

ACTION NO. 2024-____
RECORD OF THE COUNCIL OF THE CITY OF PALO ALTO LAND USE ACTION
FOR 420 ACACIA AVENUE: FINAL MAP, 24PLN-00027

At its meeting on _____, 2024 the City Council of the City of Palo Alto (“City Council”) approved the Final Map for the development of a one-lot subdivision to create 16 residential condominium units, including a density bonus waiver from street width requirements making the following, findings, determination and declarations:

SECTION 1. Background.

A. On March 8, 2023, Dividend Homes applied for a Vesting Tentative Map for the development of a one (1) parcel, 16-unit condominium subdivision project, including a density bonus waiver from street width requirements to permit a 22-foot wide private street. (“The Project”).

B. The project site is comprised of one existing lot (APN No. 132-38-042) of approximately 35,573 square feet. The site contains an existing paved surface level parking lot. Single family residential uses abut the site to the north. Commercial land uses are located adjacent to the lot to the east and south. A five-story 129-unit affordable housing project has been approved to the west, replacing a surface level parking lot along El Camino Real.

C. Following staff review, the Planning and Transportation Commission reviewed the project and recommended approval on December 13, 2023, subject to conditions of approval.

D. On January 22, 2024 the City Council held a duly noticed public hearing, at which evidence was considered and all persons were afforded an opportunity to be heard in accordance with the City Council’s policies and procedures and approved the Vesting Tentative Map for the development of a one-lot subdivision to create 16 residential condominium units, including a density bonus waiver from street width requirements.

SECTION 2. Environmental Review. The City, as the lead agency for the Project, has determined that the project is exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guideline section 15332, which provides an exemption for infill development projects. Documentation to support the exemption is available as part of the public record on file with the Planning and Development Services Division.

SECTION 3. Final Map Approved. The City Council finds that the Final Map conforms with the previously approved Vesting Tentative Map (RLUA 2024-02) and all requirements of the Subdivision Map Act and Title 21 of the Palo Alto Municipal Code. The City Council further finds that that the conditions of approval of the Vesting Tentative Map have been met in accordance with PAMC Section 21.16.010[c]. Accordingly, the Final Map is approved.

INTRODUCED: June 17, 2024

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

APPROVED:

City Clerk

Mayor

APPROVED AS TO FORM:

Assistant City Attorney

Director of Planning and
Development Services

PLANS AND DRAWINGS REFERENCED:

Those plans prepared by BKF Engineers titled "Tract No. 10630 Acacia Townhomes being a Single Lot Condominium Development consisting of 16 Residential Condominium Units," consisting of four pages, dated May 2024 and submitted May 28, 2024.