TO:  HONORABLE CITY COUNCIL  
FROM:  CITY MANAGER  DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT  
DATE:  MARCH 7, 2005  CMR:172:05  
SUBJECT:  5061 SKYLINE BLVD [02-D-12, 02-EIA-13]: REQUEST FOR SITE AND DESIGN REVIEW OF CONSTRUCTION OF A NEW 5,569 SQUARE FOOT SINGLE FAMILY RESIDENCE AND AN ATTACHED 1,482 SQUARE FOOT THREE-CAR GARAGE, ON AN ELEVEN-ACRE VACANT LOT. ZONE DISTRICT: OPEN SPACE (OS). ENVIRONMENTAL ASSESSMENT: A MITIGATED NEGATIVE DECLARATION IS PROPOSED.

RECOMMENDATION
Staff and the Planning and Transportation Commission (Commission) recommend that the City Council:

1. Approve the Mitigated Negative Declaration (Attachment K), in accordance with the California Environmental Quality Act, with the finding that the project will not result in significant environmental impacts, and

2. Approve the Site and Design Review application based upon the findings and conditions in the Record of Land Use Action (Attachment A) to allow construction of a new single-family residence in the Open Space district.

BACKGROUND
The project site is a forested, vacant parcel of approximately 11 acres in the Palo Alto Foothills. Since the site is located in the Open Space district, Site and Design review by the Commission and City Council is required to determine compliance with the Comprehensive Plan Open Space Development Criteria (see Attachment B) and Policies (see Attachment C).
The parcel has frontage on Skyline Boulevard, which has a special setback of 200 feet. A variance was approved on January 5, 2005 to allow the garage and accessory buildings to encroach into this special setback as noted on the Zoning Compliance Table (see Attachment D). The variance was approved based upon the required findings (per PAMC 18.76), as noted in the variance approval letter (Attachment E).

The proposed single-family home is a permitted use within the OS District and is compatible with the existing Williamson Act contract (see Attachment F) as noted Attachment G. The proposed structures, of natural materials in earth-tone colors, would not be visible from Skyline Boulevard nor from the surrounding properties, due to the substantial screening provided by the existing trees, vegetation and terrain.

**BOARD/COMMISSION REVIEW AND RECOMMENDATIONS**
On January 26, 2005, this project was heard by the Commission, who recommended that the City Council approve the Mitigated Negative Declaration and the Site and Design Review application (7-0-0-0). The Commissioners discussed the proposed materials and compliance with zoning, and expressed their appreciation for the applicant’s sensitivity to the environment. Other than the applicant, there were no members of the public who spoke. The Commission staff report and minutes are attached to this report (Attachment I and J).

**ENVIRONMENTAL REVIEW**
An environmental impact assessment was prepared for the project and it has been determined that, with the implementation of mitigation measures and standard conditions of approval, the project would have a less than significant impact on the environment. The Mitigated Negative Declaration was made and was available for public review beginning November 19, 2004 through December 8, 2004, and is attached to this staff report (Attachment K).

The Mitigated Negative Declaration has been revised to reflect the Variance that was granted for setback encroachments and the decrease in impervious area of the project. These changes were minor in scope and recirculation of the Mitigated Negative Declaration is deemed unnecessary.

**ATTACHMENTS**
A. Record of Land Use Action  
B. Comprehensive Plan Open Space Development Criteria  
C. Comprehensive Plan Policies Compliance  
D. Zoning Compliance Table  
E. Variance Approval Letter  
F. Williamson Act Contract (Council Resolution 5516)  
G. Background
H. Applicant’s Submittal Information
I. Planning & Transportation Commission Report January 26, 2005
J. Planning & Transportation Commission excerpt verbatim minutes, January 26, 2005
K. Mitigated Negative Declaration
L. Project Plans (Council packet only)

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