

Minutes of the Development Review Commission REGULAR MEETING August 9, 2022

Minutes of the Regular Meeting of the Development Review Commission, of the City of Tempe, was held in Council Chambers
31 East Fifth Street, Tempe, Arizona and virtually via Webex

Present:

Chair Michael DiDomenico
Vice Chair Andrew Johnson
Commissioner Don Cassano
Commissioner Michelle Schwartz
Commissioner Linda Spears
Commissioner Joe Forte
Alt Commissioner Charles Redman

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Karen Stovall, Senior Planner
Lily Drosos, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Commissioner Barbara Lloyd
Alt Commissioner Rhiannon Corbett
Alt Commissioner Robert Miller

Hearing convened at 6:00 p.m. and was called to order by Chair DiDomenico

Consideration of Meeting Minutes:

- 1) Development Review Commission – Study Session 7/26/22
- 2) Development Review Commission – Regular Meeting 7/26/22

Motion: Motion made by Commissioner Cassano to approve the Study Session Meeting minutes and Regular Meeting minutes with minor corrections for July 26, 2022 and seconded by Commissioner Spears.

Ayes: Chair DiDomenico, Vice Chair Johnson, and Commissioners Cassano, Schwartz, Spears, and Forte.

Nays: None

Abstain: Commissioner Redman

Absent: None

Vote: Motion passes 6-0

The following items were considered for **Consent Agenda**:

- 3) Request a Use Permit to allow a second-hand store for **SUBJECTIVE VINTAGE**, located at 944 South Mill Avenue. The applicant is Subjective Vintage, LLC. (PL220168)

Motion: Motion made by Vice Chair Johnson to approve Consent Agenda and seconded by Commissioner Forte.

Ayes: Chair DiDomenico, Vice Chair Johnson, and Commissioners Cassano, Schwartz, Spears, Forte and Redman

Nays: None

Abstain: None

Absent: None

Vote: Motion passes 7-0

The following items were considered for **Public Hearing**:

- 4) Request a Use Permit to allow a second story addition to an existing single-family residence for **ABDELMALAK RESIDENCE**, located at 931 East Weber Drive. The applicant is Eduardo Galindo, Architect LLC. (PL220171)

PRESENTATION BY APPLICANT:

Mr. Ed Galindo, Engineer, gave an overview of the request. He stated that the garage used to be a two-car carport, and that it will be reverted to a carport during this project. He advised the Commission that on the 2nd level of the east and west elevations the windows will be at clerestory height to provide privacy to the neighboring properties. Light would be allowed to enter the bedrooms, but you would not be able to see out of them. He designed the roof of the 2nd story addition so that it would not look so large and would give the appearance of a pitched roof, even though it is a single, sloped roof.

PRESENTATION BY STAFF:

Ms. Karen Stovall, Senior Planner, advised there are several multi-story developments in the vicinity of this site, including a hotel on the east side of Scottsdale and apartments on the east of that hotel. There are also some single-family residences south of Weber that are two story. The four bedrooms on the second story have full height windows on the north and south elevations, with clerestory windows on the east and west. The Use Permit would allow a 1,280 SF addition that would include four bedrooms, two bathrooms, and a living area on the second floor. A neighborhood meeting was not required for this application and staff did not receive any public input.

Commissioner Schwartz stated that in the applicant's letter they noted some concerns in the original preliminary site plan and asked Ms. Stovall if she felt they had been adequately addressed. Ms. Stovall stated that when the plans originally came in the second story had four bedrooms, with each of those bedrooms having their own bathrooms. Staff's concern was about the true and intended use of the property and when they relayed this to the applicant, they stated that they had not even considered that. They subsequently changed the plans to have just two bathrooms on the second floor. They also discussed the windows on the second level, and that is why the east and west windows were changed to clerestory ones.

Commissioner Schwartz noted that at the last DRC meeting they approved some changes to the parking ratios for single family residences based on the number of bedrooms that she believes would put this case into three parking spaces. Ms. Stovall noted that text amendment has not yet gone into effect as it still needs to go through the City Council hearing process.

Commissioner Spears also expressed concern about the number of parking spaces. Ms. Stovall noted that while there are only two parking spaces out of the front yard setback as required by code, there could be additional parking in the concrete drive leading up to the carport. There is additional room on the property for parking, however they would not be out of the current front yard setback.

APPLICANT RESPONSE:

Regarding parking, Mr. Galindo just wanted to reiterate that is why they reopened the carport to allow the required parking spaces.

Chair DiDomenico asked the applicant if they agreed with the Conditions of Approval listed in the staff report, and he advised that they were.

PUBLIC COMMENT:

Mr. Albert Dare, Tempe resident, stated he has lived in his neighborhood for over 40 years and has fought to improve it. He is very pleased with this project. A lot of the buildings that have been built in the area are boxy, like a cracker box. He likes the design of the 2nd story of this property. He commends the applicant for helping to improve the neighborhood.

COMMENTS AND DISCUSSION FROM THE COMMISSION:

Motion: Motion made by Commissioner Redman to approve PL220171 and seconded by Commissioner Forte.

Ayes: Chair DiDomenico, Vice Chair Johnson, and Commissioners Cassano, Spears, Forte and Redman

Nays: Commissioner Schwartz

Abstain: None

Absent: None

Vote: Motion passes 6-1

Staff Announcements:

Ms. Suparna Dasgupta, Principal Planner, gave an overview of the items that are on the August 23, 2022 agenda.

There being no further business the meeting adjourned at 6:45 p.m.



Prepared by: Joanna Barry, Administrative Assistant II

Reviewed by: Suparna Dasgupta, Principal Planner