



**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-2522 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HECTOR
SAMACHO - Request for a Variance to ALLOW 20 PARKING SPACES WHERE 250
SPACES ARE REQUIRED of 3.43 acres on the southeast corner of Page Street and Bonanza Road
(APN 140-32-0010) - C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone,
Ward 3 (Reese)

C.C.: 02/19/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda Protest postcard for Item 42 and protest letter for Items 42 and 43

Motion made by STEVEN EVANS to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:
CHAIR GOYNES declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated that the waivers indicate this development is too intense for the site and recommended denial of Items 42 and 43.

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HECTOR CAMACHO, 1501 South Maryland Parkway, stated that the proposal is to construct an auto repair facility on the site. He asked for approval of both applications.

SHIRLEY FRIEDMAN, Encino, California, appeared in opposition. She stated she owns the property adjoining the subject parcel and was concerned that the additional development would seriously impact the safety of the children attending the childcare center that she owns as well as the elementary school that is located in that area.

MR. FRIEDMAN, 16161 Ventura Boulevard, Encino, California, principal owner of the adjacent property, appeared in opposition. He expressed concern regarding the safety of the children who attend Edward Elementary which is located directly across the street from the subject property. MR. FRIEDMAN, in recently viewing the applicant's property, noted that the structure is poorly maintained as is the surrounding enormous graffiti-painted walls.

COMMISSIONER STEINMAN stated that when he drove past the subject property, he witnessed a number of unlicensed vehicles parked on the site in addition to a gathering of people at the back of the property engaged in drinking and singing. MR. CAMACHO replied that he has been working with Code Enforcement with regard to the disabled vehicles and was unaware that people were congregating at the back of the building during business hours.

COMMISSIONER TRUESDELL remarked that the request is wrong for this property being close to a daycare center. He stated he would not support the applications.

COMMISSIONER QUINN, agreed with the stated comments of COMMISSIONER TRUESDELL and added that having people travel from out of state to testify had a greater influence on her decision not to support the applications.

Because the zoning is C-1, MR. CAMACHO asked whether he would be allowed to put the building up if he complied with the parking requirements. He was informed that he would have to reduce the size of the structure in order to accommodate the required parking and resubmit the revised application.

MR. CAMACHO went on to explain that he had a confrontation with MR. and MRS. FRIEDMAN when they visited the property. He pointed out that he knows of none of the neighbors who have voiced their objection to his project.

CHAIR GOYNES declared the Public Hearing closed.