

5-13-13 MINUTES – PLANNING & LAND USE COMMITTEE MEETING – MID VALLEY REGIONAL LIBRARY

1. Call meeting to order – 6:30pm – John McGovern/Chair
  - a. Pledge of Allegiance – Led by John McGovern/Chair
  
2. Committee member roll call  
John McGovern/Present  
Robin Tyler/Present  
Peggy Burgess/Present  
Amal Shahin/Absent  
Punam Gohel/Absent  
Residents/Stakeholders – count – 1
  
3. Public comments on non-agendized items – NONE
  
4. Presentations – NONE
  
5. Public speakers – NONE
  
6. Old business
  - a. Developer proposes to build 10 houses on 1.5 acres at 15757 Tupper St., North Hills

John McGovern stated property is currently zoned for RA-1 single-family homes case number is APCNV-2013-1276-ZC-ZAA.

Peggy Burgess stated she has the application and the plans for the project. The developer is present so let's proceed with his comments.

Mr. Brafman stated he would like to develop the property and build 10 homes; he already has an engineer and the design completed. He would like the council to approve his plan.

Peggy Burgess has questions as follows:

1. The signatures he has submitted are not from the residents in this immediate area; none on Tupper and none on Haskel. The question was asked why do you not have their signatures. He stated he hired someone to canvas the area and obtain signatures and cannot advise where they obtained the signatures.
  
2. Mr. Brafman stated that the street he is planning to extend would be Vincent and Ligget; he presented the map to the board so everyone can see the layout of the houses, location and the streets.
  
3. He stated that during construction it will be done in stages, it will be graded, then the street established then the majority of the personnel and equipment will be staged on the property itself. Peggy Burgess stated that the neighbors were extremely upset at his last development wherein workers cars lined the streets, dust was created all day long and equipment blocked the area. Robin Tyler stated that this project would destroy the RA-1 property zoning. Peggy stated you cannot go from RA to R-1 the lowest zone that is allowed is RA-9 and this project would be RA-11.

John McGovern stated that he spoke to the neighbors surrounding his project and not one resident wants this project in their area and they intend to fight this. Mr. Brafman said what does he do now and would like to ask us to approve the project. He stated the committee has a different opinion, Robin Tyler advised him that why should an exception be made for him when the zoning is RA-1 and that this goes against the original Community Plan. The residents stated there are too many cars now, not enough parking and now he wants to build 10 new homes which are too close together and they also do not want the increase in traffic. John McGovern stated that the committee cannot support this project.

4. Mr. Brafman stated that the city wants projects such as this to improve the area. There are 70 homes that his project will connect to; they are for low to medium income families. He said if he does not build these homes that he has an offer from someone who wants to build a church on the property; Peggy Burgess advised that a church cannot be built on this property and it cannot be operated in a residential area.

Mr. Brafman stated that he would like to proceed with his project and does not want the committee to stand in his way. John McGovern stated that it needs to remain RA-1 zoning; Robin Tyler stated that if he returns to the board with a plan that fits the RA-1 zoning community plan, that they would review it, however, currently what he has presented they cannot approve it and have to represent what the residents/stakeholders want in their area. Mr. Brafman stated that he already paid the fee and he will continue without the board's approval.

Peggy Burgess made the motion to oppose Mr. Brafman's proposal to build 10 houses on 1.5 acres; John McGovern 2<sup>nd</sup>, vote 3-yes / 0-no / 0-abstentions; motion passes.

7. New business

a. Discussion regarding Holy Martyrs School (private school) and their request to expand

Representative Tricia Robins could not attend the meeting to make the presentation. They wish to remove the classroom "bungalows" and construct proper classrooms, on their own property, the project will not go beyond the school's original borders.

Peggy Burgess made the motion to approve the project – Robin Tyler 2<sup>nd</sup>, vote 3-yes / 0-no / 0-abstentions motion passes.

8. Committee comments – NONE

9. Meeting adjourns 7:50pm