TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: JANUARY 24, 2005

SUBJECT: 928, 940, AND 1180 EAST MEADOW DRIVE [04-PM-01]: REQUEST BY TRUMARK COMPANIES ON BEHALF OF 928 E. MEADOW PARTNERS, ET. AL. FOR A VESTING TENTATIVE MAP FOR A PROPOSED RESIDENTIAL INFILL DEVELOPMENT. THIS MAP IS REQUIRED IN ORDER TO MERGE THREE PARCELS (APPROX. 4.4 ACRES) AND CREATE 76 CONDOMINIUM UNITS. ENVIRONMENTAL ASSESSMENT: CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION 15332—IN-FILL DEVELOPMENT PROJECTS. ZONE DISTRICT: LM.

RECOMMENDATION

Staff and the Planning and Transportation Commission (PTC) recommend the City Council approve the proposed Vesting Tentative Map to merge three parcels (approx. 4.4 acres) and create 76 condominium units, based upon the findings and conditions contained within the Record of Land Use Action (Attachment A).

COMMISSION REVIEW AND RECOMMENDATION

At the public hearing held on Wednesday, December 8, 2004, the PTC voted (5-1-1-0) to accept staff’s recommendation: Commissioner Holman voted no, and Commissioner Bialson was absent due to a conflict of interest. No modifications were made to the Recommended Conditions of Approval, contained within Section 6 of the Summary of Land Use Action document (Attachment A). Prior to the PTC meeting, staff received no written comments from the public.

The PTC staff report and meeting minutes for this hearing have been provided as Attachments B and C.

DISCUSSION

The following items have been provided for the Council’s Review:

• Below Market Rate Agreement Letter with attachments (Attachment D);
• ARB architectural plans for informational purposes only (Attachment E) to aid in the review of the Vesting Tentative Map plan set; and
• Vesting Tentative Map plan set (Attachment F).

PREPARED BY: ________________________________
CHRIS MAGNUSSON
Planner

DEPARTMENT HEAD: ________________________________
STEVE EMSLIE
Director of Planning and Community Environment

CITY MANAGER APPROVAL: ________________________________
EMILY HARRISON
Assistant City Manager

ATTACHMENTS
A. Record of Land Use Action
B. Planning and Transportation Commission Staff Report dated December 8, 2004 (Weblink SR1; SR2; SR3)
C. Planning and Transportation Commission Meeting Minutes
D. Below Market Rate Agreement Letter with Attachments
E. ARB plans (Council Members Only)
F. Vesting Tentative Map (Council Members Only)

COURTESY COPIES:
Garrett Hinds, Trumark Companies, Project Applicant
Nadia Holober, Berliner Cohen
Thomas Morse, Project Engineer
Roman De Sota, Project Landscape Architect
James Baer, Premier Properties Management
Rick Stoltz, Property Owner
PGSP, Inc., Property Owner
California Pacific Commercial Corporation, Property Owner
J. Marty Brill, Property Owner
Alice Smith, Resident
Steve Yanofsky, Resident
Arthur Keller, Resident
Robert Moss, Resident
Joy Ogawa, Resident