

PLANNING COMMISSION MINUTES OF JULY 11, 2011

2011-7296 - Classic Communities [Applicant] **GMMSC Partners** [Owner]: Special Development Permit and Vesting Tentative Map to allow 17 townhome units on an existing industrial property at **1060 Morse Ave. SM**

Shaunn Mendrin, Senior Planner, presented the staff report. **Trudi Ryan**, Planning Officer, noted that the map in the staff report has the wrong property highlighted and the correct property is at the corner of Morse Ave. and Toyama Dr.

Comm. Sulser disclosed that he met with the applicant regarding the project. **Comm. Kolchak** disclosed that he spoke with the applicant regarding the project.

Vice Chair Hendricks opened the public hearing.

Scott Ward, representing the applicant, Classic Communities, discussed the project. He provided supplemental documents to the Commission. He that they support most of the conditions. He discussed other projects in the area and said he thinks this area is coming into its own. He said this project offers a different type of housing with more private open space, which provides more richness, texture and livability in the district. He said this is the second application submitted, discussing the previous proposal, and said that they worked continuously with staff, to address issues and to change the plans as needed. He discussed the deviations in the staff report, and other options. He discussed the information in the supplemental documents provided. He discussed usable open space, front setbacks, second floor decks or balconies, and said that they held a public outreach meeting in the neighborhood. He asked that the Commission to support the application as proposed.

Comm. Chang discussed with the applicant, the vision triangle.

Comm. Sulser discussed the setback deviation related to the industrial property to the east with the applicant saying that the business is an import/export business and no industrial uses take place on the site.

Comm. Larsson discussed with the applicant the supplemental information provided on the dais including the various plan elevations. Mr. Ward said the size of the proposed balconies are roughly 10 by 5 feet. Comm. Larsson asked about the use of landscaping and softening the impact of parking spaces.

Vice Chair Hendricks discussed with staff and the applicant the vision triangle. Vice Chair Hendricks asked the applicant about the rationale for deviations with Mr. Ward saying there is nothing unique about the deviations they are proposing and that the

proposal goes above the standard for the neighborhood. Vice Chair Hendricks discussed with the applicant the setback deviation proposed on the east side, the bulk and mass of the proposed buildings, and the economic viability of reducing the number of the proposed units.

Ms. Ryan commented on the information provided by the applicant on the dais including parking alternatives, noting that the parking space dimensions listed are for compact spaces.

Comm. Sulser had staff comment about possibly including decks with the units.

Comm. Chang discussed with staff whether the usable open space requirements would be met if balconies were added. Staff said it would depend on what combination of options were used discussing several numbers.

Vice Chair Hendricks asked if staff would be more comfortable to continue this item to allow more time to review the supplemental information provided by the applicant.

Mr. Ward said that Classic Communities has a long and demonstrated history of working effectively with staff. He said he thinks the issues could be worked out administratively. Mr. Ward discussed the usable open space and the balconies. He said with respect to the parking, they could possibly move the building a foot or two. Mr. Ward confirmed that a continuance for two weeks would not be hardship.

Vice Chair Hendricks closed the public hearing.

Shaunn Mendrin commented if the balconies were added that it is a definite improvement to the usable open space numbers.

Comm. Larsson moved to continue this item to a future Planning Commission meeting to allow time for the applicant and staff to resolve the issues. Comm. Dohadwala seconded the motion.

Comm. Larsson said there are important open questions, he does not want to try and resolve the issues right now, and he would like to allow time to have the applicant work with staff to resolve the issues. **Ms. Ryan** suggested that staff and the applicant could be ready for the July 25, 2011 meeting. **Comm. Larsson said his motion includes continuance to the July 25, 2011 meeting with Comm. Dohadwala seconding the motion. Comm. Dohadwala** said there are several things she would like to see resolved.

Comm. Sulser offered a Friendly Amendment to pursue the deck option to work on the open space deviation as this was one of the deviations he was most uncomfortable with. The Friendly Amendment was acceptable to the maker and the seconder of the motion.

Vice Chair Hendricks said when he read this report there seemed to be a lot of deviations. **He offered a Friendly Amendment for staff to come back and provide more color and commentary on how the deviations relate to other properties.** He said it seems the Commission is to consider the project based on the code and is also taking previous practice into consideration. **The Friendly Amendment was acceptable to the maker and seconder of the motion.**

Comm. Larsson said he was interested in investigating the additional two parking spaces. **Vice Chair Hendricks offered a Friendly Amendment for the applicant and staff to look at the parking and come up with additional options to improve on the parking deviation. The Friendly Amendment was acceptable to the maker and seconder.**

Comm. Dohadwala had staff provide clarification about different site plans that were provided.

ACTION: Comm. Larsson made a motion on 2011-7296 to continue this item to the July 25, 2011 Planning Commission meeting to: address the deviations in usable open space, including pursuing the deck option; get more information on how the deviations relate to other projects; and, address the deviation in required parking. Comm. Dohadwala seconded. Motion carried 6-0, with Chair Travis absent.

APPEAL OPTIONS: This action serves as legal notification of the continuation of this item to the July 25, 2011 Planning Commission meeting.