

Item # 12

AGENDA DATE: 02/01/17

SUPPLEMENTAL # 3

From: Armando Be [<mailto:barmando3@gmail.com>]

Sent: Wednesday, February 01, 2017 9:46 AM

To: Steve Tate; Rich Constantine; Larry Carr; Rene Spring; Caitlin Jachimowicz; city manager

Subject: Item 17-048 in Today's Agenda

Mayor

City Council Members and City Manager,

I will not be able to attend today's council meeting due to a scheduling conflict. My concern with approval of this development is the number of variances that will be voted on and approved today. It does not appear that the developer took the task of designing a development that fully implements the zoning regulations applicable to the project. Instead, the developer purposefully disregarded the applicable zoning requirements and designed a development with a multitude of variances. Why?

There is no exigent circumstances that would warrant the developer so seek a variance. The developer intentionally designed a development plan that was outside of the zoning regulations, one would say expecting 100% that this council will grant its requests for a multitude of variances. The message that resonates for other developers, if you approve the variances for this planned development, is that this council and the city manager can be trusted to approve variances.

I would hope that you have a discussion as to 1) what are the criteria that this council will apply to grant variances? 2) what message does this council relay to developers when variances are routinely granted? 3) What is the responsibility of City Council to ensure that zoning ordinances are taken serious by developers?

Sincerely,

Armando Benavides
408 829-4798

CC: Supporters