TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: AUGUST 7, 2006

CMR: 317:06

SUBJECT: 1101 EAST MEADOW DRIVE AND 1010 EAST MEADOW CIRCLE [06PLN-00135]: REQUEST BY STANDARD PACIFIC HOMES ON BEHALF OF BATTON ASSOCIATES LLC FOR A FINAL MAP FOR A PROPOSED RESIDENTIAL INFILL DEVELOPMENT. THIS MAP IS REQUIRED IN ORDER TO MERGE TWO PARCELS (APPROXIMATELY 4.4 ACRES) AND CREATE 75 CONDOMINIUM UNITS. A NEGATIVE DECLARATION HAS BEEN PREPARED PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION
Staff recommends that the City Council approve the proposed Final Map FOR 1101 East Meadow Drive and 1010 East Meadow Circle to merge two parcels (approximately 4.4 acres) and create one multiple family lot containing 75 condominium units, based upon the findings and conditions contained within the Record of Land Use Action (Attachment A).

BACKGROUND
At the public hearing held on Monday, January 30, 2006, the City Council voted to accept staff and the Planning and Transportation Commission’s recommendation to approve the Vesting Tentative Map with the staff recommended conditions of approval. Prior to the City Council meeting, staff received no written comments from the public.

The City Council meeting minutes for this hearing have been provided as Attachment B.

DISCUSSION
The Final Map and Subdivision Agreement have been provided for the Council’s review, and the Record of Land Use Action on the Vesting Tentative Map and Below Market Rate (BMR) Agreement are also attached. Planning, Public Works Engineering and the City Attorney have reviewed the Final Map, Subdivision Agreement, BMR Agreement and CC&R’s and have determined that all are consistent with the Tentative Map and Record of
Land Use Action. According to the State Subdivision Map Act, the City Council must therefore approve the Final Map.

The project includes several private streets located throughout the site. A street name map has not yet been developed for the Final Map submittal. Street names are not required for approval of the Final Map. However, the applicant will comply with the City of Palo Alto’s policies and procedures and request that the Palo Alto Historical Association provide suggestions for street names within the development. The street name map will return to the Council for review and approval as a certificate of correction to the Final Map.

PREPARED BY:  
____________________________________  
BETH YOUNG BOURNE  
Senior 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 of Tentative Map Approval  
B. City Council Meeting Minutes from January 30, 2006  
C. Subdivision Agreement  
D. Below Market Rate (BMR) Agreement  
E. Final Map (Council Members Only)

COURTESY COPIES:  
Scott Hoffman, Standard Pacific Homes, Project Applicant