TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DATE: JUNE 18, 2007

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

CMR: 277:07

SUBJECT: 901 SAN ANTONIO ROAD [06PLN-00369]; REQUEST BY TAUBE-KORET CAMPUS FOR JEWISH LIFE FOR APPROVAL OF A FINAL MAP TO CREATE ONE MIXED-USE LOT CONTAINING 193 MULTIPLE-FAMILY CONGREGATE CARE AND ASSISTED LIVING CONDOMINIUM UNITS AND A COMMUNITY CENTER.

RECOMMENDATION

Staff recommends that the City Council approve the proposed Final Map for the Taube-Koret Campus for Jewish Life at 901 San Antonio Road, creating one mixed-use lot of approximately 8.5 acres containing 193 multiple-family congregate care and assisted living condominium units and a community center.

On September 25, 2006 the City Council approved a project to create a Planned Community Zone District, a Comprehensive Plan Land Use Amendment, a Variance to exceed the maximum height limit, a Tentative Map to create 193 multiple-family units and a community center. The City Council also certified an Environmental Impact Report (EIR) for the project and the adjacent BUILD/BRIDGE project.

DISCUSSION

The Final Map, the Subdivision Agreement, the Tentative Map Record of Land Use Action, Below Market Rate Agreement and Joint Recreational Use Agreement have been provided for the Council’s approval. The Planning Division, the Public Works Department and the City Attorney have reviewed the Final Map, Subdivision Agreement, Below Market Rate Agreement, Joint Recreational Use Agreement and the Covenants, Conditions, and Restrictions (CCRs) and have determined that they are consistent with the Tentative Map and Record of Land Use Action. According to the State Subdivision Map Act, the City Council must therefore approve the Final Map.
The map satisfies all approval conditions for the Tentative Map, including the preparation of a Subdivision Improvement Agreement (Attachment C) and BMR Agreement (Attachment D). The project does not contain any new public streets. The main access to the site will be from the driveway located at Fabian Way. This driveway will also provide access to the adjacent BUILD/BRIDGE residential project.

The approved Joint Recreation Use Agreement (Attachment E) outlines the specific provisions of the facilities to be shared between the City of Palo Alto and the Jewish Community Center (JCC), including the hours of operation and payment of incidental fees. The agreement includes the shared use of the gymnasium, dance/aerobic rooms, storage, classrooms, the future playing field, large meeting rooms, cultural hall/performance center and teen center, among others. The shared use of the JCC facility was identified as a public benefit as part of the Planned Community development approved by the City Council in September, 2006.

ENVIRONMENTAL REVIEW
An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) for the Taube-Koret Campus for Jewish Life project was certified by the City Council in September 2006. The City Council found that the EIR adequately assessed the environmental impacts of the project. The Final Map is consistent with the certified EIR.

PREPARED BY:  
____________________________________  
STEVEN TURNER  
Senior Planner

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

CITY MANAGER APPROVAL:  
____________________________________  
EMILY HARRISON  
Assistant City Manager

ATTACHMENTS  
A. Record of Land Use Action of Tentative Map Approval  
B. City Council Meeting Minutes from September 25, 2006  
C. Subdivision Agreement  
D. BMR Agreement  
E. Joint Recreation Use Agreement  
F. Final Map (Council Members Only)

COURTESY COPIES:  
Shelley Hebert, Campus for Jewish Life  
Todd Aris, Seris Regis  
Randy Popp, Steinberg Architects  
Margaret Sloan, Jorgenson, Siegel, McClure & Flegel, LLP