



**Village Planning Committee Meeting Summary**  
**Z-6-19-1 (COMPANION CASE NO. Z-5-19-1)**

<b>Date of VPC Meeting</b>	September 19, 2019
<b>Request From</b>	RE-35 (Single-Family Residence District) (57.67 acres) and RE-43 (Residential Estate) (2.83 acres), pending
<b>Request To</b>	RE-35 (Single-Family Residence District) (60.50 acres) RE-35 Hillside DNS/WVR (Single-Family Residence District, Hillside Density Waiver) (60.50 acres)
<b>Proposed Use</b>	Single-family Residential
<b>Location</b>	Approximately 2,640 feet north of the northeast corner of 51st Avenue and Tonopah Drive
<b>VPC Recommendation</b>	Approval, per staff recommendation.
<b>VPC Vote</b>	6-0-2

**VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**David Simmons**, staff, presented on both Rezoning Case Nos. Z-5-19-1 and the companion density waiver case Z-6-19-1. He went over the proposed site plan, aerial map, surrounding zoning, General Plan land use designations in the surrounding area, trail connections as well as the hill side slope analysis. He also touched on the orientation to the lots in relation to the Loop 101 Freeway and explained that the homes will not be visible from that vantage point.

**Mr. Tom Galving**, Rose Law Group, representing the applicant, gave a brief presentation and went over the street improvements resulting from this development, which he explained were quite substantial. He went over the trail connections in detail and explained where the connections will be provided. He also went over building envelopes on the hillside lots. Lastly, Mr. Galving went through several letters of support he had received to date for the proposal.

**Mr. Ozzie Virgil** voiced concerns about access to this development.

**Mr. Galving** explained that significant street improvements are being made as part of this project.

**Mr. Virgil** shared that there is an above ground sewer here and asked the applicant what was being planned for that.

**Mr. Galving** shared that this will be addressed through the improvement plan/infrastructure review process.

**Vice Chair DiLeo** asked if the applicant had any plans to improve the Loop 101 access road.

**Mr. Galving** stated that all road improvements will meet City standards.

**Mr. Ricardo Romero** asked is they had secured a builder yet.

**Mr. Galving** shared that they had not secured a builder yet.

**Mr. Russell Osborn** asked if this development was going to include street lights.

**Mr. Galving** shared that all streets shall meet City standards, which require street lights.

**Mr. Virgil** asked if all traffic will dump to the west.

**Mr. Galving** shared that all traffic will utilize Tonopah Road.

**Public Comment:**

None.

**MOTION:**

**Mr. Ricardo Romero** made a motion to approve Case No. Z-6-19-1 per the staff recommendation.

**Mr. Bill Levy** seconded the motion.

**VOTE:**

**(6-0-2), The motion to approve Case No. Z-6-19-1 passed; with Committee Members DiLeo, Kenney, Levy, Osborne, Romero and Virgil in favor; with Grossman and O'Brien abstaining.**

**Staff Comments:**

None