



City of Palo Alto

City Council Staff Report

(ID # 9500)

Report Type: Consent Calendar

Meeting Date: 9/10/2018

Summary Title: 567 Maybell Avenue: New Street Name for New Subdivision

Title: QUASI-JUDICIAL. 567 Maybell: Recommendation by the Palo Alto Historical Association for a new Street Name for a new 16-Unit Subdivision. (Tract No. 10434). Environmental Assessment: Section 15061(b)(3) not Subject to CEQA. Zoning Districts: Two-Family Residential (R-2) and Low Density Multiple-Family Residence RM-15

From: City Manager

Lead Department: Planning and Community Environment

Recommendation:

Staff recommends that the City Council accept the recommended street name "Orchard Court" for the Tract No. 10434 "Tao Village".

Background:

The Planning and Transportation Commission (PTC) reviewed the Tentative Map in a public hearing on May 25, 2016 (Staff Report: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=52513>) and recommended approval to the City Council. On June 28, 2017 (Staff Report: <http://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=52772>), the City Council reviewed the map in a public hearing and approved the Tentative Map with conditions of approval. The action of the City Council was based on its findings that the proposed subdivision will have no significant environmental impact and is in conformance with all state and local laws and regulations, and applicable Comprehensive Plan Elements in effect at that time.

A related Architectural Review application was recommended for approval by the Architectural Review Board on July 20, 2017 (Staff Report: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=58722>) and the effective approval by the Director of Planning and Community Environment was on August 24, 2017. One design change made during the architectural review process led to the requirement for an access easement on the Final Map that was not included in the Tentative Map, described below.

The City Council adopted the Final Map on consent at its February 26, 2018 meeting (Staff Report: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=63526>).

Following the approval of the Final Map, it was discovered that a street name had not been proposed for the private street within the subdivision. Following Resolution No. 5739 of the City Council regarding the naming of streets, the Palo Alto Historical Association (PAHA) is responsible for suggestions of appropriate historical names. The names suggested by the Historical Association shall be reviewed by the Communications Division and the approved name shall be submitted to the City Council under the consent calendar for consideration.

Discussion:

On July 9, 2018, the PAHA recommended Orchard Court for the new street name for the subdivision. See Attachment A for the letter from the PAHA and see Attachment B for the map of the subdivision. The City's Police Department (Communications Division) reviewed the proposed name and supported the recommendation.

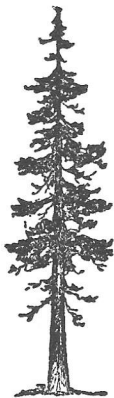
The site of the proposed subdivision and the adjacent Juana Briones Park were once part of an apricot orchard. The subdivision site was the last commercial orchard in Palo Alto. Other alternative street names considered included Perry Court and Parkhouse Court.

Environmental Review (If Applicable):

The proposed street name request is exempt from the California Environmental Quality Act (CEQA), which applies only to project which has the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA (Section 15061(b)(3)). The naming of a street will not have the potential to significantly impact the environment.

Attachments:

- Attachment A: PAHA Recommendation Letter July 2018
- Attachment B- Street Name Exhibit



Palo Alto Historical Association

P.O. BOX 193
PALO ALTO, CALIFORNIA 94302

July 9, 2018

Sheldon Ah Sing, Contract Planner
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

The Palo Alto Historical Association board has agreed to support the Landmarks and Streets Committee's recommendation for the new street in the Barron Park neighborhood. The Committee has researched and solicited suggestions from members of the neighborhood, and is recommending the name "ORCHARD Court".

The proposed subdivision into which this new street will extend, as well as the adjacent Juana Briones Park, were part of a former apricot orchard. As you may know, the "Valley of Hearts Delight" celebrates the Santa Clara Valley's past as the fruit bowl of America. While most of Palo Alto was not part of this history, the lands in southwest Palo Alto, including Barron Park, were part of this legacy. Doug Graham, the Barron Park historian, supports this suggested name, pointing out that this property was the last commercial orchard in Palo Alto.

Other names that received consideration included "Perry Court" and "Parkhouse Court". Perry is the name of the donkey who was the model for the donkey in the movie "Shrek". Perry lives in Bol Park. Parkhouse court was suggested to honor our recently deceased archive volunteer Jack Parkhouse. I have added the name "Court" to each of these names. I am not sure if our responsibilities in recommending street names requires us to suggest a label such as court or place.

For the Palo Alto Historical Association,

Steven Staiger
Historian and Chair, Landmarks and Streets Committee

TRACT NO. 10434 TAO VILLAGE

BEING A 16 LOT SUBDIVISION FOR SINGLE FAMILY RESIDENCES
CONSISTING OF 5 SHEETS

BEING ALL OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED,
RECORDED APRIL 25, 2014 AS DOCUMENT NO. 22578014,
OFFICIAL RECORDS OF SANTA CLARA COUNTY.

SITUATED ENTIRELY WITHIN THE
CITY OF PALO ALTO, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1" = 40' DATE: NOVEMBER 2017



NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 2.466 ACRES (GROSS), MORE OR LESS, AND 2.391 ACRES (NET), MORE OR LESS.
3. SEE SHEETS 4 AND 5 FOR PROPOSED EASEMENTS.
4. EASEMENT LINES WITHOUT BEARINGS ARE PERPENDICULAR TO OR PARALLEL WITH PROXIMATE EASEMENT AND/OR LOT LINES.

BASIS OF BEARINGS

THE BEARING N28°48'E OF THE SOUTHEASTERLY LINE OF MAYBELL AVENUE, AS INFERRED FROM THE MAP OF "MAYBELL TRACT", FILED FOR RECORD ON JUNE 19, 1905 IN BOOK K OF MAPS AT PAGES 88 AND 89, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

- ⊙ SET 2-1/2" BRASS DISC WITH PUNCH MARK AND STAMPED "LS 6868"
- SET 3/4" IRON PIPE, TAGGED "LS 6868"
- FOUND IRON PIPE, AS NOTED
- DISTINCTIVE BORDER LINE
- - - EASEMENT LINE
- LOT LINE
- - - CENTER LINE
- - - TIE
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- P.I.E.E. PRIVATE INGRESS AND EGRESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING

ABEL AVENUE

MAYBELL AVENUE

ORCHARD COURT

CLEMO AVENUE
(FORMERLY PARK AVENUE)

ARASTRADERO ROAD

LINE TABLE		
NO.	BEARING	LENGTH
L1	N28°48'00"E	7.13'
L2	N08°48'00"E	28.93'
L3	N28°48'00"E	25.71'
L4	N61°12'00"W	22.97'
L5	N61°12'00"W	40.99'
L6	N61°13'40"W	10.00'
L7	N61°12'00"W	10.00'
L13	N28°48'00"E	13.00'
L14	N61°12'00"W	20.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	10.00'	90°00'00"	15.71'
C2	27.50'	90°00'00"	43.20'
C3	163.50'	0°18'03"	0.86'
C4	136.50'	20°00'00"	47.65'
C5	150.00'	20°00'00"	52.36'
C6	163.50'	20°00'00"	57.07'
C7	213.50'	20°00'00"	74.53'
C8	200.00'	20°00'00"	69.81'
C9	186.50'	20°00'00"	65.10'

