



Village Planning Committee Meeting Summary

GPA-DSTV-2-22-2

Date of VPC Meeting	September 13, 2022
Proposal	Amendment to the Desert Ridge Specific Plan to modify standards for Superblock 9, Development Parcel 9.CP.2 regarding uses permitted, accessory uses, maximum building height and floor area ratio
Location	Approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway
VPC Recommendation	Approval, per staff recommendation
VPC Vote	9-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Anthony Grande, staff, provided an overview of the Desert Ridge Specific Plan, the parcel proposed to be amended, and the surrounding context. Mr. Grande described the Loop 101 employment corridor and the reason for amending the subject parcel. He described the changes proposed to the plan text, including changes to the uses permitted, accessory uses, maximum building height, and maximum floor area ratio. He further described the existing height limits on the Desert Ridge parcels south of the Loop 101 and finally reviewed the staff findings and recommendation for approval.

QUESTIONS FROM COMMITTEE

Committee Member Powell asked when the current language was added to the Desert Ridge Specific Plan. **Mr. Grande** replied that the current language is not the original approval from 1990, but it was added in one of the amendments since then.

Committee Member Kirkilas asked about the relationship of this site to the Reach 11 and whether it would remain as parkland into the future. **Chair Bowser** noted that the land is owned by the federal government. **Mr. Grande** stated that the amendment under consideration would not directly affect the Reach 11, as the subject parcel does not overlap with it, further noting that the designation for Reach 11 is for open space on the General Plan and a public process would be required to make any changes to the designation.

Mr. Kirkilas asked about the rationale for the proposed five story height limit. **Mr. Grande** replied that the proposed height limit is expected to provide the necessary

flexibility to meet the needs of a modern office development. **Mr. Kirkilas** asked for clarification that the height is limited both by a maximum number of feet and a maximum number of stories. **Mr. Grande** replied that there is a maximum building height both in number of stories and number of feet.

Chair Bowser stated that a General Plan Amendment would need to be processed in order for any other uses to occur at the Reach 11.

PUBLIC COMMENTS

None.

MOTION:

Vice Chair Lagrave made a motion to recommend approval of GPA-DSTV-2-22-2, per the staff recommendation. The motion was seconded by **Committee Member Powell**.

VOTE:

9-0, Motion to recommend approval, per the staff recommendation, passed with Committee Members Bowser, Lagrave, Dean, Kirkilas, Kollar, Nowell, Powell, Reynolds, and Younger in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.