TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: SEPTEMBER 11, 2006

CMR: 318:06

SUBJECT: 260 HOMER AVENUE [06PLN-00207]: REQUEST BY MARTIN PARISSENTI/BKF ENGINEERS ON BEHALF OF TALL TREE PARTNERS I, LLC FOR A FINAL MAP FOR 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 recommends that the City Council approve the proposed Final Map to merge five parcels (approximately .71 acre) at 260 Homer Avenue and create one parcel for a mixed-use development with commercial office use on the ground floor and second floor, 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).

BACKGROUND
At the public hearing held on Monday, March 13, 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 D.

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 is also attached. Planning, Engineering and the City Attorney have reviewed the Final Map, Subdivision 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.

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. Subdivision Agreement  
C. Declaration of Covenants Conditions and Restrictions (CC&Rs)  
D. City Council Meeting Minutes from March 13, 2006  
E. Final Map plan set (Council Members Only)

COURTESY COPIES:  
Martin Parissenti, BKF Engineers, Project Applicant  
Jane Vaughan, Tall Tree Partners I, LLC, Property Owner