



Agenda Item No.: 20.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG**

☐ Consent ☒ Discussion

SUBJECT: BEYANET - VAR-47835 - MAJIA E. PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC. For possible action on a request for a Variance TO ALLOW AN OFF-PREMISE SIGN TO BE ATTACHED TO A BUILDING WHERE OFF-PREMISE SIGNS ARE REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND on a 14 acres at 3520 United Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 07/24/2013

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps VAR-47835 and SUP-47834
2. Conditions and Staff Report VAR-47835 and SUP-47834
3. Supporting Documentation VAR-47835 and SUP-47834
4. Photos VAR-47835 and SUP-47835
5. Justification Letter VAR-4835 and SUP-47834
6. Support Postcard - VAR-47834 and VAR-47835

Motion made by RICHARD P. BONAR to Approve subject to conditions

Passed For: 3; Against: 2; Abstain: 1; Did Not Vote: 0; Excused: 1

TRINITY HAVEN SCHLOTTMAN, BYRON GOYNES, RICHARD P. BONAR; (Against-VICKI QUINN, RICHARD TRUESDELL); (Abstain-GUS FLANGAS); (Did Not Vote-None); (Excused-TODD L. MOODY)

NOTE: CHAIR FLANGAS abstained on Items 20 and 21 as his law firm has represented the applicant's representative.

Minutes:

ACTING VICE CHAIR GOYNES declared the Public Hearing open for Items 20 and 21.

PLANNING COMMISSION MEETING OF: JUNE 11, 2013

PETER LOWENSTEIN, Planning, reported that the conversion fails to comply with codes; therefore, staff recommended denial.

GEORGE GARCIA, 1711 Whitney Mesa Drive, Suite 110, representing the applicant, described the project, which is near the interchange. He stated the proposed use is within all requirements for a special use permit. The interchange creates the need to raise the billboard, and the applicant would like to do it in a non-conventional manner by putting the billboard on the building rather than on a taller pole. He showed pictures on the overhead depicting the property.

COMMISSIONER TRUESDELL could not support the application because he felt it would set a bad precedent.

COMMISSIONER BONAR had no problem with the height and felt that the billboard could just as easily be set on a pole.

ACTING VICE CHAIR GOYNES stated that he would rather see a nice billboard on the building that could be seen from the freeway. COMMISSIONER TRUESDELL commented that the Commission does not have to approve a billboard at all, and that its approval would definitely set a bad precedent for billboard signs.

MR. GARCIA stated that all the provisional codes had been met and the code does not exclude the area for off-premise signs. The proposed use meets the criteria for an off-premise sign. The applicant is merely requesting permission to place the billboard on a building.

ACTING VICE CHAIR GOYNES declared the Public Hearing closed for items 20 and 21.