TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: FEBRUARY 13, 2006

CMR: 142:06

SUBJECT: 928, 940, AND 1180 EAST MEADOW DRIVE [05PLN-00423]: REQUEST BY WARMINGTON HOMES ON BEHALF OF WARMINGTON PALO ALTO ASSOC. LP FOR A FINAL MAP FOR A PROPOSED RESIDENTIAL INFILL DEVELOPMENT. THIS MAP IS REQUIRED IN ORDER TO MERGE THREE PARCELS (APPROXIMATELY 4.4 ACRES) AND CREATE 76 CONDOMINIUM UNITS. ENVIRONMENTAL ASSESSMENT: CATEGORICALLY EXEMPT. ZONE DISTRICT: RESEARCH OFFICE AND LIMITED MANUFACTURING (ROLM).

RECOMMENDATION
Staff recommends that the City Council approve the proposed Final Map to merge three parcels (approximately 4.4 acres) and create 76 condominium units because the map satisfies the approval conditions for the Vesting Tentative Map. Staff further recommends that the City Council approve the street names proposed by the Palo Alto Historical Association (Attachment A). Standards of review require that Council must approve the Final Map as long as it is consistent with the approved Vesting Tentative Map.

BACKGROUND
At the public hearing held on Monday, January 24, 2005, the City Council voted to accept staff and the Planning and Transportation Commission’s recommendation to approve the Vesting Tentative Map with the addition of the following condition of approval:

“A phase II environmental site assessment, including the results of sampling and analysis of soils and ground water and the inclusion of any remediation measures deemed necessary, shall be completed following demolition of all buildings on site. The applicant shall submit a copy of this document for review by the Planning Division.”
DISCUSSION
The new condition was added to Section 6 of the Summary of Land Use Action document (Attachment B). The Phase II Environmental Site Assessment was submitted by the applicant and reviewed by Planning Division staff. The assessment concluded that the soil and groundwater tests indicate that the levels of possible contaminants are within the typical range of background concentrations for the San Francisco Bay Area and that no further testing is required.

Also attached is a street name map. In compliance with City of Palo Alto’s policy and procedures, the Palo Alto Historical Association has provided suggestions for names of the new streets within the development. These names have been submitted for Council review and approval.

PREPARED BY:______________________________________
RUSS REICH
Associate Planner

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

CITY MANAGER APPROVAL:______________________________________
EMILY HARRISON
Assistant City Manager

ATTACHMENTS
A. Street name map
B. Record of Land Use Action and cover letter January 24, 2005.
C. City Council Meeting Minutes from January 24, 2005
E. Final Map (Council Members Only)

COURTESY COPIES:
Greg Sampson, Warmington Homes, Project Applicant