TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: APRIL 16, 2007 CMR: 175:07

SUBJECT: 1072 TANLAND AVENUE [06PLN-00101]: APPROVAL OF A FINAL MAP TO MERGE EIGHT PARCELS (APPROXIMATELY 5.7 ACRES) INTO ONE (NOT FOR CONDOMINIUM PURPOSES).

RECOMMENDATION
Staff recommends that the City Council approve the proposed Final Map for 1072 Tanland Avenue to merge eight parcels (approximately 5.7 acres) into one for a residential infill development.

BACKGROUND
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.

DISCUSSION
The Final Map and Tentative Map Record of Land Use Action have been provided for the Council’s review. The Planning Division, the Public Works Department and the City Attorney have reviewed the Final Map, Subdivision Agreement, and the Below Market Rate Agreement and have determined that they are consistent with the Tentative Map and Record of Land Use Action (Attachment A). According to the State Subdivision Map Act, the City Council must therefore approve the Final Map.

The map satisfies all approval conditions for the Tentative Map, including the preparation of a Subdivision Improvement Agreement and BMR Agreement.
RESOURCE IMPACT
There is no direct impact on City resources associated with the action recommended in this staff report.

POLICY IMPLICATIONS
No changes in the Comprehensive Plan or Zoning Ordinance are required for this project. The final map complies with the City’s policies set out in the Comprehensive Plan, Zoning Ordinance Municipal Code, and the Subdivision Map Act.

ENVIRONMENTAL REVIEW
The City prepared an Initial Study resulting in a Mitigated Negative Declaration and determined that the Project could not have a significant effect on the environment. The Mitigated Negative Declaration for and the design of the three new-infill buildings housing twelve apartments were approved by the Director of Planning and Community Environment on October 24, 2006 after review by the Architectural Review Board in public hearings on August 17 and October 19, 2006.

PREPARED BY: LORRAINE WEISS  
Contract Planner

DEPARTMENT HEAD: STEVE EMSLIE  
Director of Planning and Community Environment

CITY MANAGER APPROVAL: FRANK BENEST  
City Manager

ATTACHMENTS
A. Record of Land Use Action of Tentative Map Approval  
B. Final Map (Council Members Only)

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