

**PLANNING COMMISSION MINUTES OF DECEMBER 13, 2010**

**2010-7739 - City Ventures** [Applicant] **Veronica and Ronald D'Amico Trustee** [Owner]: Special Development Permit to allow 24 townhomes and a Vesting Tentative Map to subdivide two lots into 24 lots and one common lot for a site located at **650-660 E. Taylor Avenue**. (Mitigated Negative Declaration) – NC

**Noren Caliva**, Associate Planner, presented the staff report. She said staff recommends the Commission adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with attached conditions, including carriage-style garage doors, centralized trash enclosures with bins, reduced number of four-bedroom units, and reduced number of compact spaces.

**Comm. Hungerford** discussed his concern about creating a walled-in segment in the neighborhood and whether this ITR (Industrial-to-Residential) zone could be developed with an option for connection to new residential areas if and when they are developed. He suggested possible options. **Trudi Ryan**, Planning Officer, confirmed with Comm. Hungerford that he is talking about a vehicular connection, discussing that a connection could benefit, or cause more wear-and-tear on one development over another. Ms. Ryan discussed other considerations including pedestrian access, emergency access, and whether a street is private or public, adding that the streets in this development do not meet the standards for a public street. Comm. Hungerford reiterated his concern that there will be a number of developments in the ITR areas and the developments will be walled-in.

**Vice Chair Hendricks** said that maybe a study issue could be proposed to look at ITRs, in general, including consideration of this pocketing affect. Vice Chair Hendricks said he thinks it is late to put a condition on a project in motion. Comm. Hungerford agreed and added that maybe when an ITR district is created that the process could include what the area should eventually look like as it transitions to residential. Comm. Hungerford commented that possibly a study issue could include targeting the park in-lieu fees collected for the district towards a park for the district. Ms. Ryan said that this could be discussed towards the end of the meeting after the public hearing items.

**Chair Travis opened the public hearing.**

**Phil Kerr** with City Ventures, the applicant, said infill residential is the core of their business. He said this area is in the middle of transition with nearby sites in different stages and this project is a great opportunity to transition this site. Mr. Kerr said City Ventures held a neighborhood meeting last week. He noted the Department of Public Safety came to clear the area after members of the community said the vacant industrial buildings have created a problem with the homeless living in the

neighborhood. Mr. Kerr discussed Comm. Hungerford's concerns about the development being walled-in and connection between other sites, saying that Taylor Avenue would provide the connection in the neighborhood. He said they are excited about the project and discussed meeting the parking requirements and the setbacks, and the trash enclosures. He said they have focused on livability, and that the trash bins in a centralized location should be a convenience for residents, and provides a straight shot for pickup for the trash truck. He said they would prefer the bins be placed along the drive aisle.

**Vice Chair Hendricks** discussed with Mr. Kerr trash trucks and pickup, with Mr. Kerr saying the foliage for the site was changed to accommodate pickup by the trash trucks.

**Comm. Hungerford** discussed with Mr. Kerr the trash bins and how far out they would extend.

**Chair Travis** closed the public hearing.

**Vice Chair Hendricks** moved for **Alternative 1 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with attached conditions, including carriage-style garage doors, centralized trash enclosures with bins, reduced number of four-bedroom units, and reduced number of compact spaces. Comm. Sulser** seconded the motion.

**Vice Chair Hendricks** said he can make the findings to approve the project. He said he thinks the proposed development feels close and compressed, that several of these kinds of projects do not make a neighborhood, and that he has concern about how Taylor Avenue will connect onto Fair Oaks. He said what he likes about the development is that this project converts the industrial area to useable homeowner property. He said he hopes this project moves forward as he thinks this is a wonderful project for City.

**Comm. Sulser** said he thinks this is a good project for the constraints the site has. He said he shares his colleague's concerns about the cramped, walled-in feel. He said he is concerned about the open space deviation that is being granted, yet he does not know how to redesign the project with the constraints and will be supporting the motion.

**Comm. Hungerford** said he appreciates that the applicant made modifications to the project based on the concerns the Commission expressed at study session. He said he would be supporting the motion, however he is concerned about approving projects in areas in pieces and he would like the area to be looked at from a broader perspective. He said he is also concerned about the open space deviation, however he thinks this project will benefit the area.

**Comm. Chang** said he would be supporting motion and he thinks this is a great project. He agrees with some of the concerns discussed, and said he might like to see more three-bedroom units. He said overall this is a great project and the response from the developer after the study session was good.

**Comm. Larsson** said he shared a lot of his fellow Commissioner's concerns, however he visited some of the other projects staff had identified, and that helped him get a better sense of what this project might look like. He said he felt like the other sites were less cramped than he expected. He said he is still concerned about access to surrounding projects, however this project is not the right place to resolve that issue.

**Chair Travis** said he would be supporting the motion and that even with a few concerns, that he thinks this development will be a nice addition to the area.

**ACTION: Vice Chair Hendricks made a motion on 2010-7739 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with attached conditions, including carriage-style garage doors, centralized trash enclosures with bins, reduced number of four-bedroom units, and reduced number of compact spaces. Comm. Sulser seconded. Motion carried 6-0, with Comm. Dohadwala absent.**

**APPEAL OPTIONS: This action is final unless appealed to City Council no later than December 28, 2010.**