



## Village Planning Committee Meeting Summary

### PHO-1-23--Z-7-16-7

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| <b>Date of VPC Meeting</b>                          | June 20, 2023  |
| <b>Date of Planning Hearing<br/>Officer Hearing</b> | June 21, 2023  |
| <b>Request</b>                                      | <ol style="list-style-type: none"> <li>1) Modify Stipulation No. 1 regarding general conformance to the site plan and elevations date stamped April 28, 2016</li> <li>2) Deletion of Stipulation No. 2 regarding required revision to the elevations date stamped February 18, 2016</li> </ol> |
| <b>Location</b>                                     | Approximately 300 feet west of the northwest corner of 31st Avenue and Yuma Street   |
| <b>VPC Recommendation</b>                           | Approval   |
| <b>VPC Vote</b>                                     | 9-0  |

#### VPC DISCUSSION:

##### Staff Background Presentation:

**Nayeli Sanchez Luna**, staff, summarized the subject site location, size, and existing zoning. Mrs. Sanchez Luna noted the proposed use and provided background information on the proposed use and surrounding land uses. Mrs. Sanchez Luna concluded the presentation by displaying the site plan and summarizing the proposed request.

##### Applicant Presentation:

**David II Kenyon**, representing the applicant with Presence Design, provided an overview of the proposed changes to the stipulations. Mr. Kenyon displayed the proposed site plan and noted that the proposal would only cover a portion of the site. Mr. Kenyon concluded the presentation by displaying the proposed elevations and added that the proposed use would not create adverse effects in the area.

##### Questions from the Committee:

**Chair Lisa Perez** asked for more information regarding the lighting. Chair Perez wanted to ensure that the proposed lighting would not affect the surrounding properties. **Mr. Kenyon** noted that lighting would be available to access the parking lot. Mr. Kenyon added that

lighting would not spill over onto other properties. **Chair Perez** asked if the applicant had notified all the required property owners and organizations in English and Spanish. **Mr. Kenyon** confirmed. **Chair Perez** asked why the proposed use has changed from warehousing to a vehicular dealership. **Mr. Kenyon** noted that the applicant has signed the contract for the subject site.

**Chair Perez** asked if any committee members lived in the area. **Jennifer Ayala** confirmed. Ms. Ayala noted that there was an existing mobile home park adjacent to the subject site and voiced her disagreement on industrial uses. Ms. Ayala added that most notices are only in English when the majority of the residents speak Spanish. **Chair Perez** added that the request was to modify the stipulations and the proposed use was already allowed.

**Parris Wallace** asked for more information about the applicant. **Colin Kenyon**, with the applicant's team, stated that the property owners had offices in California and Arizona. Mr. Kenyon noted that the company focuses on buying and selling auctioned vehicles.

**Mr. Kenyon** noted that the applicant also sold car parts. Mr. Kenyon added that the notification should have been in English and Spanish.

**Kristine Morris** noted that about half the site would remain undeveloped. **Mr. Kenyon** stated that the entire property was under one ownership. Mr. Kenyon added that the property owner would eventually expand to the rest of the site. **Ms. Morris** stated that she did not want undeveloped portion to develop as a self-storage. Ms. Morris added that she would like to see enhanced landscaping for the proposed site and the undeveloped portion.

**Dafra Joel Sanou** stated that the proposed use is compatible with the surrounding land uses and population.

#### **Public Comment:**

None.

#### **Committee Discussion:**

None.

#### **Motion:**

**Parris Wallace** motioned to recommend approval of PHO-1-23--Z-7-16-7. **Dan Rush** seconded the motion.

#### **Vote:**

**9-0**, Motion to recommend approval passed with Committee Members Ayala, Hernandez, Morris, Rush, Sanou, Terrazas, Wallace, Cartwright, and Perez in favor.

#### **Staff comments regarding VPC Recommendation**

None.