TO: HONORABLE CITY COUNCIL
FROM: CITY MANAGER
DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT
DATE: JULY 16, 2007
CMR: 306:07

SUBJECT: 901 SAN ANTONIO ROAD [07PLN-00108]: REQUEST BY 901 SAN ANTONIO ROAD, LLC (BUILD/BRIDGE) FOR APPROVAL OF A FINAL MAP TO CREATE ONE MULTIPLE-FAMILY LOT CONTAINING 103 MULTIPLE-FAMILY FOR-SALE UNITS AND ONE MULTIPLE-FAMILY LOT THAT WOULD CONTAIN 56 APARTMENT UNITS.

RECOMMENDATION
Staff recommends that the City Council approve the proposed Final Map for 901 San Antonio Road, LLC (BUILD/BRIDGE) creating one multiple-family lot containing 103 multiple-family units and one multiple-family lot that would contain 56 senior apartment units.

BACKGROUND
On September 25, 2006, the City Council approved a project to create a Planned Community Zone District, a Comprehensive Plan Land Use Amendment, and a Tentative Map to create one multiple-family lot containing 103 multiple-family units and one multiple-family lot that would contain 56 apartment units. The City Council also certified an Environmental Impact Report (EIR) for the project and the adjacent Taube Koret Campus for Jewish Life project.

DISCUSSION
The Final Map, the Subdivision Agreement, the Tentative Map Record of Land Use Action, and Below Market Rate Agreement have been provided for the Council’s review. The Planning Department, the Public Works Department and the City Attorney’s Office have reviewed the Final Map, Subdivision Agreement, Below Market Rate 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 Taube Koret Campus for Jewish Life residential and community center project.

ENVIRONMENTAL REVIEW
An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) for the BUILD/BRIDGE 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:

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Senior Planner

DEPARTMENT HEAD:

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STEVE EMSLIE
Director of Planning and Community Environment

CITY MANAGER APPROVAL:

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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. Final Map (Council Members Only)

COURTESY COPIES
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