

2/10/97

3:30 p.m. Item - PCA-84-P-129-4- PULTE HOME CORP. & JADE DEVELOPMENT
Providence District

On Wednesday, February 5, 1997, the Planning Commission voted 8-0-2 (Commissioners Alcorn and Hall abstaining; Commissioners Downer and Thomas absent from the meeting) to recommend to the Board of Supervisors the following actions on the subject application:

- approval of PCA-84-P-129-4, subject to the execution of proffers consistent with those dated February 5, 1997, amended as follows: modify the second line of paragraph 1 on page 1 to read in part:
 . . ."Corporation and Jade Development Company, their successors and assigns (hereinafter the applicants), . . .";
- approval of a waiver of the barrier along the north and east sides of the site adjacent to the office buildings.

The Commission also voted 8-0-2 (Commissioners Alcorn and Hall abstaining; Commissioners Downer and Thomas absent from the meeting) to approve FDPA-84-P-129-3, subject to the Board approval of PCA-84-P-129-4 and its associated proffers as amended.

Planning Commission Meeting
February 5, 1997
Verbatim Excerpts

PCA-84-P-129-4 - PULTE HOME CORPORATION & JADE DEVELOPMENT COMPANY
FDPA-84-P-129-3 - PULTE HOME CORPORATION & JADE DEVELOPMENT COMPANY

Decision Only During Commission Matters

Commissioner Coan: Mr. Chairman?

Chairman Murphy: Mr. Coan.

Commissioner Coan: Mr. Chairman, I have a decision only, deferred until tonight, involving PCA-84-P-129-4 and FDPA-84-P-129-3. As I explained to the Commission last week, this matter had been deferred because of the question of whether there would be any continued commitment to provide any affordable housing in this several hundred unit development. There has been a lot of discussion back and forth and I believe that we have reached a resolution which is -- I would like to have seen more and I'm sure the applicants would like to see none. But nevertheless, I think we have a reasonable resolution. And I call your attention -- keeping this all off the verbatim, because it comes up Monday. I call your attention to a memorandum dated February 5, 1997, to the members of the Commission from Martin D. Walsh, concerning these applications and to it is attached a set of revised proffers. The only revision apparent on the revised proffers is on page 2 where there are two (2) alternative approaches on paragraph 8 and the applicant -- we have agreed to take Alternative B, which in effect would commit the applicants to each -- there are two (2) separate applicants -- each to provide two (2) units of -- two (2) one (1) bedroom units and offer them to the Redevelopment Housing Authority at a price of \$65,000.00 dollars each. The Housing Authority will have to take them up in a certain period of time or otherwise the offers will terminate. And to clear up a question, if Pulte and Jade should not continue to own and develop this property, it is necessary on line 2 of the first page of the proffer to insert after "Pulte Home Corporation and Jade Development Company" these words ". . . their successors and assigns (hereinafter the applicants)". I'll go through that again. After "Pulte Home Corporation and Jade Development Company", the words "their successors and assigns (hereinafter the applicants)" be inserted. And staff brought this to our attention. I think that what we have here is a reasonable resolution, especially in view of the fact that staff for some reason didn't feel it was appropriate to do more than point out the dropping of this previous proffer to offer up to ten percent (10%) of the units. Therefore, Mr. Chairman, I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE PCA-84-P-129-4 AND IF THAT APPROVAL IS GIVEN BY THE BOARD THAT OUR APPROVAL OF FDPA-84-P-129-3 BE REGISTERED, PURSUANT TO THE PROFFERS DATED FEBRUARY 5, 1997, AS AMENDED AND AS JUST EXPLAINED.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion?

Commissioner Hall: Mr. Chairman, I will be abstaining because I was not present for the public hearing.

Planning Commission Meeting
February 5, 1997
PCA-84-P-129-4
FDPA-84-P-129-3

Commissioner Alcorn: Mr. Chairman, likewise I will be abstaining as well.

Chairman Murphy: All right. All those in favor of the motion to approve PCA-84-P-129-4 -- I'm sorry. All those in favor of the motion to recommend to the Board of Supervisors to approve PCA-84-P-129-4 and pursuant to the Board's approval of that for the Planning Commission to approve FDPA-84-P-129-3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioners Hall and Alcorn: Abstain.

Chairman Murphy: Motion carries. Mr. Alcorn and Mrs. Hall abstain.

Commissioner Coan: Mr. Chairman, I RECOMMEND THAT WE APPROVE A WAIVER OF THE BARRIER ALONG THE NORTH AND EAST SIDES OF THE SITE ADJACENT TO THE OFFICE BUILDINGS. This, in effect, is a continuation of the present waiver.

Chairman Murphy: The Board?

Commissioner Coan: The Board approve. Yes.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Commissioners Alcorn and Hall: Abstain.

Chairman Murphy: Motion carries. Mr. Alcorn abstains. Ms. Hall abstains.

Commissioner Coan: Mr. Chairman, I would like to thank Mr. Walsh and the applicants. We met several times and talked several times and I think we have something which preserves housing at a price that can be afforded by lower income persons. My biggest concern on this was that we would wind up with something that wouldn't really serve the market that most needs it.

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(Both motions carried by a vote of 8-0-2 with Commissioners Alcorn and Hall abstaining; Commissioners Downer and Thomas absent from the meeting.)

DEB