



Agenda Item No.: 10.

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: BEYANCA - GPA-62387 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICATION OWNER: SHENYI WACHS, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: H (HIGH DENSITY RESIDENTIAL) on 17.40 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 433-2301-005), Ward 2 (Beers) [PRJ-62226]. Staff recommends APPROVAL.

C.C.: 11/16/2016

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

287

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

103

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
2. Conditions and Staff Report - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
3. Supporting Documentation - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
4. Photo(s) - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
5. Justification Letter - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
6. Protest Email and Protest/Support Postcards and Letters of Support - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
7. Letter of Disclosure for GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
8. Opposition Email, Support Petition, Letter and Email for GPA-62387, ZON-62392, SDR-62393 [PRJ-62226], MOD-63600, DIR-63602, GPA-63599 and ZON-63601 [PRJ-63491]
9. Written Comments by George Garcia and Julie Gilday Shaffer, District Court Complaint and Summary of Unlawful Acts Regarding PRJ-63491 by Bob Peccole and City Attorney Opinion by Todd Moody for GPA-62387, ZON-62392, SDR-62393 [PRJ-62226], MOD-63600, DIR-63602, GPA-63599 and ZON-63601 [PRJ-63491]

Motion made by GLENN TROWBRIDGE to Approve

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, GUS FLANGAS, SAM CHERRY; (Against-CEDRIC CREAR, VICKI QUINN); (Abstain-None); (Did Not Vote-None); (Excused-None)

PLANNING COMMISSION MEETING OF: OCTOBER 18, 2016

NOTE: CHAIR MOODY disclosed his friendship with BILL BAYNES, CEO for the original developer of Queensridge. However, because Peccole no longer had any development interest in Queensridge and therefore is not a party and interest in any land use application, he was advised that that is not a conflict. CHAIR MOODY also disclosed that he is a partner in the law firm of Hutchison and Steffen, whose offices are located directly north of Queensridge and Badlands Golf Course, and that Peccole is a joint owner of the building where the law offices are located; however, he personally does not have any pecuniary interests or other interests that would affect his independent judgment of all application. Furthermore, any affect approval or denial of these applications may have on the value of the law office or the property on which its sits, would be no more or less than for any other business or group in the area. Therefore, he was advised he had no conflict and would vote on all items.

Minutes:

See Item for related backup and related discussion.

