



Village Planning Committee Meeting Summary Z-29-20-6

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| Date of VPC Meeting | December 1, 2020 |
| Request From | R1-10 |
| Request To | R-O |
| Proposed Use | Wellness center |
| Location | Southeast corner of 44th Street and Calle Allegre |
| VPC Recommendation | Approval per staff recommendation |
| VPC Vote | 15-0 |

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Ms. Sofia Mastikhina, staff, provided an overview of the request, including the location, current and surrounding zoning, and General Plan Land Use Map designation. She explained that the site is located within the boundaries of the 44th Street Corridor Specific Plan, the 44th Street Residential Office Study, and the Arcadia Camelback Special Planning District. The 44th Street Residential Office Study found that this site was not suitable for conversion to Residential Office due to the configuration of the structure on the site. However, the proposal is to demolish the existing structure and redesign the site to accommodate sufficient parking, which will address the concern listed in the study. The proposal is consistent with the other area plans. **Ms. Mastikhina** then presented the staff recommendation for approval, along with the recommended stipulations.

Mr. Michael Samuels, applicant and property owner, introduced himself to the committee and provided an overview of the type of business that is being proposed for this site. He explained that this will be a high-end wellness center that will provide a variety of specialized services to its clients such as yoga, meditation, and various treatments. He presented some examples of the types of machines that will be used on site such as a hyperbaric chamber, which will be the first of its kind in this area. He also stated that the center will have anywhere from 1 to 6 employees on site. He concluded his presentation by expressing his agreement with all of the stipulations recommended by staff and explained that he will be seeking a variance for one of the landscape setbacks to accommodate parking.

Chair Jay Swart suggested that the applicant reduce the amount of text in his presentation so that it is easier for attendees to follow along.

Ms. Dawn Augusta asked if the site will require a variance, which is not part of the committee's process tonight, as the Residential Office zoning district requires a minimum 15-foot setback. **Chairman Swart** explained that due to the lot configuration, the side that will require a variance is considered the rear yard, so the required setback is actually 25 feet so, yes, the applicant will require a variance through a different process.

Mr. Dan Rush asked if the applicant has had any contact with the neighbor to the east. **Mr. Samuels** replied that he had gotten in touch with that neighbor at the beginning of the process, but that no conversations have taken place recently.

Motion:

Mr. Barry Paceley made a motion to approve this request per the staff recommendation. **Ms. Linda Bair** seconded the motion.

Chairman Swart advised Mr. Samuels that the committee has a responsibility to the wellbeing of the community, and that they keep a close eye on properties that they have made entitlement decisions on. He provided the example of the air conditioning establishment along 44th Street that was an egregious violator of the committee-approved stipulations and caused significant problems for the community. **Mr. Samuels** replied that he is and will be very mindful of the surrounding neighborhood, as he is a member of the community himself. He stressed that this business will be a benefit, and not a nuisance to the community.

Vote: 15-0

Motion passes with committee members Swart, Fiscbach, Abbott, Augusta, Bair, Eichelkraut, Garcia, McKee, Miller, Nye, O'Malley, Paceley, Rush, Scher, and Sharaby in favor.