff has met with existing childcare operators regarding the facility on the site. The discussions have explored both a lease and the purchase of the site for long term use as a childcare center. With the approval of the tentative map, staff will continue to work with the property owner to pursue this course.

Although the 2.64-acre site could yield a higher number of residential units through multiple family density, the Comprehensive Plan and the zoning designations for the site are for single family residential. The tentative map is consistent with these land use designations. The area around the site is an existing single-family residential neighborhood, and the applicant feels that this supports the compatibility of their
application with the existing residents near the site. The applicant has pursued the 10-lot subdivision for these reasons, and the Findings for Approval support this application.

The applicant has agreed to comply with the City’s Below Market Rate (BMR) housing program (Comprehensive Plan Program H-20) through the dedication of one of the ten lots with the approval of the Final Map (Attachment D). The lot that will be dedicated will be a corner lot, numbered 1 on the tentative map, with a lot size of 11,640 square feet. The City will determine the best use of this land for BMR purposes at a later date. Depending on the method of development (individually built homes or one or more merchant builders), additional below-market-rate housing fees may also be due when homes are developed (see Attachment C).

**ENVIRONMENTAL REVIEW**
The project is subject to environmental review under provisions of the California Environmental Quality Act (CEQA). An Initial Study and Negative Declaration were prepared for the project.

**ATTACHMENTS**
Attachment A: Findings For Approval of Subdivision
Attachment B: Conditions For Approval of Subdivision
Attachment C: Below Market Rate Agreement
Attachment E: Planning and Transportation Commission minutes of February 13, 2002 Tentative Subdivision Map (Council Members only)

**PREPARED BY:**

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