



Village Planning Committee Meeting Summary Z-20-22-7

Date of VPC Meeting	June 21, 2022
Request From:	CP/GCP
Request To:	A-1
Proposed Use:	Industrial uses
Location	Approximately 535 feet north of the northeast corner of 47th Avenue and Polk Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	7-0

VPC DISCUSSION:

Committee Member Angelica Terrazas entered during this item, bringing quorum to 7.

Nayeli Sanchez Luna, staff, presented an overview for rezoning case Z-20-22-7. Ms. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the General Plan Land Use Map designation of Industrial. Ms. Sanchez Luna summarized the zoning history on the site noting the rezoning case Z-200-87 that established the CP/GCP zoning on the site, subject to stipulations. Ms. Sanchez Luna displayed the site plan and described the configuration of the proposed development including the location of the buildings, the proposed height, the location of the truck parking and loading areas, and the landscape setback along 47th Avenue. Ms. Sanchez Luna concluded the presentation by providing the staff findings, the recommendation of approval, and describing the proposed stipulations for rezoning case Z-20-22-7.

Alex Hayes, representing the applicant with Withey Morris, provided an overview of the proposed rezoning case Z-20-22-7. Mr. Hayes provided some background information on the applicant and summarized the location of the site, the current zoning designation of CP/GCP, and the current land uses on the subject property. Mr. Hayes discussed the proposed zoning designation and displayed the proposed site plan noting the configuration of the site, the size of the proposed buildings, the maximum height, the screened truck loading area, and the enhanced landscaping along 47th Avenue. Mr. Hayes added that the proposed zoning designation is compatible with the Estrella Village Plan land use designation of Industrial and that the proposed zoning designation is compatible with the surrounding zoning designations of A-1 and CP/GCP. Mr. Hayes

concluded his presentation by adding the potential benefits of the proposed zoning designation noting the improvements in safety and aesthetics, the landscaping, and that the proposed zoning designation would create a productive use within the Estrella Village.

Questions from the committee:

Lisa M. Perez noted that the surrounding land uses of the subject property included CP/GCP and asked the applicant why they had the necessity to rezone to A-1 which would allow for more intense uses when compared to CP/GCP. **Mr. Hayes** stated that the A-1 zoning designation would allow for greater flexibility in uses for any potential clients and added that even though the adjacent zoning designation was CP/GCP, the majority of the surrounding properties were zoned A-1. **Ms. Perez** asked if the adjacent property owners to the subject site had any concerns with the proposed zoning designation. **Mr. Hayes** stated that during the neighborhood meetings they had not received any comments regarding the proposed zoning designation and that the property to the east of the subject site is the seller of the subject property.

Ms. Perez stated that A-1 allows for more uses when compared to CP/GCP and that she had some concerns with the CP/GCP zoning designation of the properties immediately to the east and to the west. Ms. Perez asked staff to comment on the proposed zoning designation. **Ms. Sanchez Luna**, staff, stated that the General Plan Land Use Map, the Estrella Village Plan, and other plans and policies were used to evaluate the proposed zoning designation for the subject site and added that the policies supported the proposed zoning designation.

Ms. Perez asked for confirmation that the adjacent property owners did not have any concerns with the proposed zoning designation. **Mr. Hayes** confirmed that the adjacent property owners did not have any concerns with the proposed zoning designation. **Ms. Perez** stated that the land uses in the area do support the proposed zoning designation and that she supports the enhancements that were stipulated. Ms. Perez asked if the applicant had considered installing electric vehicle charging stations within the proposed development. **Casey Dillon**, with the applicant's team, stated that even though they did not plan to add electric vehicle charging stations in the proposed development, they had been installing the components necessary for future installation of electric vehicle charging stations. Mr. Dillon added that the electric infrastructure for the proposed development would be designed to accommodate electric vehicle charging stations but that it was up to the potential client of the development to build the charging stations.

Public Comment:

None.

Applicant Response:

None.

Committee Discussion:

Chair Mark Cardenas stated that he supports Committee Member Perez's comments regarding electric vehicle charging stations and urges the applicant to consider building the electric vehicle charging stations within the proposed development.

Motion:

Lisa Perez motioned to recommend approval of Z-20-22-7 per the staff recommendation. **Chair Mark Cardenas** seconded the motion.

Vote:

7-0, Motion to approve passed, with Committee Members Ademolu, Barquin, Burd, Perez, Terrazas, Wallace, and Cardenas, in favor.

Staff comments regarding VPC Recommendation:

None.