

**Wednesday, October 18, 2023
6:00 pm**

1. WELCOME AND CALL TO ORDER

Chair Thompson called the meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON / PHONE / VIDEO

Chair Christopher Thompson
Commissioner Alan Agundez Castillo
Commissioner Alisha Meginnis
Commissioner Denise Stanfield
Commissioner Linda Warren
Commissioner Larry White

COMMISSIONERS EXCUSED ABSENT

Commissioner Lisa Osborne
Alternate Julia Arnette

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Nicholle Harris, Attorney
Joshua Orton, Senior Planner
Marcella Carrillo, City Clerk

3. APPROVAL OF MINUTES

Chair Thompson called for a motion on the July 19, 2023, meeting minutes. Commissioner Agundez-Castillo moved to approve the minutes as written; Commissioner Warren seconded the motion

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	N/A
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alan Agundez - Castillo	Aye
Alternate Julie Arnette	N/A

Upon Vote, the motion passed 6 to 0

4. PUBLIC HEARING: Discussion Items

a. **McDowell Villas PAD – Rezone – PL-22-0230**

Chair Thompson stated that at the request of the applicant to re-advertise the public hearing, this presentation has been continued to the November 15, 2023, meeting.

Chair Thompson called for a motion to continue.

Vice-Chair White moved to approve the applicant's request for a continuance of the public hearing on PL-22-0230 for McDowell Villas PAD Rezone to the November 15, 2023, Planning Commission meeting. Commissioner Meginnis seconded the motion

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	N/A
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alan Agundez - Castillo	Aye
Alternate Julie Arnette	N/A

Upon roll call vote, the motion passed 6 to 0

b. **Vazquez Building – HAIO Rezone – PL-22-0186**

Joshua Orton, Senior Planner, provided an overview of the request by Mr. Martin Sandino of Martin Sandino Architecture & Planning, LLC, on behalf of Juana Vazquez and Hipolito Mendez, application for a Historic Avondale Infill Overlay (HAIO).

The 0.34-acre property is located at 219 West Main Street in the historic district. The current Community Commercial (C-2) zone and Local Commercial General Plan Land use will remain unchanged. The overlay will allow the development of a 2,072 square foot commercial site and the construction of a modern designed two-suite commercial building for retail use. There is a west side elevation with minimal windows to maintain privacy from the adjacent mobile home park playground. The primary access will be off West Main Street.

This request conforms with the general plan land designation, the commercial and industrial design manual, and the C-2 development standards, with the requested deviations. It is compatible with land use relationships and serves the intent of the Avondale Zoning Ordinance, to create high-quality commercial development that seeks to revitalize an underdeveloped commercial area in the city.

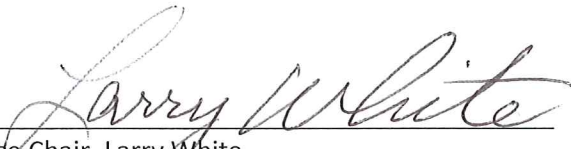
The proposed development standards include

- Building setback reductions
 - 20-10 feet in front and street
 - 15-5 feet on east side
 - 15-0 feet on west side
- 30-10 feet landscape setback
- 20% - 5% reduction in landscape coverage
- Reduction of parking standards from one EV charging space to zero due to the small size of the parking lot and intended retail use.

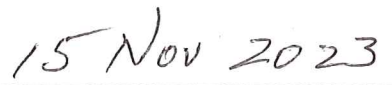
A virtual neighborhood meeting was held September 5, 2023, with no public attendees. One public comment in favor of the proposal was received through Avondale Connect.

Upon vote, the motion passed 6 to 0

Meeting Adjourned at 6:15 p.m.



Vice Chair, Larry White



Date