



Village Planning Committee Meeting Summary

GPA-LV-2-23-7

Date of VPC Meeting	September 11, 2023
Request From	Residential 3.5 to 5 dwelling units per acre
Request To	Residential 0 to 1 dwelling units per acre and Commercial
Proposal	Commercial and residential (open space) uses
Location	Northeast corner of 43rd Avenue and Baseline Road
VPC Recommendation	Approval, per the staff recommendation.
VPC Vote	7-1

VPC DISCUSSION:

*Item No. 4 (GPA-LV-2-23-7) and Item No. 5 (Z-29-23-7) were heard together.
Two members of the public registered to speak on these items.*

Staff Presentation:

Nayeli Sanchez Luna, staff, presented an overview of GPA-LV-2-23-7 and Z-29-23-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the proposed General Plan Land Use Map designation. Mrs. Sanchez Luna provided an overview of the proposed development including the site plan and elevations. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, providing the staff recommendation and proposed stipulations.

Applicant Presentation:

Manjula M. Vaz, representing the applicant with Gammage and Burnham, provided an overview of the proposed case. Ms. Vaz noted that the original proposal included a hotel on the north side of the property; however, due to public comment the hotel was removed. Ms. Vaz added that the proposed child daycare was also removed from the request. Ms. Vaz summarized the site plan configuration, multi-use trail along Baseline Road and 43rd Avenue, and displayed the proposed renderings. Ms. Vaz concluded the presentation by summarizing the staff recommendation and public outreach.

Questions from the committee:

Patrick Nasser-Taylor stated that he appreciated the applicant's response to community concerns and removed the hotel.

Mixen Rubio-Raffin asked for more information regarding the proposed bicycle infrastructure. **Ms. Vaz** noted that the proposed development would include numerous bicycle parking spaces and electric scooter infrastructure.

Rebecca Perrera asked staff if Lot 5 and 6 would return to the committee. **Mrs. Sanchez Luna** confirmed that Lot 5 and 6 would have to go through the PHO process and will return to the committee for a recommendation.

Carlos Ortega noted that he had concerns with the proposed commercial development. Mr. Ortega added that the proposal would cause an increase in traffic congestion, vandalism, and a flood of students from adjacent schools. Mr. Ortega stated that he would have preferred professional uses such as offices.

Ms. Rubio-Raffin asked how bicyclist, including students, would navigate the site safely. Ms. Rubio-Raffin wanted to ensure that the design accommodated bicyclist and pedestrians. **Ms. Vaz** noted that the multi-use trails along Baseline Road and 43rd Avenue have a landscape buffer that would separate it from vehicle traffic.

Vice Chair Stephanie Hurd stated that she supported the proposal and was in favor of the proposed uses.

Chair Linda Abegg asked staff if the letters of opposition were submitted before or after the hotel was removed. **Mrs. Sanchez Luna** confirmed that the letters were received before the hotel was removed.

Public Comment:

Phil Hertel noted that the adjacent schools cause a lot of traffic congestion and was opposed to right-in and right-out on Baseline Road. Mr. Hertel noted that the proposed uses would increase traffic congestion. Mr. Hertel stated that the north property line should be lined with two rows of trees. **Ms. Vaz** noted that the property was surrounded by approximately 400 feet of open space and was not adjacent to residential uses.

Chair Abegg noted that she favored the drive through aisles along the back of the restaurants and not along Baseline Road.

Carlos Ortega asked if a chain link fence would be placed around the open space area around the proposed development. **Ms. Vaz** stated that the commercial development will have a six-foot tall cement wall.

Dan Penton stated that the intersection on 43rd Avenue and Baseline Avenue was unsafe and that the commercial development could offer an opportunity to slow down traffic. Mr. Penton requested traffic speed to be reduced next to the schools. Mr. Penton noted that he was in favor of the electric vehicle infrastructure but would like to see secured and shaded bicycle parking. Mr. Penton added that the proposal would create a walkable destination, so the community no longer had to go to 35th Avenue or 51st Avenue.

Applicant Response:

None.

Committee Discussion:

Mr. Ortega stated that there should be a stipulation that limit the type of uses for the unknown commercial portions. **Chair Abegg** noted that Lot 4, 5, and 6 would have to return to the committee for recommendation through the PHO process. **Mr. Ortega** stated that the developer would have all C-1 uses available. **Chair Abegg** noted that any proposal would return to the committee for recommendation. Chair Abegg added that the original concept was multifamily or single-family residential.

Motion:

Vice Chair Stephanie Hurd motioned to recommend approval of GPA-LV-2-23-7 per the staff recommendation. **Francisco Barraza** second the motion.

Vote:

7-1, motion to recommend approval of GPA-LV-2-23-7 per the staff recommendation passed with Committee Members Barraza, Jensen, Nasser-Taylor, Perrera, Rubio-Raffin, Hurd, and Abegg in favor and Committee Member Ortega in opposition.

Staff comments regarding VPC Recommendation:

None.