



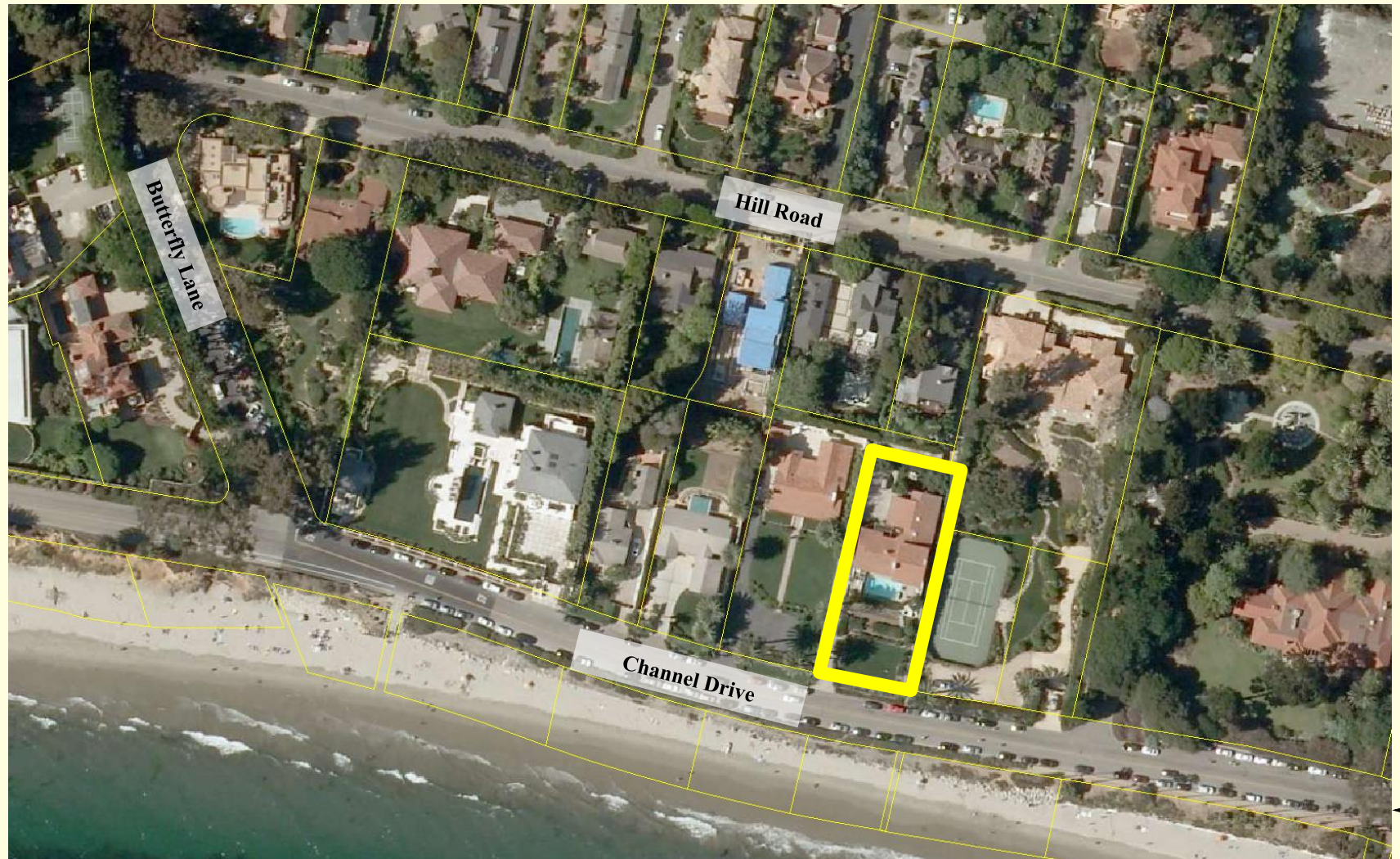
Board of Supervisors

**Case Nos. 17APL-00000-00002 & 17APL-
00000-00003**

**Appeals of Design Review Approval of the
Olsten Trust Project**

December 5, 2017

Vicinity Map



Background

- CDP for project was approved by BOS on July 19, 2016
- Project obtained preliminary design review approval by MBAR on December 19, 2016
- MBAR's approval was appealed to the MPC by Hair/Sturgess
- MPC granted preliminary design review approval with conditions on April 18, 2017
- Both parties appealed the MPC's action
- Parties have reached a settlement agreement resulting in minor modifications to project and design review conditions

Corrections

Minor corrections to Board Agenda Letter identified:

- Findings 2.1.6 and 2.1.10 - Garage square footage corrected to 550 s.f. and basement under cabana identified
- Finding 2.1.9 – Excavation for basement under cabana recognized
- CEQA Notice of Exemption (Attachment 2) - Garage square footage corrected to 550 s.f. and basement under cabana identified
- Reference to Landscape Height Exhibit in Condition #13 of Attachment 4 clarified



Staff Recommendation

1. Approve in part and deny in part, the Olsten Trust appeal, Case No. 17APL-00000-00002;
2. Approve in part and deny in part, the Hair/Sturgess appeal, Case No. 17APL-00000-00003;
3. Make the required findings for Preliminary Design Review approval of the revised project, including CEQA findings;
4. Determine that approval of the revised project is exempt from CEQA pursuant to Section 15303;
5. Grant *de novo* Preliminary Design Review approval of the revised project, Case No. 14BAR-00000-00082, as shown on the plans dated October 5, 2017 and pursuant to the conditions of the settlement agreement.