



MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

FROM: JOEL ROJAS, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

DATE: APRIL 6, 2010

SUBJECT: TERRANEA RESORT AND SPA – ZON2010-00111
(REVISION 'O' TO CUP 215, ET. AL.)

REVIEWED: CAROLYN LEHR, CITY MANAGER

Prepared By: Ara Michael Mihranian, Principal Planner

RECOMMENDATION

Continue the public hearing on Revision "O" to Conditional Use Permit No. 215, et. al. to April 20, 2010.

DISCUSSION

On January 19, 2010, the City Council approved Revision 'N' to CUP No. 215, et. al., extending the condition compliance deadline date for 9 outstanding conditions from January 4, 2010 to April 9, 2010 (with the exception of Condition No. 124 which was extended to June 12, 2010).

At this time, there are 6 outstanding conditions of approval that remain to be met by the applicant and the deadline to meet said conditions is April 9, 2010. The majority of the outstanding conditions require coordination with outside agencies and utilities, such as the City of Los Angeles, Southern California Edison, Verizon, and T-mobile. This item was publicly noticed for April 6, 2010 so that if necessary, the City Council could extend the present April 9, 2010 compliance deadline. At this time, Staff is requesting additional time to determine if the outstanding conditions can be met by April 9th or if these conditions will need to be extended beyond April 9th. As such, Staff is recommending that the public hearing on Revision "O" be continued from April 6th to April 20th.

As the Council may recall, Terranea is currently operating under a Temporary Certificate of Occupancy. In the event the outstanding conditions are not met by April 9th, the City's Building Official will administratively extend the Temporary Certificate of

Occupancy until the Council takes action on Revision "O" at its April 20th meeting.

Public Noticing

Pursuant to the Development Code, a public notice was originally published in the *Peninsula News* and sent to list-serve subscribers on March 18, 2010 inviting public comments on the proposed amendments to the project conditions for the April 6, 2010 meeting. In light of the request to continue the public hearing, the City will send a courtesy message to its list-serve subscribers for the Terranea project announcing that the public hearing will be continued to the April 20th City Council meeting. Public comment letters received between now and the April 20th meeting will be provided to the City Council, depending on the timing of receipt, as either part of the Staff Report attachments or as late correspondence.