



PLANNING DIVISION

STAFF REPORT

TO: PLANNING & TRANSPORTATION COMMISSION

FROM: Amy French, Manager of Current Planning **DEPARTMENT:** Planning and Community Environment

AGENDA DATE: November 9, 2005

SUBJECT: 1101 East Meadow Drive & 1010 East Meadow Circle [05-PLN-00289]: Request by Trumark Companies on behalf of Batton Associates, LLC and HDP Associates for a Vesting Tentative Map for a proposed residential infill development. This map is required in order to merge two parcels (approx. 4.4 acres) and create 75 condominium units. Environmental Assessment: Negative Declaration per the California Environmental Quality Act. Zone District: LM.

This item was continued from the Planning and Transportation Commission meeting of October 26, 2005, prior to which staff reports and plan sets were distributed. Commissioners may contact the Planning Division to obtain duplicate plans if needed. The purpose of this memorandum is to provide responses to five questions e-mailed prior to October 26, 2005.

Question #1:

Regarding Finding #2: Does the Comp Plan address lot size? Could the staff provide a bullet point or two on the pro and the con or other impact of allowing a lot to be created that is larger than it's neighbors?

Response to Question #1:

The LM Zoning District regulations require a minimum lot size of 1 acre, but do not impose a maximum lot size. In the adjacent GM District, there is neither a minimum nor a maximum lot size. The Comprehensive Plan does not address lot size, but it does address scale and zoning transitions, as noted:

Policy L-6 states, “Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities. To promote compatibility and gradual transitions between land uses, place zoning district boundaries at mid-block locations rather than along streets wherever possible.”

Program L-4 states, “Review and change zoning regulations to promote gradual transitions in the scale of development where residential districts abut more intense uses.”

The two parcels to be merged with this Tentative Map will form a 4.4-acre parcel for condominium purposes. The subject parcel would be the same size as the one approved via Tentative Map for the other Trumark condominium housing project across the street (928, 940 and 1180 East Meadow Drive), involving the merger of three parcels. The attached vicinity map indicates the Trumark parcels along with five non-residential parcels adjacent or across the street or creek from the subject property. The sizes of these parcels range from .68 acre (a GM zoned parcel) to 2.63 acres (an LM zoned parcel), as noted below.

- GM District parcels located at 3750 W. Bayshore at 29,910 sf (.68 acre) and 3780-88 W. Bayshore at 72,845 sf (1.67 acre) are separated from the subject property by Adobe Creek, and the Adobe Creek Substation parcel, so lot size transition is not an issue.
- 935 E. Meadow at 46,505 sf (1.06 acre) is cater-cornered at the intersection, located appropriately closer to the smaller commercial lots on the circle near the single-family residential district, separated from the subject property by the wide intersection, which helps the transition in lot size.
- 1015 E. Meadow at 92,528 sf (2.12 acres) is across East Meadow Circle – the frontage of this parcel is greater than the frontage of the subject Trumark parcel, so the transition in lot size will not be obvious and therefore not an issue.
- 1020 E. Meadow at 114,489 sf (2.63 acres) is located between the proposed 4.4-acre parcel and the 3.13 acre parcel at 1036 E. Meadow Circle, and would have less frontage than either of these flanking parcels. The residential use on the subject property will abut a “more intense” commercial use on a parcel that is approximately 60% of the size of the adjacent subject property and 85% of the size of the adjacent commercial property. Given the uses of these parcels, this transition in lot sizes seems appropriate.

Question #2:

Vesting Tentative Map drawing #6: Has the ARB reviewed the 10 locations of the ganged water meters?

Response to Question #2:

The DRC and ARB reviewed the civil drawings presented in the applicant's packet. The gang meters were included in the ARB packet materials. The ARB reviewed and approved the overall design and did not raise any issues regarding the ganged meters at their July 21, 2005 meeting on the project.

Question #3:

Vesting Tentative Map drawing #7: There appears to be a storm drain located in the center of the "Turf Mound" (refer to landscape plan 1). I assume that this must be an oversight (having an area drain on the top of a mound)?

Response to Question #3:

While the ARB reviewed the overall general design of the project and the design included the turf mound, the applicant has indicated that more than likely the area drain location will be modified to shift either to the east or west for proper drainage. This detail will be coordinated and resolved further through development of construction documents.

Question #4:

Vesting Tentative Map drawing #4&5: There is a small rectangle at the north-west corner of the sight that is also shown as two concentric rectangles on drawing #6. What is this?

Response to Question #4:

The rectangles on the northwest corner of the site represent a transformer. Actual details of the transformer will be presented as the design documents are further developed and eventually provided through the construction documents and permits.

Question #5:

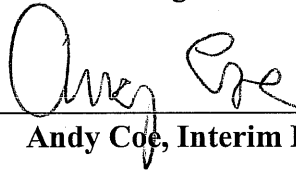
This project requires a very significant amount of earth to be brought to the site. Since there are no excavations shown on the plan, I assume that the developer expects to bring this earth to the site. Although I doubt the City has much say on where this earth comes from, does the City regulate this transfer in some way?

Response to Question #5:

Grading and excavation will be closely regulated by the Public Works Department in conjunction with building permit review.

Prepared by: Amy French, Manager of Current Planning

Department/Division Head Approval: _____



Andy Coe, Interim Deputy Director

