TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: FEBRUARY 17, 2004

CMR:138:04

SUBJECT: 3849 PAGE MILL ROAD [03-D-03; 03-EIA-04]:
RECOMMENDATION TO APPROVE A REQUEST BY FRANK GARCIA OF TOPOS ARCHITECTS, ON BEHALF OF JEFF AND MARY THOMAS, OF A SITE AND DESIGN APPLICATION FOR THE CONSTRUCTION OF A NEW 5,008 SQUARE FOOT, TWO STORY SINGLE FAMILY RESIDENCE ON A TEN ACRE PARCEL (435,600 SQUARE FEET) WITHIN THE OPEN SPACE ZONING DISTRICT. THE TOTAL IMPERVIOUS SURFACE AREA WOULD BE 11,350 SQUARE FEET INCLUDING A 6,851 SQUARE FOOT ASPHALT DRIVEWAY; AND APPROVAL OF A MITIGATED NEGATIVE DECLARATION.

RECOMMENDATION
Staff and the Planning and Transportation Commission (PTC) recommend the City Council approve the Mitigated Negative Declaration (Attachment B), with a finding that the project will not result in significant environmental impacts; and approve the Site and Design Review application to construct a new single-family residence on 10 acres within the Open Space Zoning District. This recommendation for approval is based upon the findings and subject to the conditions in the Record of Land Use Action (Attachment A).

BACKGROUND
The applicant proposes to construct a 5,008 square foot residence and a 1,464 square foot detached garage (including a 732 square foot garage basement) on a ten-acre site. Access to the garage would be by a covered walkway. Living areas are proposed on the lower, main, and upper levels. The maximum height of the main residence as measured from the midpoint of the roof would be 25 feet above finished grade. The project will not exceed the maximum allowable 3.5% impervious site coverage. The total proposed impervious area would be 11,350 feet including a 6,851 square foot asphalt driveway connected to Shotgun Lane.
Description of the project lighting and exterior building materials can be found in the January 14, 2004 Report to the Planning and Transportation Commission (see Attachment C).

**PLANNING AND TRANSPORTATION COMMISSION REVIEW AND RECOMMENDATIONS**
The PTC reviewed this project at its meeting January 14, 2004 and voted (6-0-0-0) to recommend approval of the Site and Design Review application to the City Council as reflected in meeting minutes (see Attachment D).

The Commission’s recommendation included the addition of seven new conditions (Condition Numbers 18-24) which have been incorporated into the Record of Land Use Action (Attachment A), and are presented below.

Condition #18 Plans submitted for building permit shall include a detailed landscape plan for both the disturbed areas of the site and the construction and access areas. This landscape plan shall also clearly depict the locations of all planting required for mitigation.

Condition #19 The leach field plan shall be designed with the consultation of the Planning Arborist to minimize to the greatest extent possible the disruption of tree roots.

Condition #20 All cut oak trees shall either be disposed of within Santa Clara County or properly treated for Sudden Oak disease if they are to be retained on the property.

Condition #21 Plans submitted for building permit shall include a detailed lighting plan.

Condition #22 All future road improvements proposed for Shotgun Lane shall be reviewed by the Planning Arborist prior to approval.

Condition #23 Prior to submittal for building permit, the applicant shall contact the City of Palo Alto Fire Department for advice on the feasibility of using permeable driveway material.

Condition #24 The City Planning Arborist shall be consulted prior to any future thinning or topping of existing trees on the perimeter of the property.

**RESOURCE IMPACT**
Given the scope of this project, there is no economic impact to the City’s General Fund.

**ATTACHMENTS**
Attachment A: Record of the City Council Land Use Action (including the Site and Design Review Findings for Approval and Draft Conditions of Approval)
Attachment B: Mitigated Negative Declaration
Attachment C: Report to the Planning and Transportation Commission dated January 14, 2004 (without attachments)
Attachment D: Planning and Transportation Commission Meeting Minutes (January 14 2004)
Attachment E: Vicinity Map
Attachment F: Project Plan Set (Council Members only).

PREPARED BY: ________________________________________
CHRISTOPHER A. RIORDAN, AICP, PLANNER

DEPARTMENT
HEAD REVIEW: ________________________________________
STEVE EMSLIE
DIRECTOR OF PLANNING AND COMMUNITY ENVIRONMENT

CITY MANAGER APPROVAL: _____________________________
EMILY HARRISON
ASSISTANT CITY MANAGER

cc: TOPOS Architects
    Jeff and Mary Thomas