TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: FEBRUARY 5, 2007

CMR: 125:07

SUBJECT: 1072 TANLAND AVENUE [06-PLN-00101]: REQUEST BY PROMETHEUS REAL ESTATE GROUP ON BEHALF OF PARK VILLAGE PENINSULA, LLC FOR A TENTATIVE MAP FOR A PROPOSED RESIDENTIAL INFILL DEVELOPMENT. THIS MAP IS REQUIRED IN ORDER TO MERGE EIGHT PARCELS (APPROXIMATELY 5.7 ACRES) INTO ONE (NOT FOR CONDOMINIUM PURPOSES). ENVIRONMENTAL ASSESSMENT: MITIGATED NEGATIVE DECLARATION PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. ZONE DISTRICT: RM-30/MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT.

RECOMMENDATION
Staff and the Planning and Transportation Commission (PTC) recommend the City Council approve the proposed Tentative Map for 1072 Tanland Avenue to merge eight parcels (approximately 5.7 acres) into one for a residential infill development, 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, January 10, 2007, the PTC voted unanimously (7-0-0-0) to accept staff’s recommendation with conditions. No members of the public provided testimony. Answers to the Commissioners’ emailed questions were provided in staff’s memorandum to the Commission, dated January 10, 2007 (Attachment B). The key concerns were related to understanding why the map was needed and what was shown on the map, which was then revised for the Commission hearing. The PTC staff report and meeting minutes for this hearing have been provided as Attachments C and D.

A Mitigated Negative Declaration for and the design of three new in-fill buildings housing twelve apartments were approved by the Director on October 24, 2006, after review by the Architectural Review Board (ARB) in public hearings on August 17 and October 19, 2006. No appeals were filed and the Director’s decision became effective in November. No action by the
Council is needed on the ARB application; the only action for the Council is to render a decision on the tentative map.

DISCUSSION
The existing Park Village Apartment Complex provides 151 apartments in nine buildings on a 5.72 acre site. The existing buildings will remain on the site and 12 new apartment units in three new structures will be added. The purpose of the tentative map is to merge the eight existing parcels (lots 9 through 16) into one lot (not for condominium purposes) in order to treat the entire multi-family development as a whole, including allowing for the required floor area ratio to add twelve additional rental units to the existing multiple family development. The existing lots are small and would limit additional development of the site to very small additions to each lot, rather than the approved, cohesive and compatible design for twelve units. The Record of Land Use Action, provided in Attachment A, describes how the Tentative Map meets the findings of approval. Pursuant to the Subdivision Map Act and the City’s Subdivision Ordinance, the City Council must approve the Tentative Map if 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.

PREPARED BY:  
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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. PTC Memorandum dated January 10, 2007, with attachments
C. PTC Staff Report dated January 10, 2007 (without attachments)
D. PTC Meeting Minutes Excerpt dated January 10, 2007
E. Tentative Map (Council Members Only)

COURTESY COPIES:
Prometheus Real Estate Group, Project Applicant
Park Village Peninsula, Property Owner