



## Village Planning Committee Meeting Summary

### PHO-2-22--Z-97-96-1

<b>Date of VPC Meeting</b>	July 14, 2022
<b>Date of Planning Hearing Officer Hearing</b>	July 20, 2022
<b>Request</b>	<ol style="list-style-type: none"> <li>1) Modification of Stipulation 1 regarding development in accordance with site plan dated June 20, 1996 and April 26, 2002</li> <li>2) Modification of Stipulation 2 regarding emergency access to Louise Drive (PHO-1-02)</li> <li>3) Deletion of Stipulation 5 regarding notification requirements</li> </ol>
<b>Location</b>	Northeast corner of 30th Avenue and Deer Valley Road
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	10-0

#### **VPC DISCUSSION:**

*Chair Grossman left during this item, bringing the quorum to 10 members.*

#### **STAFF PRESENTATION:**

**Racelle Escolar**, staff, gave an overview of the request including the location and the three stipulations that were requesting to be modified. Ms. Escolar shared that the Planning Hearing Officer was to consider this request on July 20, 2022.

**Trilese DiLeo** asked if the project was already developed. **Ms. Escolar** affirmed this, though the applicant would provide details on the proposal.

#### **APPLICANT PRESENTATION:**

**Shaine Alleman**, representing the applicant with Tiffany & Bosco, P.A., introduced himself and the project developer, Hopewell Development, a Canadian industrial

developer. Mr. Alleman first displayed the subject site, including its General Plan land use and zoning designations. Mr. Alleman then detailed the plans to construct an additional light-industrial building on the site to rebrand the site as the “Deer Valley Tech Center”. Mr. Alleman proceeded to detail the proposed modifications to the original stipulations which includes modifying a reference to the initial site plan approval, modifying a stipulation regarding emergency vehicle access, and the deletion of a stipulation in which a specific individual was to be notified of site plan review per the original rezoning case. Mr. Alleman then compared the original approved site plan to the site plan and elevations of the newly proposed industrial building.

#### QUESTIONS FROM THE COMMITTEE:

**Mark Lewis** asked the applicant if the building was to be single- or multi-tenant and if they had any potential tenants in consideration. **Mr. Alleman** responded that the building was to be multitenant, though it would also be suitable for a single user, and that there were no prospective tenants at the time of the presentation.

**Mark Lewis** asked about the plans for the existing buildings and their prospective uses. **Mr. Alleman** shared that the current tenant, while having vacated, was still leasing the buildings through the end of the year. Mr. Alleman also shared that the developer’s intention was to fully repurpose the existing buildings for future industrial use.

**Trilese DiLeo** referenced the applicant’s previous mention of the rebranding of the property as a Tech Center and asked for further elaboration on this rebranding. **Mr. Alleman** shared that the rebranding serves to attract tenants in the realm of manufacturing and assembly with showrooms, suppliers for the nearby TSMC development, for example. **Mark Lewis** added to this by clarifying that the proposal was not intended to be distribution-intensive; Mr. Alleman concurred, on account of the Commerce Park zoning.

**Michelle Gardner** expressed her support and stated that she agreed with Mr. Lewis, also being curious about the intended use of the tenant suites.

#### PUBLIC COMMENTS:

None.

#### APPLICANT RESPONSE:

None.

#### MOTION:

**Mark Lewis** motioned to recommend approval of PHO-2-22--Z-97-96-1. **Michelle Gardner** seconded.

#### VOTE:

**10-0**; motion to recommend approval of PHO-2-22--Z-97-96-1 passes with members Davenport, DiLeo, Field, Gardner, Greenberg, Herber, Lewis, Romero, Sutphen, and Virgil in support.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.