RECOMMENDATION
Staff recommends that the City Council approve the proposed Parcel Map with exceptions for 705 and 711 Cowper Street to subdivide a single 16,507 square foot parcel into two parcels, one at 7,503 square feet and one at 9,004 square feet and including exceptions for lot width and lot area, based upon the findings and conditions contained within the Record of Land Use Action (Attachment A).

BACKGROUND
At the public hearing held on November 6, 2006, the City Council voted to accept staff and the Planning and Transportation Commission’s recommendation to approve a Preliminary Parcel Map with Exceptions. Prior to the City Council meeting, staff received no written comments from the public.

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

DISCUSSION
Planning and Public Works Engineering have reviewed the Parcel Map with Exceptions and have determined that it is consistent with the Preliminary Parcel Map and Record of Land Use Action. According to the State Subdivision Map Act, the City Council must therefore approve the Final Map.

As per the conditions of approval for the Preliminary Parcel Map, the applicant applied for a Architectural Review and a Design Enhancement Exception (DEE) for the removal of an uncovered walkway above the first floor that connected the two residential structures, and retention of specific existing building features that would become noncomplying with the RM-30 site development regulations at the time the property is subdivided. The Director of Planning

PREPARED BY:

____________________________________
STEVEN TURNER
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 November 6, 2006
C. Parcel Map with Exceptions (Council Members Only)

COURTESY COPIES:
Steve Pierce, Project Applicant
John and Peggy Woodworth, Property Owner