

following policies of the Land Use and Community Design and Natural Environment Elements:

Policy L-1: The Comprehensive Plan indicates, “to *continue current City policy limiting future urban development to currently developed lands within the urban service area.*” The existing parcels are located within the urban growth boundary and their merger is consistent with this policy by continuing the reuse of land within this area.

Policy L-46: The Comprehensive Plan states, “*maintain the East Bayshore areas as diverse business and light industrial districts.*” The project site lies within the Bayshore Corridor Employment District. The proposed Vesting Tentative Parcel Map would allow the approved project to revitalize the under utilized site which currently contains vacant buildings with minimal landscaping and site amenities.

Policy L-60: The Comprehensive Plan indicates, “protect Palo Alto’s archaeological resources.” The site is located in an area of Moderate Sensitivity. The proposed lot merger would not involve any disruption to the existing uses and facilities on site. However, the approval for the new office building on the site does include a condition addressing the correct procedures to follow if archaeological resources are discovered during construction.

Policy T-14: The Comprehensive Plan states, “*Improve pedestrian and bicycle access to and between local destinations, including public facilities, schools, parks, open space, employment districts, shopping centers and multi-modal transit stations.*” The proposed Tentative Parcel Map would dedicate a five foot public access easement to enable the City to develop a bicycle/pedestrian path from the Highway 101 bicycle/pedestrian overpass to Watson Court.

Subdivision Ordinance Compliance

The proposed lot merger is in compliance with the provisions of the Subdivision Ordinance, in regard to Tentative Map requirements (PAMC 21.12) and design (PAMC 21.20). However, because the sites to be merged would exceed five acres, the map cannot be processed administratively through the Director of Planning and Community Environment and requires review by the Commission and City Council (PAMC 21.08.020).

The design and improvement of the subdivision should be distinguished from the design of the building to be located on the lot, which has already been reviewed and approved by the City Council.

The Tentative Map plan set includes information on the existing parcels and onsite conditions including the future office building, vehicle parking spaces, and site drainage. The map would abandon a 65 foot Public Utility Easement remaining on the site from the time period

when Embarcadero Road traversed the site before it was relocated to its current position. These drawings are in compliance with the applicable provisions of the City's Subdivision Ordinance. These plans contain all information and notations required to be shown on a Tentative Parcel Map (per PAMC Sections 21.12), as well as conform to the design requirements concerning the creation of lots, streets, walkways, and similar features (PAMC 21.20). The plan set also conforms to the approved site plan.

ENVIRONMENTAL REVIEW:

Minor land divisions conforming to all zoning regulations are exempt from the California Environmental Quality Act (CEQA) review per Section 15315 of the CEQA Guidelines. CEQA requires review of *projects*, not simply individual permits or approvals. As conditioned, the proposed Tentative Parcel Map conforms to local zoning regulations and will not have a significant effect on the environment. Therefore, finding the Tentative Parcel map categorically exempt from CEQA is appropriate.

ATTACHMENTS:

- A. Record of Land Use Action
- B. Tentative Map Plan Set (Commission Members Only)

COURTESY COPIES:

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