

Land Use Committee Minutes

1-14-13

1. Meeting called to order 6:33 PM
2. Self introductions were done. Committee members in attendance George, Roy, Rheba, and Patty on time, Ben, and Cheri arrived before or at the start of item #5. Board member Ann Job in attendance and Tania Soto from 39th Assembly Dist. Approximately 5 stakeholders in attendance besides applicants and/or their representatives.
3. Patty motioned and Rheba 2nd to approve the Minutes for December: motion passed by a 4-0-0 vote.
4. 15009 W. Oro Grande Street – a parcel map to subdivide a 23,234 s.f. property into two lots in R1-1 Zone. Some discussion of the original subdivision possibly being all 100' lots, but even so only three such lots remain on any street of the subdivision. George motioned to recommend support of project Rheba 2nd the motion. Stakeholders voted 0-0-5. Motion passed by committee 4-0-0.
5. 16325 Silver Oaks Drive – zone variance to construct 362 dwelling units changing previously approved 280 units to apartments. Also allow height of 45' for apartments in lieu of the required 35'. Provide code required parking spaces for apartments as opposed to 2.5 parking spaces per unit for condos. And some use adjustments for portions of Lots 12 and 13. Mr. Armbruster strongly contested, with Cheri's support, the premise that the conversion of condos to apartments was an entitlement for our or the city's determination. George stated that the language used in the agenda was the same as that used by the Planning Department. The HOA argued basically around the difference between home ownership and renting, and that conversion to apartments was an entitlement. The height limit seemed reasonable due to the distance from other housing and that the site was lower in elevation to all surrounding housing. After much discussion applicant came to understand that there were opportunities to use a higher parking standard, 2 parking spaces per unit plus guest parking, than code required as proposed. An important point was that there was not parking on the internal private roads. On the last item Mr. Armbruster contented that whatever was zoned golf course was never going to be a golf course, and much of the land was under electrical transmission lines and no structures could be built under them. Only a small portion of rezoning facilitated building for this project. When it came to vote on the individual items Cheri declared there were only two items to vote on: the 45' height limit, and the parking requirement. No one disputed the point. Patty motioned to recommend support of project with a height variance of 45', and a parking

requirement of 2 spaces per unit plus guest parking, Rheba 2nd the motion. Stakeholders voted 3-1-1. Motion passed by committee 6-0-0

6. None.
7. None were mentioned.
8. None.
9. Adjourn 8:12 PM. Next meeting February 11, 2013.