



City Council Staff Report

From: City Manager

Report Type: CONSENT CALENDAR

Lead Department: Planning and Development Services

Meeting Date: June 17, 2024

Report #:2405-2999

TITLE

QUASI-JUDICIAL. 420 Acacia: Final Map and Street Naming [24PLN-00027]: Request for a Final Map to Subdivide a 35,573 Square Foot Parcel Having Split Zoning Designations (R-1 and RM-30) for Condominium Purposes (16 Residential Units). Environmental Assessment: Exempt from the Provisions of the California Environmental Quality Act in Accordance with CEQA Guidelines Section 15332 (In-fill Development).

RECOMMENDATION

Staff recommends that the City Council:

1. Approve the final subdivision map, which follows the approved Vesting Tentative Map, for the previously approved residential project at 420 Acacia Avenue pursuant to Palo Alto Municipal Code Section 21.16 and the Subdivision Map Act.
2. Approve the street names Koa Court and Acacia Lane recommended by the Palo Alto Historical Association for the two new private streets.

BACKGROUND

On March 8, 2023, Acacia El Camino Investors, LLC filed a Vesting Tentative Map application [23PLN-00059] concurrently with a Streamlined Housing Development review application [23PLN-00058]. In accordance with the Vesting Tentative Map Code Sections 21.13, the map application was deferred until all other entitlements were approved. The associated entitlements for the proposed improvements were approved on December 6, 2023, following a study session with the Architectural Review Board on October 5, 2023.

On January 30, 2024, Acacia El Camino Investors, LLC filed a Final Map application. The Final Map application is the second of a two-phased process to subdivide the existing 35,573 square foot (0.8 acre) parcel into sixteen (16) condominium lots and associated private streets. The Final Map is the official, legal document that is recorded with the County that establishes the property lines, streets, and easements within the subdivision. The Final Map must be prepared under the direction of a registered civil engineer or a licensed land surveyor and be based on a survey. Approval of a Final Map is ministerial if the Final Map is in substantive compliance with the approved Vesting Tentative map and the subdivider has satisfied the conditions of approval

attached to the tentative map. While many cities delegate approval of the Final Map to the City Engineer, under PAMC Section 21.16.240, the City Council is responsible for the approval.

The condominium lots would each be developed with two- or three-story buildings for a total of 16 multi-family units within the approved 35,354 sf development. To finalize the subdivision of the condominium units, the Applicant must also apply to the California Bureau of Real Estate.

The condominium units would be accessed from two new private streets off of Acacia Avenue.

ANALYSIS

The Final Map is the document containing the statements, acknowledgements, and agreements from the property owner, surveyor, City officials and beneficiaries that the Final Map is in conformance with all applicable regulations and the approved Vesting Tentative Map. There are no policy implications related to the approval of the Final Map, since the map is consistent with the approved Vesting Tentative Map.

The proposed condominium subdivision includes private streets for vehicular access to the units. In accordance with City's Street Naming policy (resolution 5739), the Palo Alto Street Naming Committee selected, and the Palo Alto Historical Association board voted on proposed street names for the new private streets. The proposed street names for the project site are Koa Court and Acacia Lane. These are then forwarded to Council for its approval.

These proposed street names related to acacia, one of the very common species in Australia and other locales. Other names considered included Wattle Court and Acacia Court.

FISCAL/RESOURCE IMPACT

There are no fiscal impacts related to the recommended action; development impacts fees of \$1,093,305 as well as the applicable public art in-lieu fees that will be collected.

STAKEHOLDER ENGAGEMENT

No additional outreach provided beyond agenda noticing and prior public meetings.

ENVIRONMENTAL REVIEW

The proposed action is ministerial and CEQA does not apply. The was previously evaluated in accordance with the California Environmental Quality Act and found to be exempt.

ATTACHMENTS

Attachment A: Record of Land Use Action for 420 Acacia Final Map

Attachment B: Record of Land Use Action for the Vesting Tentative Map

Attachment C: Project Plans & Environmental Documents

APPROVED BY:

Jonathan Lait, Planning and Development Services Director