

Z2017290 CD

ZONING CASE # Z2017290 CD (Council District 1) – November 21, 2017

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on the East 186.59 feet of Lot 12, NCB 10102, located at 6811 San Pedro Avenue. Staff recommends Denial. (Associated Plan Amendment Case 17088)

Staff mailed 14 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the North Shearer Hills Neighborhood Association is in opposition.

Staff read the following conditions associated with the requested zoning:

1. No outdoor amplification speakers permitted.
2. Downward Lighting.
3. No temporary signs, no pennant flags, no feather flags, and no streamers or strings.

Majid Mahrafza, applicant, stated the planned project is to refurbish the current building and establish a car sales business along with a donut shop on the property. The applicant amended the request to "C-1 CD" and stated the hours of operation as 10:00 am – 6:00 pm with 6-8 cars maximum.

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner McDaniel to recommend Denial.

AYES: Romero, Lopez, McGhee, Briones, Rosalez, Sipes, Nix, McDaniel

NAY: Gibbons

THE MOTION CARRIED AS DENIAL

ZONING CASE # Z2017290 CD (Council District 1) – November 7, 2017

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on the East 186.59 feet of Lot 12, NCB 10102, located at 6811 San Pedro Avenue. Staff recommends Denial. (Associated Plan Amendment Case 17088)

Staff mailed 14 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no responses from the North Shearer Hills or Shearer Hills/Ridgeview Neighborhood Associations.

The applicant was not present. Staff stated the continuance is due to the re-notification process for the amended zoning change by the applicant.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Garcia for a continuance to November 21, 2017.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED