TO: HONORABLE CITY COUNCIL
FROM: CITY MANAGER DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT
DATE: JANUARY 30, 2006 CMR: 115:06

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 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.

RECOMMENDATION
Staff and the Planning and Transportation Commission (PTC) recommend the City Council approve the proposed Vesting Tentative Map to merge two parcels (approx. 4.4 acres) and create 75 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, November 9, 2005, the PTC voted to accept staff’s recommendation (Commissioners Burt and Bialson abstained due to a conflict of interest). Eight members of the public provided testimony; four persons were in support of the project and four persons were opposed to the proposal. Comments from the public generally consisted of those who supported the project due to the number of housing units, number of affordable units, and design of the project. Those persons in opposition to the project were generally concerned about the impact of this new development and others on existing schools, parks, libraries, the traffic that would be generated, and the lack of project details and information distributed to the community. The Commission and staff responded to questions asked by the public. No modifications were made to the Recommended Conditions of Approval, contained within Section 6 of the Record of Land Use Action document (Attachment A). Prior to the PTC meeting, staff received questions emailed from Commissioners. Answers to the questions are provided in the November 9, 2005 Supplemental PTC staff report (Attachment C).
The PTC staff reports and meeting minutes for this hearing have been provided as Attachments B, C, and D.

**DISCUSSION**

The City Council must approve the Vesting Tentative Map as long as: the map, the design, and the improvement are consistent with the Comprehensive Plan; the site is physically suitable for the type and density of development; the subdivision and the proposed improvements are not likely to cause environmental damage or serious public health problems; and the subdivision or the proposed improvements will not conflict with easements acquired by the public at large. Because the applicant submitted a Vesting Tentative Map, should the map be approved, the applicant will have a tentative map that is vested by right. This means that this map cannot be changed or altered by changes in regulation.

The following items have been provided for the Council as background information:

- Environmental documentation: the Negative Declaration and Initial Study with attachments (Attachment E);
- Below Market Rate Agreement Letter with attachments (Attachment F);
- Public correspondence (Attachment G);
- ARB architectural plans for informational purposes only (Attachment H) to aid in the review of the Vesting Tentative Map plan set; and
- Vesting Tentative Map plan set (Attachment I).

**PREPARED BY:**

LORRAINE WEISS  
Contract 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 October 26, 2005  
C. Planning and Transportation Commission Supplemental Staff Report dated November 9, 2005  
D. Planning and Transportation Commission Meeting Minutes Excerpt dated November 9, 2005.
E. Negative Declaration & Initial Study with attachments
F. Below Market Rate Agreement Letter with Attachments
G. Public Correspondence
H. Draft Guidelines from East Meadow Design Charette
I. ARB plans (Council Members Only)
J. Vesting Tentative Map (Council Members Only)

**COURTESY COPIES:**
Garrett Hinds, Trumark Companies, Project Applicant
Aaron Yakigljan, Trumark Companies, Project Leader
Thomas Morse, Project Engineer
Batton Associates, LLC, Property Owner
HDP Associates, LLC, Property Owner
Jeff Rensch, Palo Alto
Boris Foelsch, Palo Alto
Mark Sabin, Sunnyvale
Sally Probst, League of Women Votes of Palo Alto
Smita Joshi, Palo Alto
Pat Saffir, Palo Alto
Leah McGarriga, Palo Alto
Jiyon Hahn, Palo Alto