TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: OCTOBER 20, 2008

CMR: 413:08

REPORT TYPE: PUBLIC HEARING

SUBJECT: Approval of a Mitigated Negative Declaration, Site And Design Review, Conditional Use Permit and Record Of Land Use Action for a new spa and fitness facility, below grade parking, tennis court and other site improvements located within the Open Space (Os) Zone District At 3000 Alexis Drive.

RECOMMENDATION
Staff, the Planning and Transportation Commission, and the Architectural Review Board recommend that the City Council approve the following:

1. Mitigated Negative Declaration, prepared for the property located at 3000 Alexis Drive, in accordance with the California Environmental Quality Act (Attachment C).

2. A Record of Land Use Action approving Site and Design Review and Conditional Use Permit applications to allow the construction of a new spa and fitness facility, and other site improvements subject to the findings and conditions of approval contained in the draft Record of Land Use Action (Attachment A).

BACKGROUND
On September 15, 2008 the City Council voted 9-0 to approve the Mitigated Negative Declaration (MND) and the Record of Land Use Action for the project proposal at 3000 Alexis Drive. The MND and the Initial Study attached to the staff report, however, were not the revised and updated versions of those documents that had been revised and re-circulated for Public Comment on August 19, 2008. The correct MND and Initial Study were provided to Planning and Transportation Commission for its review in August. The correct mitigation measures were included in the Record of Land Use Action considered by the Council on September 15, 2008.

The September 15, 2008 staff report is included as Attachment B to this report, without attachments.
DISCUSSION
Due to the fact that the prior versions of the environmental documents were included in the September 15th report, the item must return to the Council as a public hearing for review and approval with the updated and revised version of the MND that was circulated for public review from August 19, 2008 through September 9, 2008. This hearing is a follow-up to the September 15, 2008 hearing. All comments and deliberations from the prior hearing will remain part of the hearing record.

There are no changes to the project proposal or the conditions and mitigations specified in the Record of Land Use Action, except the change specified by the Council at the September 15th City Council Hearing. This change amended Mitigation Measure #4 (pages 35 and 36) to include a limit on the increase in the number of Social Members until verification of conformance with traffic level targets.

A Mitigation Monitoring and Reporting Program has also been included to accompany the MND and will be used when implementing the mitigation measures (Attachment D). The program details what action is to be taken, when the action is to take place, and which department/s will ensure that each measure is implemented.

PREPARED BY:

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Senior Planner

DEPARTMENT HEAD:

CURTIS WILLIAMS
Interim Director of Planning and Community Environment

CITY MANAGER APPROVAL:

JAMES KEENE
City Manager

ATTACHMENTS
Attachment A: Draft Record of Land Use Action
Attachment B: City Managers Report, September 15, 2008 (w/o attachments)
Attachment C: Mitigated Negative Declaration and Initial Study
Attachment D: Mitigation Monitoring Program

COURTESY COPIES
Chris Wasney, Applicant
Palo Alto Hills Golf and Country Club, Dirk Zander, Owner
Sal Giovanotto, Neighboring Property Owner
Stephen E. Velyvis, Miller Starr Regalia