

**ZONING CASE # Z2017298 S (Council District 1)** – November 7, 2017

A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Auto Paint and Body Shop – Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on 2.942 acres out of NCB 11715, located at 9631 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18002)

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Greater Harmony Hills Neighborhood Association is not in support nor opposed.

James Griffin, representative, stated the project is for the North Park Auto Group to expand the business to include an auto body and paint service center for the surrounding dealerships.

**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 Head to recommend Approval with the following conditions:

3. No outdoor speakers or voice amplification systems shall be permitted on the property except those required by law or necessary for emergency and/or safety purposes.
4. Outside storage of parts and vehicles to be repaired must be screened using sufficient materials (opaque fencing, walls, and/or landscaping) of sufficient height and size to be totally screened from view from adjacent property and public roadways.

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

**NAY: None**

**THE MOTION CARRIED**