TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: MARCH 13, 2006

SUBJECT: 260 HOMER AVENUE [05-PLN-00383]: REQUEST BY MARTIN PARISSENTI, BKF ENGINEERS ON BEHALF OF TALL TREE PARTNERS I, LLC FOR A TENTATIVE MAP FOR A PROPOSED MIXED-USE INFILL DEVELOPMENT. THIS MAP IS REQUIRED IN ORDER TO MERGE FIVE PARCELS INTO ONE PARCEL (APPROXIMATELY .71 ACRES) FOR A MIXED-USE DEVELOPMENT WITH COMMERCIAL OFFICE USE ON THE GROUND AND SECOND FLOORS, AND FOUR RESIDENTIAL CONDOMINIUM UNITS ON THE THIRD FLOOR. AN ENVIRONMENTAL IMPACT REPORT (EIR) WAS PREPARED FOR THE SOFA CAP INCLUDING THIS PROJECT.

RECOMMENDATION
Staff and the Planning and Transportation Commission (PTC) recommend the City Council approve the proposed Tentative Map to merge five parcels (approximately .71 acres) and create one parcel for a mixed-use development with commercial office use on the ground floor and second floors, and four residential condominium units on the third floor, 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, February 8, 2006, the PTC voted (6-0-0-1) to accept staff’s recommendation with additional conditions. No members of the public provided testimony. Staff responded to questions asked by the Commission. Prior to the PTC meeting, staff received questions emailed from Commissioner Cassel. Answers to the questions were provided in staff’s oral report to the Commission at the meeting. Modifications were made to the recommended Conditions of Approval, contained within Section 6 of the Record of Land Use Action document.

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

The City Council must approve the Tentative Map as long as the map, the design, and the improvement are consistent with the Comprehensive Plan, as long as the site is physically suitable for the type and density of development, as long as the subdivision and the proposed improvements are not likely to cause environmental damage or serious public health problems, and as long as the subdivision or the proposed improvements will not conflict with easements acquired by the public at large.

The following items have been provided for the Council as background information:
- ARB architectural plans for informational purposes only (Attachment D) to aid in the review of the Tentative Map plan set; and
- Tentative Map plan set (Attachment E).

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 February 9, 2006 (w/o attachments)
C. Planning and Transportation Commission Meeting Minutes Excerpt dated February 9, 2006
D. ARB plans (Council Members Only)
E. Vesting Tentative Map (Council Members Only)

COURTESY COPIES:
Martin Parisenti, BKF Engineers, Project Applicant
Jane Vaughan, Tall Trees Partners I, Property Owner