

Office of the City Manager

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SUPPLEMENTAL AGENDA MATERIAL

Meeting Date: November 6, 2007

Item Number: 26

Item Description: ZAB Appeal: 161 Panoramic Way

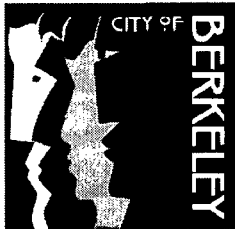
Staff is recommending that the Council continue the public hearing for this item to January 29, 2008 to allow recirculation of the project's mitigated negative declaration (MND).

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Office of the City Manager

ACTION CALENDAR
November 6, 2007

To: Honorable Mayor and
Members of the City Council

From:  Phil Kamlarz, City Manager

Submitted by: Dan Marks, Director, Planning and Development Department

Subject: Appeal of ZAB: 161 Panoramic Way

RECOMMENDATION

Continue public hearing to January 29, 2008 to allow recirculation of the project's mitigated negative declaration (MND).

SUMMARY

In response to the Council's request on July 17, 2007 for further information regarding the project's construction process and how that process might impact the public right-of-way, staff has prepared new conditions of approval and revisions to other conditions that had been adopted by the ZAB. In addition, staff prepared a revision to the adopted condition pertaining to an oak tree at the upper portion of the site, based on further input from the City Forester.

Some of these conditions were mitigation measures adopted along with the project's MND. Although the revised mitigation measures are equally effective at addressing potential impacts identified in the project's MND, in the interest of providing additional opportunity for community input, staff is recommending that the Council continue this matter to allow recirculation of the MND with the revised mitigation measures.

CONTACT PERSON

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