TO: 
HONORABLE CITY COUNCIL

FROM: 
CITY MANAGER
DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: 
MAY 6 , 2002

SUBJECT: 
325 CHANNING AVENUE: FINAL SUBDIVISION MAP TO SUBDIVIDE A 1.18-ACRE PARCEL INTO 36 AIR SPACE CONDOMINIUMS, 00-SUB-07

RECOMMENDATION
Staff recommends that the City Council approve the attached final subdivision map and authorize the City Manager to execute an agreement with SummerHill Homes to maintain the Mews.

BACKGROUND
SummerHill Homes has submitted an application for a final map to subdivide an existing 1.18-acre parcel at 325 Channing Avenue into 36 air space condominiums. The condominiums would be accessed from the primary entry on Channing Avenue with entries into individual units on both Channing Avenue and Bryant Street as well as through the central courtyard and the Mews. Automobile access remains on Bryant Street.

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 1.18-acre parcel at 325 Channing Avenue into 36 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.
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:  
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DEPARTMENT HEAD REVIEW:  
STEVE EMSLIE  
Director of Planning and Community Environment

CITY MANAGER APPROVAL:  
EMILY HARRISON  
Assistant City Manager

cc: Elaine Breeze, SummerHill Homes, 777 California Avenue, Palo Alto, CA 94304  
Dan Schaefer, BKF Engineers, 540 Price Avenue, Redwood City, CA 94063