

**MINUTES OF THE
DEVELOPMENT REVIEW COMMISSION
JULY 27, 2010**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

Commission Present:

Vanessa MacDonald, Chair
Mike DiDomenico, Vice Chair
Stanley Nicpon
Monica Attridge
Tom Oteri
Dennis Webb
Paul Kent

Commission Not in Attendance:

Peggy Tinsley (Alternate)
Mario Torregrossa (Alternate)
Kolby Granville (Alternate)

City Staff Present:

Steve Abrahamson, Planning & Zoning Coordinator
Diana Kaminski, Senior Planner
Shawn Daffara, Code Inspector II
Lisa Novia, Administrative Asst. II

Chair MacDonald called the meeting to order at 6:00 p.m. It was determined at the Study Session that both cases would be heard.

1. CONSIDERATION OF MEETING MINUTES: 7/13/10

On a motion by Commissioner DiDomenico and seconded by Commissioner Kent, the Commission with a vote of 7-0 approved the minutes of the July 13, 2010 meeting.

REGULAR AGENDA

2. Request for **HAREM NIGHTS (PL090148/RVK10002)** (Kahlil Abulaban, applicant; 1630 Apache LLC, property owner) to appeal the Hearing Officer's Decision of May 19, 2010 to revoke the Use Permit. Harem Nights is located at 1630 East Apache Boulevard, Suite No. 103, in the CSS, Commercial Shopping and Services District. The request includes the following:

RVA10002 - To appeal the revocation of a Use Permit to allow a hookah lounge/tobacco retailer.

THIS CASE WAS CONTINUED FROM THE JULY 13, 2010 MEETING

STAFF REPORT: [DRCR_HAREMNIGHTSAPPEAL_072710.PDF](#)

This case was presented by Shawn Daffara and represented by Kahlil Abulaban, applicant. Mr. Daffara made a brief presentation in which he indicated that the plans for the necessary building improvements have been submitted by the applicant and are currently being processed through second review.

Mr. Kahlil Abulaban, applicant, addressed the Commission and indicated that they are working towards compliance and the plans are about 95% complete. The architect, Chris Duran, also addressed the Commission and indicated they expect few comments from this review, which is due to be completed on August 3rd. Mr. Duran expected it to take about two weeks from the August 3rd date for the applicant to pull permits and about 30-45 days for the actual remodel to be completed.

After a brief discussion between staff and the Commission, it is recommended that this case be continued for approximately 60 days, to allow the applicant to pull permits and complete the necessary construction.

On a motion by Commissioner DiDomenico and seconded by Commissioner Nicpon, the Commission with a vote of 7-0 continued this case to the September 28, 2010 meeting.

-
3. Request for **AICI PARKING GARAGE (PL100167)** (Mark Mehrtens, MD Construction, Inc. Applicant, Vernon Anderson, Architect, Anne Wagner, Wisterok LLC, Property Owner) consisting of a new three-story 464 space, 162,000 sf. free-standing parking structure to serve an existing 149,400 s.f. office building on 9.63 acres, located at 1280 W. Southern Avenue, in the GID, General Industrial District. The request includes the following:

DPR10112- Development Plan Review of parking garage elevations, site plan and landscape plan.

STAFF REPORT: [DRCr_AICIParkingGarage_072710.pdf](#)

This case is presented by Diana Kaminski. Ms. Kaminski made a brief presentation which included a modification to Condition No. 13 to read:

13. Existing landscape material to remain; **PERIMETER STREET FRONT LANDSCAPE TO BE REVITALIZED;** new plant material to comply with Zoning and Development Code 4-704 C.4 regarding plant heights adjacent to pedestrian areas. Modifications may be submitted during building plan check process.

On a motion by Commissioner Webb and seconded by Commissioner Nicpon, the Commission with a vote of 7-0 approved this Development Plan Review with a modification to Condition No. 13 as requested by the Commission.

4. ANNOUNCEMENTS - None

The hearing adjourned at 6:20 p.m.

Prepared by: Lisa Novia, Administrative Assistant II

Reviewed by: Lisa Collins, Deputy Director, Community Development Dept.



Lisa Collins, Deputy Director, Community Development Department