

Attachment F

REPORT OF PLANNING COMMISSION ACTION

May 7, 2020

ITEM NO: 3	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-SP-7-19-5
Location:	Approximately 280 feet west of the northwest corner of 41st Drive and Camelback Road
From:	C-2
To:	C-2 SP
Acreage:	1.27
Proposal:	Special permit to allow self-storage and all underlying C-2 uses
Applicant:	U-Haul International
Owner:	Amerco Real Estate Company
Representative:	Moses Eason / Amerco Real Estate Company

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 11/26/2019 Continued to a date uncertain. Vote: 11-0.

Alhambra 3/24/2020 Meeting canceled.

Alhambra 4/28/2020 Approval, per the staff recommendation with a modification. Vote: 13-0.

Planning Commission Recommendation: Approval, per the Alhambra Village Planning Committee recommendation with additional stipulations.

Motion Discussion:

Racelle Escolar asked that Stipulation No. 5 be modified as there was a typographical error in the Addendum A Staff Report. The stipulation should read as follows:

The developer shall provide a fully accessible pedestrian path from the sidewalk along Camelback Road through the site connecting to the proposed ADA path on the northwest corner of the site. The path shall MAKE AN UNINTERRUPTED, ACCESSIBLE PEDESTRIAN CONNECTION TO THE CAMELBACK ROAD SIDEWALK. THE ENTIRETY OF THE PATH SHALL BE PAINTED OR OTHERWISE TREATED TO PROVIDE VISUAL DELINEATION FROM ~~be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.~~

In addition, she requested that the standard Proposition-207 waiver of claims stipulation be added as well.

Commissioner Howard agreed.

Motion details: Commissioner Howard made a MOTION to approve Z-SP-7-19-5 per the Alhambra Village Planning Committee recommendation with the additional stipulations as read into the record.

Maker: Howard
Second: McCabe
Vote: 7-0 (Conflict: Shank)
Absent: Montalvo
Opposition Present: No

Findings:

1. The proposal is consistent with the Commercial General Plan Land Use Map designation.
2. As stipulated, the proposal is compatible with the surrounding land use pattern.
3. The proposal will allow for additional storage options for businesses and residents in the area.

Revised Stipulations:

1. Twenty-five percent of the trees in the required landscape setbacks shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper. Five 5-gallon shrubs per tree shall be provided, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.
2. All sidewalks adjacent to public rights-of-way shall be detached with a minimum 5-foot-wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.
3. ~~Elevations facing public streets and perimeter walls shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, and/or overhang canopies, as approved by the Planning and Development Department.~~
THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED FEBRUARY 07, 2020 WITH SPECIFIC REGARD TO THE BRICK VENEER FACADES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. The developer shall plant shade trees in and around the parking area to provide shade for 25 percent of the parking area at maturity as approved by the Planning and Development Department.
5. ~~The developer shall provide a fully accessible pedestrian path from the sidewalk along Camelback Road through the site connecting to the proposed ADA path on the northwest corner of the site. The path shall be constructed of~~

~~decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.~~

~~MAKE AN UNINTERRUPTED, ACCESSIBLE PEDESTRIAN CONNECTION TO THE CAMELBACK ROAD SIDEWALK. THE ENTIRETY OF THE PATH SHALL BE PAINTED OR OTHERWISE TREATED TO PROVIDE VISUAL DELINEATION FROM~~

THE DEVELOPER SHALL PROVIDE A FULLY ACCESSIBLE PEDESTRIAN PATH FROM THE SIDEWALK ALONG CAMELBACK ROAD THROUGH THE SITE CONNECTING TO THE PROPOSED ADA PATH ON THE NORTHWEST CORNER OF THE SITE. THE PATH SHALL MAKE AN UNINTERRUPTED, ACCESSIBLE PEDESTRIAN CONNECTION TO THE CAMELBACK ROAD SIDEWALK. THE ENTIRETY OF THE PATH SHALL BE PAINTED OR OTHERWISE TREATED TO PROVIDE VISUAL DELINEATION FROM THE PARKING SURFACES AND DRIVE AISLES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- ~~6. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks, as approved by the Planning and Development Department.~~
- ~~76. The developer shall modify the existing driveway to Camelback Road in order to establish a prohibition of left turn egress movements. The developer shall coordinate with the Street Transportation Department during the site development permitting process to establish a design that is compatible with the site usage, and as approved by the Street Transportation Department.~~

THE DEVELOPER SHALL RESTRICT LEFT-TURN EGRESS MOVEMENTS FROM THE EXISTING DRIVEWAY TO CAMELBACK ROAD THROUGH SIGNAGE AND/OR PAINTED DRIVEWAY SURFACE. THE DEVELOPER SHALL COORDINATE WITH THE STREET TRANSPORTATION DEPARTMENT DURING THE SITE DEVELOPMENT PERMITTING PROCESS TO ESTABLISH A DESIGN THAT IS COMPATIBLE WITH THE SITE USAGE, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
87. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
98. The right-of-way and bus stop pad along westbound Camelback Road along frontage of APN 145-08-619R shall be retained. Any relocation or modification shall require approval by the Public Transit Department.
109. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

- 10. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.**

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