



Office of the City Manager

CONSENT CALENDAR
September 11, 2007

To: Honorable Mayor and
Members of the City Council

From: *PK* Phil Kamlarz, City Manager

Submitted by: Dan Marks, Director, Planning and Development

Subject: ZAB Appeal: 161 Panoramic Way - Continued Public Hearing

RECOMMENDATION

Continue public hearing to November 11, 2007, for the appeal of the Zoning Adjustments Board's approval of Use Permit No. 04-1000145, to construct a single-family residential structure with two off-street parking spaces on a 3,295 square foot lot. (ES-R) Environmental Safety-Residential.

FISCAL IMPACTS OF RECOMMENDATION

None

BACKGROUND

On July 17, 2007, the Council opened the public hearing on the appeal of this item. During the hearing, neighbors raised numerous concerns about construction impacts to the surrounding neighborhood due to the constrained accessibility of Panoramic Way to emergency response vehicles. Staff requested the Council continue the item to September 11, 2007, to allow staff time to evaluate the likely construction process in more detail, to determine if construction can be conducted without disruption to traffic on Panoramic Way.

RATIONALE FOR RECOMMENDATION

Staff from Land Use Planning Division, Building & Safety Division, Fire Department, Transportation Planning Division, and Public Works Department have been evaluating the proposed construction process for this project. Staff have raised serious concerns with the proposal to construct the project from the south (downhill) frontage of the site. Resolution of these issues are moderately likely to require major revisions to the Conditions of Approval and recirculation of the Mitigated Negative Declaration.

As a result, staff requests additional time to complete this analysis, to ensure that the issue is thoroughly evaluated and conclusion based on very sound evidence.

ALTERNATIVE ACTIONS CONSIDERED

The Council could conduct the public hearing as scheduled, take additional testimony, and ask staff for a status report on the analysis of the construction process. However, it is unlikely that the analysis would be completed, and given the number of public hearings already conducted for this project, it is unlikely that the neighbors will be submitting new information that is not already part of the public record.

CONTACT PERSON

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