



## Minutes of the Development Review Commission REGULAR MEETING August 10, 2021

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

**Present:**

Chair Michael DiDomenico  
Vice Chair Steven Bauer  
Commissioner Scott Sumners  
Commissioner Don Cassano  
Commissioner Philip Amorosi  
Commissioner Barbara Lloyd  
Commissioner Michelle Schwartz

**City Staff Present:**

Ryan Levesque, Deputy Director, Community Development  
Suparna Dasgupta, Principal Planner  
Steve Abrahamson, Principal Planner  
Lee Jimenez, Senior Planner  
Joanna Barry, Administrative Assistant II

**Absent:**

Alt Commissioner Linda Spears  
Alt Commissioner Rhiannon Corbett

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

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**Consideration of Meeting Minutes:**

- 1) Development Review Commission – Study Session 06/22/21
- 2) Development Review Commission – Regular Meeting 06/22/21

**Motion:** Motion made by Commissioner Cassano to approve Regular Meeting minutes and Study Session Meeting minutes for June 22, 2021 and seconded by Commissioner Lloyd.

**Ayes:** Chair DiDomenico, Vice Chair Bauer, Commissioners Cassano, Amorosi and Lloyd

**Nays:** None

**Abstain:** Commissioners Sumners and Schwartz

**Absent:** None

**Vote:** Motion passes 5-0

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

- 3) Request a Use Permit to allow a series 7 bar for **FREMONT TAPROOM & KITCHEN**, located at 1730 East Warner Road, Suite No. 11. The applicant is Fremont Taproom & Kitchen. (PL210145)
- 5) Request a Use Permit to allow an expansion to an existing vocational school for **ARIZONA COLLEGE OF NURSING**, located at 1620 West Fountainhead Parkway, Suite Nos. 110, 301, 310, and 400. The applicant is Evolution Design, Inc. (PL210214)

**Motion:** Motion made by Commissioner Amorosi to approve Consent Agenda and seconded by Commissioner Cassano.

**Ayes:** Chair DiDomenico, Vice Chair Bauer, Commissioners Cassano, Amorosi, Sumners, Schwartz and Lloyd

**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 required parking within the required front yard building setback for **THE YOUNG RESIDENCE**, located at 1122 West Elna Rae. The applicant is R3 Building Services, LLC. (PL210208)

**PRESENTATION BY APPLICANT:**

Mr. Fernando Solis, Jr., R3 Building Services, LLC., gave a brief overview of the request. He advised they were asked by EG Real Estate, the property management company representing the homeowner, to convert the carport into livable space. They submitted the building permit application then realized there were only two ways to accomplish this. One was showing parking in the rear of the residence but to do so the City Planning Division advised that they would have to pave the alleyway. The other way was to submit a Use Permit for parking in the front yard setback, which is what they did.

**PRESENTATION BY STAFF:**

Mr. Lee Jimenez, Senior Planner, advised that the carport is going to be converted into a bedroom and that it has access to the main portion of the house. A Use Permit is required when you enclose the required parking area, which in this case was the carport, and shift parking into the front of the setback. Even if this Use Permit is approved, it does not mean the owner can park anywhere in the front yard or lawn area, just that they are required to provide a parking space on the driveway. Staff received an inquiry from the public on this request and provided them with clarification.

Chair DiDomenico noted that if somewhat stored items in their garage or carport and parked in the driveway there would be no issue. However, when they enclose and convert the garage or carport into a different use, that is when Use Permit is required. Mr. Jimenez agreed with this explanation and that when your permanent parking is removed/enclosed and you do not have the ability to park in that required area anymore, that is when this type of Use Permit request comes up.

**PUBLIC COMMENT:**

Mr. David Celaya, Tempe resident, stated that he now has a better understanding of the applicant's request after hearing the presentations. He is concerned though that the request reduces their parking area to one space, and if the house is going to be rented out to college kids there will be a lot of vehicles. He is also concerned about them parking in front of his house since he has regular guests and vehicles that they want to park in front of their house.

**ADDITIONAL STAFF COMMENT:**

Chair DiDomenico asked Mr. Jimenez to provide information on how staff addresses parking issues. Mr. Jimenez noted that at the time this home was constructed only one parking space was required and that is why this request is permissible. As for on-street parking, staff has no purview over that since it is located in public right-of-way. However, if residents do have an issue of overcrowding due to on-street parking, they can contact our Traffic Engineering and Transportation Department and see if a permitting process is a possibility for the area.

**COMMENTS AND DISCUSSION FROM THE COMMISSION:**

Commissioner Amorosi advised the neighbor that they could apply for a parking permit in front of their house if they have an issue.

**Motion:** Motion made by Commissioner Cassano to approve PL210208 and seconded by Commissioner Sumners.

**Ayes:** Chair DiDomenico, Vice Chair Bauer, Commissioners Cassano, Amorosi, Sumners, Schwartz and Lloyd

**Nays:** None

**Abstain:** None

**Absent:** None

**Vote:** Motion passes 7-0

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**Staff Announcements:**

Ms. Suparna Dasgupta, Principal Planner, advised the Commission of the items on the upcoming 8/24/21 DRC agenda.

**There being no further business the meeting adjourned at 6:21 p.m.**

Prepared by: Joanna Barry, Administrative Assistant II

Reviewed by: Suparna Dasgupta, Principal Planner

