



## Village Planning Committee Meeting Summary Z-13-22-8

<b>Date of VPC Meeting</b>	August 8, 2022
<b>Request From</b>	R-4 RI HP
<b>Request To</b>	WU Code T4:2 EG HP
<b>Proposed Use</b>	Multifamily residential
<b>Location</b>	Approximately 150 feet west of the northwest corner of 9th Street and Portland Street
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	11-1

### **VPC DISCUSSION:**

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

*Committee Member Cyndy Gaughan joined the meeting during this item, bringing quorum to 12 members.*

**Anthony Grande**, staff, described the location of the request, the proposed zoning, the surrounding context, and the background policy plan information. **Mr. Grande** further reviewed the proposed site plan and elevations and summarized the staff findings and the staff recommendation, including the recommended stipulations.

**Rodney Sherrard**, representing the applicant with RS Architecture LLC, provided an overview of the proposed development, noting that there would be eight units in each new building, and described the parking requirement in the proposed WU Code. He reviewed drawings of the proposed buildings, including unit layouts and elevations, noting that there would be ground level patios on the street frontages. Finally, he reviewed the outreach conducted for the rezoning, including discussions with the Historic Preservation Office, and resulting design considerations.

### **Questions from the Committee**

**Patrick Panetta** asked for clarification on the acreage for the project. **Mr. Grande** replied that the gross acreage is 1.36 acres, which includes the half-street in front of the site. **Mr. Panetta** asked about the parking requirement under the proposed district.

**Mr. Grande** replied that the conceptual site plan used the WU Code parking requirement to calculate the required parking. **Mr. Sherrard** provided a description of the parking calculations for the proposal.

**Mr. Panetta** asked about the General Plan Land Use Map designation and conformance of the existing and proposed zoning to the designation. **Mr. Grande** replied that the WU Code does not have a maximum density and therefore the staff report notes that the proposed zoning is not consistent with the General Plan Land Use Map designation, but no amendment to the General Plan is required because it is a small site. He further noted that the existing R-4 zoning allows more density than the General Plan Land Use Map designation specifies.

**Eva Olivas** asked what the rents would be in the new development. **Robert Severino**, representing the property owner with RS4 LLC, replied that rents in the new buildings would be approximately 1,450 dollars.

**Dana Johnson** stated that the developer has been discussing the project with him for several years and that the applicant has been a good landlord, not raising rents as other have done in the area.

#### **Public Comments**

None.

#### **MOTION**

**Dana Johnson** made a motion to recommend approval of Z-13-22-8, per the staff recommendation. **Vice Chair Boyd** seconded the motion for approval.

#### **VOTE**

**11-1**, the motion to recommend approval of Z-13-22-8 passes; Members Burns, Gaughan, Gonzales, Johnson, R. Johnson, Lockhart, Nervis, Olivas, Panetta, Boyd, and Sonoskey in favor and committee member Starks opposed.

#### **STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.