



Village Planning Committee Meeting Summary

Z-7-22-3

Date of VPC Meeting	May 2, 2022
Request From	S-1
Request To	R1-8
Proposed Use	Single-family residential
Location	Approximately 190 feet west of the northwest corner of 22nd Street and Paradise Lane
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	13-0 with committee members Balderrama, Bowman, Goodhue, Hall, Mazza, Petersen, Popovic, Schmidt, Severs, Sparks, Wise, Leshner, and Gubser in favor.

VPC DISCUSSION:

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

Nayeli Sanchez, staff, introduced herself and provided a presentation on case Z-7-22-3. Ms. Sanchez discussed the location of the site, noting surrounding residential uses and transition of land uses over the decades. Ms. Sanchez discussed the existing General Plan Land Use Map designation of Residential 5 to 15 dwelling units per acre. Ms. Sanchez described elements of the proposed building elevations and site plan. Ms. Sanchez noted that one letter of opposition was received. Ms. Sanchez concluded the presentation by providing the staff findings and recommendation of approval, describing the proposed stipulations for case Z-7-22-3, as presented in the staff report.

Edmir Dzudza, with e-Project, introduced himself as the applicant and provided an overview of the project. Mr. Dzudza discussed the surrounding zoning and land uses near the project area. Mr. Dzudza showed pictures of the site as it exists today, and discussed the neighborhood meeting held for this project, noting that one neighbor attended this meeting in support. Mr. Dzudza described the proposed site plan showing two single-family residential lots and changes made to the original proposal for three lots on the site. Mr. Dzudza described the proposed building elevations and requested approval of this project.

Questions from the Committee:

None.

Public Comment:

None.

Applicant Response to Public Comment:

None.

Chair Robert Gubser asked for a motion on this item.

MOTION – Z-7-22-3:

Jennifer Hall motioned to recommend approval of Z-7-22-3 per the staff recommendation. **Robert Goodhue** seconded the motion.

VOTE – Z-7-22-3:

13-0; motion to approve passed with committee members Balderrama, Bowman, Goodhue, Hall, Mazza, Petersen, Popovic, Schmidt, Severs, Sparks, Wise, Leshner, and Gubser in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

No comments.