



Village Planning Committee Meeting Summary

GPA-DV-4-19-1

Date of VPC Meeting	November 21, 2019
Request From	Residential 0 to 2 dwelling units per acre (15.04 acres)
Request To	Residential 2 to 3.5 dwelling units per acre (15.04 acres)
Proposed Use	Single-family residential
Location	Northeast corner of 45th Avenue and Alameda Road
VPC Recommendation	Approval
VPC Vote	9-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. David Simmons, staff, gave a presentation covering the existing land uses and General Plan Land Use Map designations for items No. 5 and 6. He displayed a land use map, general plan map and shared the history of the site and how the area has evolved over time. Mr. Simmons went through a series of stipulations and stated why they are important and referenced policy to support them. He shared that the proposal is compatible with surrounding land uses in the area. Staff's recommendation is approval, subject to a series of stipulations.

Mr. Taylor Earl with Earl and Curley, representing the applicant, went over the history of the site and highlighted the General Plan Amendment requirement in detail. He shared that his client, Porch Light Homes, is a high-quality builder and shared that their product type is superior. Mr. Taylor shared with the committee that he would like a change made to Stipulation No. 7 in the Staff Report. The stipulation calls for 3-inch caliper trees and detached sidewalks.

Mr. Ricardo Romero asked Mr. Earl if the homes are to be one story or two stories.

Mr. Earl shared that the homes will be one story.

Mr. Russell Osborne shared that his neighborhood has bulging sidewalks as a result of trees planted on both sides of the detached sidewalks in the area. He stated that he thinks trees are the cause of this because the roots grown under the sidewalks lift them up. He shared that he is opposed to 2-inch caliper trees because he thinks smaller trees grow faster and root better. He stated that

he thinks larger box trees grow slower because they are root bound in the boxes and as a result, become stunted.

Mr. Earl shared that from his experience with trees he also thinks smaller trees root better and grow faster.

Mr. Simmons shared the rationale behind Stipulation No. 7. He cited the Tree and Shade Master Plan and the Complete Streets Guiding Principles. Mr. Simmons shared that staff is okay with the applicants request for a reduction in tree caliper size in Stipulation No. 7 from 3-inch to 2-inch with no other changes.

Ms. Ann O'Brien shared that she would be okay with attached sidewalks.

Mr. Osborne shared that he would be okay with the applicant's alternative option 1 language.

Chairman Joseph Grossman called for a motion for Agenda Item No. 5, GPA-DV-4-19-1.

MOTION: Mr. Ricardo Romero motioned to recommend approval of Case No. GPA-DV-4-19-1 (Companion Case Z-53-19-1) per staff's recommendation. **Ms. Ann O'Brien** seconded the motion.

VOTE: 9-0, motion to recommend approval per staff's recommendation passed, with Committee Members Grossman, Kenney, Levy, Lewis, Lewis, O'Brien, Osborne, Romero, Shipman and Virgil in favor.