

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION AUGUST 24, 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
Monica Attridge
Stanley Nicpon
Dennis Webb
Paul Kent
Peggy Tinsley

Commission Not in Attendance:

Tom Oteri
Mario Torregrossa (Alternate)
Kolby Granville (Alternate)

City Staff Present:

Lisa Collins
Steve Abrahamson, Planning & Zoning Coordinator
Ryan Levesque, Senior Planner

Chair MacDonald called the meeting to order at 6:00 p.m., which included the introduction of the Commission and City staff. It was determined at the Study Session that both cases would be heard.

1. **CONSIDERATION OF MEETING MINUTES: 7/27/10**

On a motion by Vice Chair DiDomenico and seconded by Commissioner Attridge, the Commission with a vote of 6-0 (Commissioner Tinsley abstained) approved the minutes of the July 27, 2010 meeting.

CONSENT AGENDA

On a motion by Commissioner Nicpon and seconded by Commissioner Kent, the Commission with a vote of 7-0 approved the Consent Agenda as recommended in the following staff reports:

- Request for **FOUNTAINHEAD LOT 7C (PL100197)** (Abra Investments & Coronado Business Park Investors, property owners; Nick Wood, Snell & Wilmer LLP, applicant) for a new 14-story office building consisting of 384,300 sf. and an 8-level parking structure consisting of 490,000 sf. all on a +/- 5.97 acre site, located at 1650 West Alameda Road, in the GID (PAD), General Industrial District within a Planned Area Development Overlay. The request includes the following:

DPR10116 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr FountainheadLot7C_082410.pdf](#)

REGULAR AGENDA

2. Request for **MEMO'S CAFE (PL080109/RVK10001)** (Ramez Rabata/Memos Cafe, applicant; Red Mountain Retail Group, property owner) to appeal the Hearing Officer's Decision of April 6, 2010 to revoke the Use Permit. Memo's Café is located at 1845 East Broadway Road, Suite No. 9, in the CSS, Commercial Shopping and Services District. The request includes the following:

RVA10001 - To appeal the revocation of a Use Permit to allow a hookah lounge/tobacco retailer.

THIS CASE WAS CONTINUED FROM THE JUNE 8 AND JUNE 22, 2010 HEARINGS

STAFF REPORT: [DRCr_MemosAppeal_082410.pdf](#)

This case was presented by Steve Abrahamson and represented by Ramez Rabata, applicant. Mr. Rabata made a brief presentation in regards to the status of the building improvements that remain to be completed, which include installation of the HVAC/exhaust system. Mr. Rabata indicated he believed the work will be completed within approximately two weeks.

On a motion by Commissioner Nicpon and seconded by Commissioner Webb, the Commission with a vote of 6-1 (Vice Chair DiDomenico opposed) continued this case to the September 28, 2010 meeting.

4. **ANNOUNCEMENTS - None**

The hearing adjourned at 6:15 p.m.

Prepared by: Lisa Novia, Administrative Assistant II
Reviewed by: Lisa Collins, Deputy Development Services Manager



Lisa Collins, Deputy Development Services Manager