

# Planning and Zoning Commission Study Session

March 19, 2025 | 5:00 p.m.  
Chandler City Council Chambers  
88 E. Chicago Street, Chandler AZ



## Commission Members

Chair Rick Heumann  
Vice Chair Sherri Koshiol  
Commissioner Mike Quinn  
Commissioner Kyle Barichello  
Commissioner Charlotte Golla  
Commissioner Ryan Schwarzer  
Commissioner Tom Bilsten

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a STUDY SESSION open to the public on Wednesday, March 19, 2025, at 5:00 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

# Planning and Zoning Commission

## Study Session Agenda - March 19, 2025

### Call to Order/Roll Call

### Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

### Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **February 19, 2025, Planning and Zoning Commission Meeting Minutes**  
Move Planning and Zoning Commission approve Planning and Zoning meeting minutes of the Study Session of February 19, 2025, and Regular Meeting of February 19, 2025.
2. **Rezoning, PLH24-0045 Beach House, located at 603 E Carla Vista Drive, generally located north and east of the northeast corner of Arizona Avenue and Chandler Boulevard.**  
Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0045 Beach House, Rezoning from Single-Family District (SF-8.5) to SF-8.5/Planned Area Development to allow for additional detached structures in the rear yard with reduced setbacks, subject to the conditions as recommended by Planning staff.
3. **Use Permit, PLH22-0037 St Amand Kitchen & Cocktails, 3990 S Alma School Road, generally located at the northwest corner of Alma School and Ocotillo Roads.**  
Move Planning and Zoning Commission recommend approval of Use Permit PLH22-0037 St Amand Kitchen & Cocktails for an entertainment use permit for live indoor entertainment and outdoor speakers for ambient music, subject to the conditions as recommended by Planning staff.

### Discussion

### Member Comments/Announcements

## Calendar

4. The next Study Session will be held before the Regular Meeting on April 2, 2025, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

## Adjourn



**Planning & Zoning Commission  
25-011**

**Development Services Memo No. PZ**

**Date:** 03/19/2025  
**To:** Planning and Zoning Commission  
**Thru:** Kevin Mayo, Planning Administrator  
**From:** Julie San Miguel, Senior Administrative Assistant  
**Subject:** February 19, 2025, Planning and Zoning Commission Meeting Minutes

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**Proposed Motion:**

Move Planning and Zoning Commission approve Planning and Zoning meeting minutes of the Study Session of February 19, 2025, and Regular Meeting of February 19, 2025.

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**Attachments**

February 19, 2025 Study Session Minutes  
February 19, 2025 Regular Meeting Minutes



# Meeting Minutes

## Planning and Zoning Commission

### Study Session

February 19, 2025 | 5:00 p.m.  
Chandler City Council Chambers  
88 E. Chicago Street, Chandler, AZ



### Call to Order

The meeting was called to order by Chair Heumann at 5:16 p.m.

### Roll Call

#### Commission Attendance

Chair Rick Heumann  
Commissioner Kyle Barichello  
Commissioner Charlotte Golla  
Commissioner Ryan Schwarzer  
Commissioner Tom Bilsten

#### Staff Attendance

David de la Torre, Planning Manager  
Lauren Schumann, Principal Planner  
Mika Liburd, City Planner  
Thomas Allen, Assistant City Attorney  
Taylor Kosareff, Clerk  
Julie San Miguel, Clerk

#### Absent

Vice Chair Sherri Koshiol - Excused  
Commissioner Michael Quinn - Excused

### Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

### Consent Agenda and Discussion

#### 1. January 15, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of January 15, 2025, and Regular Meeting of January 15, 2025.

CHAIR HEUMANN confirmed there were no questions or comments from the Commission Members.

## **2. PLH24-0032/PLH24-0041 NIRVANA AT ELLIS**

MIKA LIBURD, CITY PLANNER presented details regarding the request for Area Plan Amendment to the San Tan Area Plan from mixed-use, commercial, office, specialty retail to multi-family, Rezoning from Planned Area Development (PAD) for Commercial Office to PAD for multi-family residential and Preliminary Development Plan approval for site layout and building architecture on approximately 1.94 acres generally located south of the southeast corner of Frye Road and Ellis Street

COMMISSIONER SCHWARZER asked staff to present the site plan and pointed out the areas labeled as common open space. He asked if these areas were designed for passive or active use. He mentioned there is a trail, but felt it primarily served as streetscape frontage rather than a functional amenity. He asked whether any activities or amenities were planned for the open spaces.

MIKA LIBURD, CITY PLANNER responded the space in question was designated as open space without any specific activity areas. She stated the pool, and a barbecue pit located north of the center of the site will serve as primary amenities.

COMMISSIONER SCHWARZER mentioned the standalone units at the southern portion of the site, specifically Units 20 and 29, might not be the best use of that space. He suggested that incorporating more open space or an additional amenity in the area could be beneficial. He stated that he believes this is a great use overall for this area.

COMMISSIONER BARICHELLO acknowledged that the project complied with zoning codes and expressed curiosity about the patios encroaching and sought clarification on the building set back.

MIKA LIBURD, CITY PLANNER stated the Applicant was present at the meeting and available to address the question.

CHAIR HEUMANN asked whether the fire department had reviewed the plan, particularly regarding ingress and egress, as the site appeared to have only one entrance and exit. He wanted to know if there were any crash walls or alternative emergency exits in case of an obstruction.

MIKA LIBURD, CITY PLANNER confirmed the site plan had been reviewed and approved by the fire department.

CHAIR HEUMANN pointed out that multi-family developments typically required a designated number of electric vehicle (EV) charging stations in guest parking areas. He asked whether a



CHAIR HEUMANN pointed out that multi-family developments typically required a designated number of electric vehicle (EV) charging stations in guest parking areas. He asked whether a stipulation could be added to include at least two EV charging stations for the 29 units. He also asked if the garages could be pre-wired for EV chargers to prevent residents from facing high costs later. He asked for the minimum open space requirements for a development of this type and pointed out an area where two additional units appeared to be jammed in.

DAVID DE LA TORRE, PLANNING MANAGER responded that residential developments were generally required to provide 10% open space. He confirmed that this project met the requirement, including the passive open space along the street.

CHAIR HEUMANN asked about the landscape plan and mentioned he did not see it included in the presentation.

MIKA LIBURD, CITY PLANNER stated there is a landscape plan but was not included in the presentation. She further stated, if needed, the plan can be provided to the Commission.

DAVID DE LA TORRE, PLANNING MANAGER confirmed a landscape plan was submitted by the Applicant and it will be included in the City Council memo before final approval.

CHAIR HEUMANN requested landscaping stipulations be added, such as requiring at least 50% of the trees to be a minimum of 36-inch box size, 20 feet on center, and 12-foot in height upon planting. He emphasized that this stipulation must be added before presenting to council. He confirmed there were no further questions or comments from the Commission Members.

**3. Notice of Cancellation of the March 5, 2025, Planning and Zoning Commission Hearings**  
Move Planning and Zoning Commission cancel the March 5, 2025, Planning and Zoning Commission Hearings.

## Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, March 19, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

## Adjourn

The meeting was adjourned at 5:26 p.m.

  
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Kevin Mayo, Secretary

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Rick Heumann, Chair

# Meeting Minutes

## Planning and Zoning Commission

### Regular Meeting

February 19, 2025 | 5:30 p.m.  
Chandler City Council Chambers  
88 E. Chicago Street, Chandler, AZ



### Call to Order

The meeting was called to order by Chair Heumann at 5:30 p.m.

### Roll Call

#### Commission Attendance

Chair Rick Heumann  
Commissioner Kyle Barichello  
Commissioner Charlotte Golla  
Commissioner Ryan Schwarzer  
Commissioner Tom Bilsten

#### Staff Attendance

David de la Torre, Planning Manager  
Lauren Schumann, Principal Planner  
Mika Liburd, City Planner  
Thomas Allen, Assistant City Attorney  
Taylor Kosareff, Clerk  
Julie San Miguel, Clerk

#### Absent

Vice Chair Sherri Koshiol - Excused  
Commissioner Michael Quinn - Excused

### Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Schwarzer.

### Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

### Consent Agenda and Discussion

1. January 15, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of January 15, 2025, and Regular Meeting of January 15, 2025.

CHAIR HEUMANN confirmed there were no questions or comments from the Commission Members.

## **2. PLH24-0032/PLH24-0041 NIRVANA AT ELLIS**

Request for Area Plan Amendment to the San Tan Area Plan from mixed-use, commercial, office, specialty retail to multi-family, Rezoning from Planned Area Development (PAD) for Commercial Office to PAD for multi-family residential and Preliminary Development Plan approval for site layout and building architecture on approximately 1.94 acres generally located south of the southeast corner of Frye Road and Ellis Street.

CHAIR HEUMANN asked staff to read aloud the additional stipulations.

MIKA LIBURD CITY PLANNER read loud additional Preliminary Development Plan Stipulations No. 6, No. 7, and No. 8.

CHAIR HEUMANN sought clarification on whether the requirement was for 48-inch or 36-inch box

DAVID DE LA TORRE PLANNING MANAGER confirmed that 48-inch box is the standard requirement.

### **Proposed Motion:**

#### **Area Plan**

Move City Council approve Resolution No.5883 San Tan Area Plan Amendment, PLH24-0032, as recommended by Planning and Zoning Commission.

#### **Rezoning**

Move City Council introduce and tentatively adopt Ordinance No. 5120 approving PLH24-0041 Nirvana at Ellis, Rezoning from Planned Area Development (PAD) for Commercial Office to PAD for Multi-Family Residential, subject to the conditions as recommended by Planning and Zoning Commission.

#### **Preliminary Development Plan**

Move City Council approve Preliminary Development Plan PLH24-0041 Nirvana at Ellis for site layout and building architecture, subject to the conditions as recommended by Planning and Zoning Commission.

#### **Area Plan Amendment**



Area Plan Amendment

Planning and Zoning Commission recommends the City Council approve the Area Plan Amendment to the San Tan Area Plan from mixed-use commercial, office, and specialty retail to multi-family.

Rezoning

Planning and Zoning Commission recommends the City Council approve the Rezoning from PAD for Office to PAD for Multifamily Residential, subject to the following conditions:

1. The development shall be in substantial conformance with the Development Booklet, entitled "Nirvana at Ellis" and kept on file in the City of Chandler Planning Division in File No. PLH24-0041, except as modified by conditions herein.
2. The site shall be maintained in an orderly manner.
3. Development standards, including a maximum density of eighteen (18) dwelling units per acre, shall be consistent with the Multi-Family Residential (MF-2) zoning district, except as modified by conditions herein.
4. Minimum building setbacks shall be as follows, except that a zero setback may be applied to a trash enclosure located at the southeast corner of the property.

West setback	25 feet
North setback	10 feet
East setback	10 feet
South setback	10 feet

5. Completion of the construction of all required off-site street improvements including, but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting, to achieve conformance with City codes, standard details, and design manuals.
6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.

8. The landscaping and all other improvements in all open-spaces shall be maintained by the property owner or property owner's association and shall be maintained at a level consistent with or better than the time of planting.
9. The landscaping in all rights-of-way shall be maintained by the property owner or property owner's association.

#### Preliminary Development Plan

Planning and Zoning Commission recommends the City Council approve the Preliminary Development Plan, subject to the following conditions:

1. The development should be in substantial conformance with the Development Booklet, entitled "Nirvana at Ellis" and kept on file in the City of Chandler Planning Division in File No. PLH24-0041, except as modified by conditions herein.
2. The site shall be maintained in a clean and orderly manner.
3. Landscaping plans (including open spaces, street medians, and rights of ways) shall be approved by the Planning Administrator.
4. Sign packages shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Note: Preliminary Development Plan Stipulations No. 6, No. 7, and No. 8. Were added as a result of the Planning and Zoning's discussion during the Study Session:

6. All units shall be pre-wired for electrical vehicle charging.
7. Fifty (50) percent of all trees along Ellis Street shall be a minimum of 48" box and a minimum of 12' high at the time of planting.
8. A minimum of two (2) Electric Vehicle charging stations shall be provided.

**3. Notice of Cancellation of the March 5, 2025, Planning and Zoning Commission Hearings**  
Move Planning and Zoning Commission cancel the March 5, 2025, Planning and Zoning Commission Hearings.

## Consent Agenda Motion and Vote

COMMISSIONER BARICHELO moved to approve the Consent Agenda of the February 19, 2025, Regular Planning and Zoning Commission Meeting with stipulations presented by staff and additional Preliminary Development Plan Stipulations No. 6, No. 7, and No. 8; Seconded by COMMISSIONER SCHWARZER.

Motion carried unanimously; (5-0) as to Item No. 2 and Item No. 3; (3-0) as to Item No. 1 Chair Heumann and Commissioner Bilsten abstained.

## Member Comments/Announcements

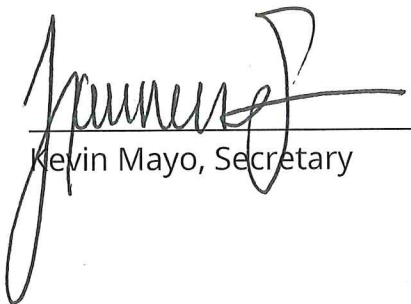
LAUREN SCHUMANN, PRINCIPAL PLANNER thanked the Commissioner Members for attending the recent joint meeting with City Council for the General Plan Update and Downtown Regional Area Plan update. She presented a QR code with a link to a questionnaire and encouraged them to participate and share it with others. She stated the more voices we get, the better and highlighting the goal of maximizing public engagement.

## Calendar

The next regular meeting will be held on Wednesday, March 19, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

## Adjourn

The meeting was adjourned at 5:33 p.m.

  
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Kevin Mayo, Secretary

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Rick Heumann, Chair





**Planning & Zoning Commission Memorandum      Development Services**  
**Memo No. 25-009**

**Date:** 03/19/2025  
**To:** Planning and Zoning Commission  
**Thru:** Kevin Mayo, Planning Administrator  
David de la Torre, Planning Manager  
**From:** Mikayela Liburd, City Planner  
**Subject:** PLH24-0045 Beach House  
**Request:** Rezoning from SF-8.5 to SF-8.5/PAD to allow for additional detached structures in the rear yard with reduced setbacks  
**Location:** 603 N Carla Vista Drive, generally located north and east of the northeast corner of Arizona Avenue and Chandler Boulevard  
**Applicant:** Anni Beach, Property Owner

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**Proposed Motion:**

Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0045 Beach House, Rezoning from Single-Family District (SF-8.5) to SF-8.5/Planned Area Development to allow for additional detached structures in the rear yard with reduced setbacks, subject to the conditions as recommended by Planning staff.

**Background Data:**

- The property is currently zoned Single Family District (SF-8.5).
- The applicant has been residing at the property since 1985.
- In 1994 the applicant began offering free music lessons at the residence to 20-30 young musicians. Several detached structures were built to support this endeavor.
- In 2002 an accessory dwelling unit was added to the property.

**Surrounding Land Use Data:**

North	E Carla Vista Dr. then Single-Family Residential	South	Alley, then Single-Family Residential
East	Single-Family Residential	West	N Hamilton St. then Single-Family Residential

## General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No change proposed

## Proposed Development

Structure	Size	Height	Current Distance from Property Line
Existing Shed (To be removed-Club House)	24 sq. ft.	6 ft.	Side: 9 ft. Rear: 5 ft
Existing Accessory Building (Wood Shed)	120 sq. ft.	10 ft.	Side:1ft. Rear:10ft
Existing Trailer (To be removed and replaced by 112 sq ft. Tuff Shed)	112 sq. ft.	6 ft.	Side: 36 ft. Rear: 2 ft.
Existing Shed (Tool Shed)	48 sq. ft.	6.5 ft.	Side:19 ft. Rear: 2 ft.
Existing Ramada	120 sq. ft.	7.5 ft.	Side: 0 ft. Rear: 37 ft.
Existing Accessory Dwelling Unit	180 sq. ft.	10.5 ft.	Side: 20.5ft Rear:10 ft.
Existing Flag Pole	N/A	16 ft.	Front: 35 ft.
Proposed Bathroom	30 sq. ft.	10 ft.	Proposed: Side yards: 5ft Rear yard: 5 ft.
Proposed Accessory Building (Tuff Shed)	112 sq. ft.	9 ft.	Proposed : Side yards:5 ft. Rear yard: 2 ft.
Proposed Accessory Building (Tuff Shed)	168 sq. ft.	9 ft.	Proposed: Side yards: 5 ft. Rear yard: 5 ft.

## **Review and Recommendation**

### **Jam Pak's History**

In 1994, Anni Beach, the applicant, began teaching elementary school students how to play instruments out of her home. The free after-school service that she provided grew, which led her to found Jam Pak, a non-profit organization dedicated to helping children learn how to play music. To support this endeavor, several detached structures have been constructed on the property providing dedicated spaces for instruction and practice. At most, 20-30 young musicians will be at her residence practicing music.

Through the years, the applicant has regularly communicated with surrounding neighbors and established rules for Jam Pak participants to ensure that any potential concerns such as noise and traffic didn't become an issue. She obtained an agreement from Galveston Elementary School that permits parents to utilize the school's parking lot located off of Hamilton and Oakland Street to drop off and pick up children. The school's parking lot, being only 400 feet from her home, is a very short walk and convenient solution that has worked very well for Jam Pak.

A living trust was established by the applicant to ensure that the property became the holdings of the Jam Pak organization, managed by its Board of Directors, upon her passing. Her intent is to expand the property's instructional spaces and secure the organization's long-term future. To achieve this, the site must be brought into compliance.

It's important to note that single-family residential has been and will continue to be the primary use on the subject property. The service provided by the applicant is ancillary to the primary use therefore does not require any special use privileges. The issue prompting this rezoning request is related to the number of structures and their setbacks.

### **SF-8.5 Zoning**

The City of Chandler's zoning code dictates the number of detached structures allowed on a residential zoned property. Per the code, the following five (5) structures and quantities are allowed within the SF-8.5 zoning district:

- One storage shed
- One accessory building/structure
- One detached accessory dwelling unit is allowed by right.
- One chicken coup
- Open-air ramadas (multiple allowed given that all of the structures do not exceed 30% of the rear yard)

**Setbacks:**

- Front: 20ft.
- Side (interior): 5ft.
- Side (street side): 5ft.
- Rear: 5ft.

Maximum lot coverage: 40%

**PAD request**

The proposed rezoning to SF-8.5/PAD would allow deviations from code to allow for additional structures and reduced setbacks are required for approval of the proposal.

**Number of structures proposed:**

- Nine (9) detached structures, includes seven (7) existing structures, one (1) of which will be removed, one (1) will be replaced with new ones and three (3) new structures added.

**Proposed setbacks:**

- All of the existing structures that are planned to remain on the property will be allowed to stay at their current location. The setbacks of these structures vary from 0-3ft. from rear or side property lines. If an existing structure is replaced with another structures that does not exceed the size or height of the existing structure, it will be permitted to stay at the current location.
- The three (3) new structures will be required comply with a minimum setback of 5 ft. from the rear or side property lines.

Proposed maximum lot coverage: 40%

**Staff review and recommendation**

In December 2024, Planning, Fire Department and Building inspection staff conducted a collaborative site visit to assess the structures and determine the best course of action. Fire and Building staff recommended that the home continue to operate under a residential type occupancy where music lessons are given. The applicant has agreed to retroactively obtain building permits for electrical connections and any other existing conditions that warrant building permits, as required in stipulation number 4.

Planning staff determined that a rezoning of the property was the best solution as this would allow for the existing structures to remain and new structures to be added with reduced setbacks, thereby allowing the organization to continue to operate. Although the subject property currently exceeds the number of structures allowed in the SF-8.5 district, all of the structures are fairly small in size with the

largest at 180 square feet. The maximum lot coverage and maximum building height will remain the same as other neighboring properties, thus ensuring that the total amount of roof covered area and building heights will not exceed what is permissible to other lots in the same neighborhood.

Considering the important service that the applicant provides to the community, the overwhelming neighborhood support, and that controls are in place to remain compatible with the neighborhood, Planning staff recommends approval subject to conditions.

### **Public / Neighborhood Notification**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on February 10, 2025 and there were nineteen (19) people in attendance.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

### **Recommended Conditions of Approval:**

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from SF-8.5 to SF-8.5/PAD to allow for additional detached structures in the rear yard with reduced setbacks, subject to the following conditions:

1. Development shall be in substantial conformance with the attached site plan titled "PLH24-0045 Beach House Site Plan" and kept on file in the City of Chandler Planning Division, on file in Beach House PLH24-0045, except as modified by conditions herein.
2. Uses permitted on the property shall be those permitted in the Single-Family District (SF-8.5) zoning district.
3. Any new structures on the property shall be setback a minimum 5 ft. from the rear and side property lines. All other SF-8.5 development standards, including the maximum lot coverage and maximum building heights shall apply. Existing structures that do not comply with setbacks may remain at their current location and may be repaired or replaced with another structure that does not exceed the size or height of the existing structure and remain at the current location.

4. The applicant shall obtain all required permits for existing structures and utility connections.
5. The site shall be maintained in a clean and orderly manner.
6. Music from the property shall be controlled as to not unreasonably disturb area residents.
7. The phone number of a responsible person (i.e. owner/manager) contact will be kept on file and provided to any interested neighbors or property owners to resolve noise complaints quickly and directly.

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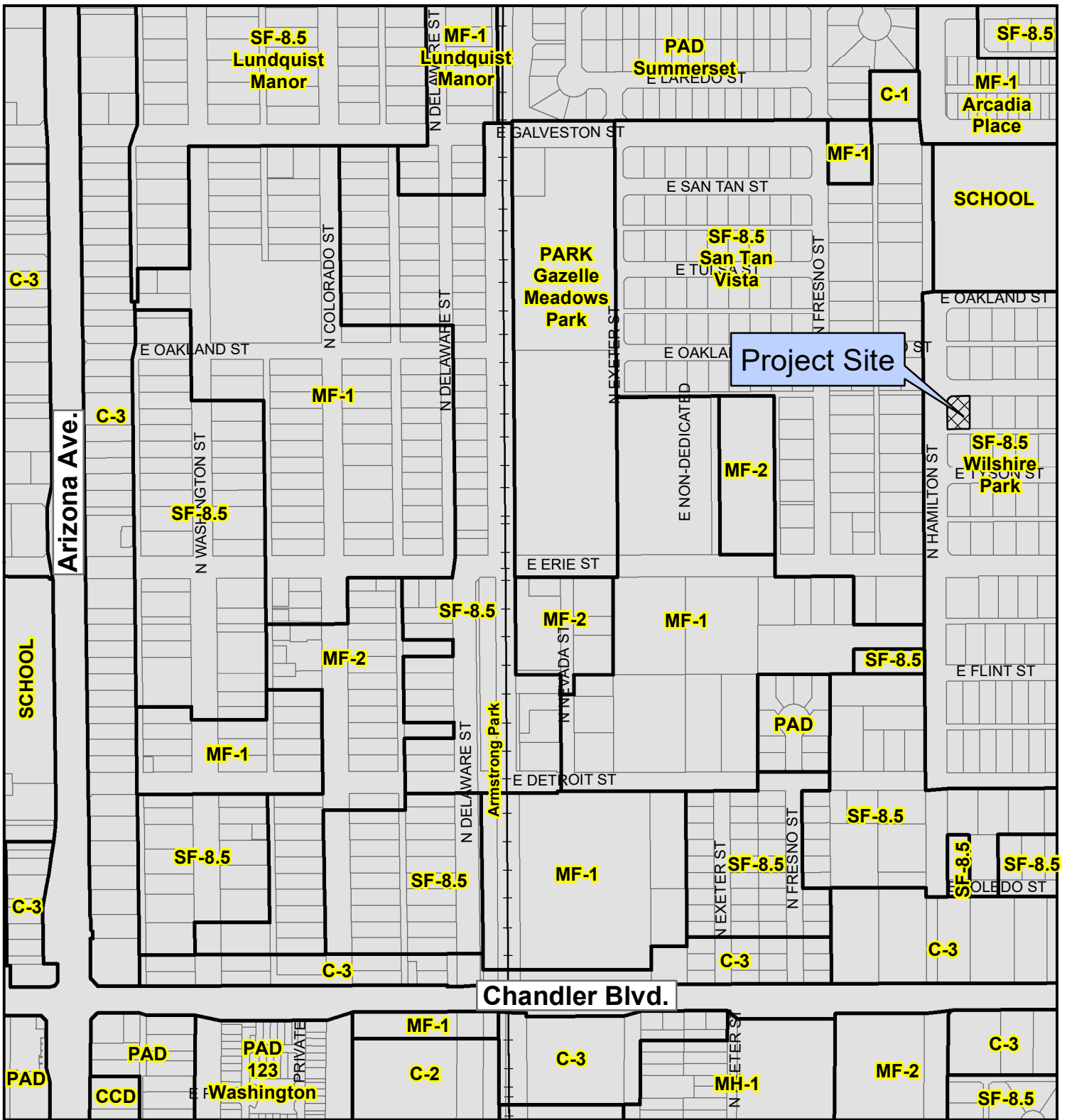
### **Attachments**

Vicinity Maps

PLH24-0045 Beach House Narrative

PLH24-0045 Beach House Site Plan

PLH24-0045 Beach House Site Photos

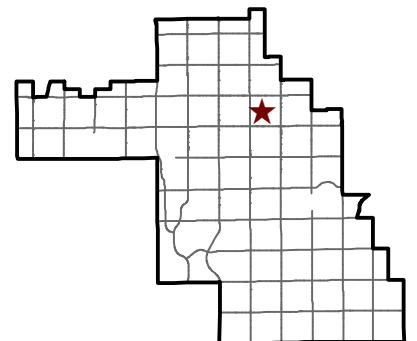


## PLH24-0045 Beach House



### Proposed Project Details

Rezone to PAD to allow for additional structures with reduced setbacks



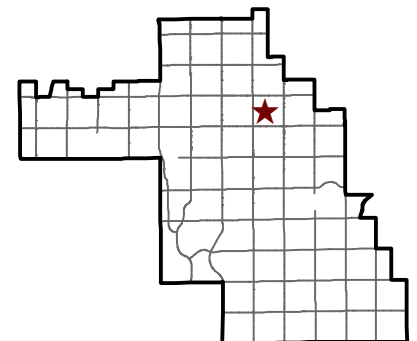




## PLH24-0045 Beach House



**Proposed Project Details**  
 Rezone to PAD to allow for additional structures  
 with reduced setbacks





## **The Narrative for the Planned Area Development of the BEACH HOUSE**

### **Requested by Anni Beach (Revised 2-27-25)**

Anni and her husband Vincent Beach, retired United States Airforce bandsman, relocated from the Navajo Reservation after many years of serving in the Bureau of Indian Affairs, and bought their home at 603 East Carla Vista Drive 85225 in 1985. They entered into an active community life; Vincent as an adjunct professor of Psychology and Political Science at Chandler Gilbert Community College and a substitute teacher for Chandler Schools, and Anni as Religious Education Coordinator for Williams Air Force Base Chapel and also a substitute teacher for Chandler Schools. Anni joined up with the newly formed South Chandler Self-help Organization in 1989.

Anni and Vincent were both musicians and played church music at Williams Air Force Base and at Our Lady of Guadalupe in Queen Creek. The goal for their home was to create an oasis here in the desert for their family. In 1994 a crossroads, totally unexpected, occurred. Anni had begun to play mandolin at age 50 and took it to all the schools playing and singing for the children. One day after playing for the second graders at Galveston Elementary, just a block north of their home, two little boys came to the door and wanted to play more music. Six children met in the yard a week later already armed with the name "Jam Pak". The joy in playing harmonicas and singing bluegrass songs along with Mrs. Beach on the mandolin, could not be denied. And so began an incredible journey for the past 30 years for the neighborhood children, many of them first generation immigrants. Bluegrass music on stringed instruments is practiced twice a week in the Beach House. Life skills and character building are an integral part of the community of musicians. The fact of inclusion and diversity in the Jam Pak community has made the band a frontrunner on the reclamation of the roots of Bluegrass.

The small and humble Beach House has remained the sole place for practices, gatherings, shows (Beach House Reviews) and community-building. A book has been published by Jam Pak titled: ***Home Grown Bluegrass-A Guide to Making People Happy with Music.*** The band is invited to perform at most of the Arizona bluegrass festivals as well as community events. The band has created a center at Tempe Festival of the Arts twice a year since 2015 now called ***The Bluegrass Experience with Jam Pak.*** Volunteer performers and bands are invited to play non-stop for three days. Jam Pak coordinates other festivals as well in order to create venues for Jam Pak and other musicians who play Bluegrass, Old-Time, and Gospel music on string instruments.

Jam Pak has consistently, since the beginning in 1994, had between 20-30 young musicians. It became necessary to have additional space so that they could have lessons, small band work, and day camps for more intense instruction and practice. A small structure was built in 2001 to accommodate the band when Anni's 93 year old mother needed to relocate to their home. She took the big bedroom where lessons happened. In

2012, following the death of Vincent Beach, Father of Jam Pak, the Beach House Reviews were established in the back yard as an honor to him for his unfailing support. A small stage was built and other structures that were deemed temporary were built. Musicians were invited to play along with Jam Pak bands about four times a year. A Tuff Shed replaced the home-built shed in 2017 and is called The Woodshed. Another small Tuff Shed was added to hold the tools and equipment displaced by the new practice building.

Anni Beach is now 81 years old. She has created a Living Trust whereby all properties at the 603 East Carla Vista Drive location will become the holdings of the Jam Pak Band and managed by the Jam Pak Band Board of Directors upon her death. The house will remain a residence. More small buildings are needed to give room for instruction and practice for the young musicians. The program will not expand and will remain with the same focus it has had for the past 30 years. The philosophy is clearly stated in the book ***Home Grown Bluegrass*** as well as the reasons why the program is so successful in the home setting.

After research and discussions with Chandler City Planners and some council members, it was suggested that the most efficient and effective way forward to secure the property for the use of the Jam Pak Blues 'N' Grass Neighborhood Band, and to add some vital structures, would be to apply for Rezoning. **This request is to allow for additional structures in the rear yard with reduced setbacks, as we will be using the zoning change to allow for existing buildings on the property that do not meet the zoning code as well as the three new additions. Thus, this proposal includes two Tuff Sheds to be added to the existing plan. Anni Beach is requesting an 8'x14' Tuff Shed which will take the place of the small "Tacoshop" type trailer, and a Tuff Shed barn which is 12'x14' and 14' at the highest point. A bathroom, which will be constructed according to Chandler Codes, with dimensions of 5x6' will be built onto the existing ADU.** These three new additional spaces will be located on the alley side of the property. **The 4x6 handbuilt Jam Pak Club House will be relocated by The Woodshed.** The buildings will be painted and finished to fit in with the other attractive and unique buildings already on the property.

**Any parking overflow needs, which are rare, will be available at the Galveston Elementary School auxiliary parking lot located off of Hamilton and Oakland Street. This is available to neighbors when there is an additional need for temporary event parking in the community.**

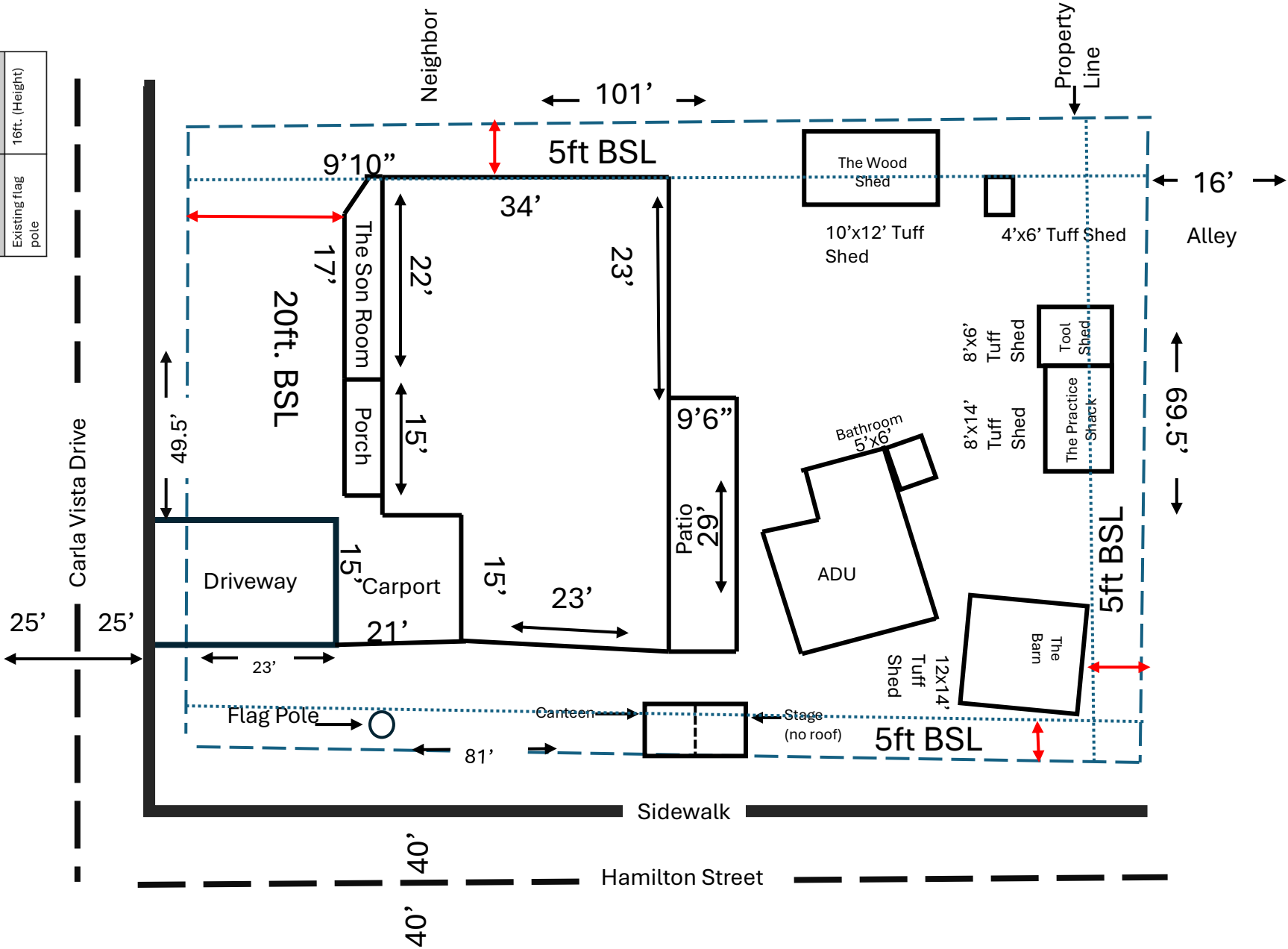
At the close of 2016, Jam Pak Band became a Non-profit 501c3 organization and shortly after was designated an Arizona Charitable Organization for the Tax Credit program. **All programs are free for everyone.** For further information and understanding it is suggested that the readers visit [www.jampak.org](http://www.jampak.org) and see the documentations that have been created over the years. One of the best was done by Cox Communications titled, "La Musica" which gives a fine three-minute overview of what Jam Pak is about: ***Making people and ourselves happy with our music.***

PLH24-0045 Beach House

Site Plan: **Proposed**

Owners: Vincent and Anni Beach  
Parcel ID:302-69-103  
Wilshire Park Unit One

Structure	Dimensions
Tuff Shed	4'x6'
Bathroom	5'x6'
Tuff Shed (Tool Shed)	8'x6'
Accessory Building (Wood shed)	10'x12'
Tuff Shed (Practice Shack)	8'x14'
Ramada	12'x10'
Accessory Dwelling Unit	180 Sq ft.
Existing flag pole	16ft. (Height)

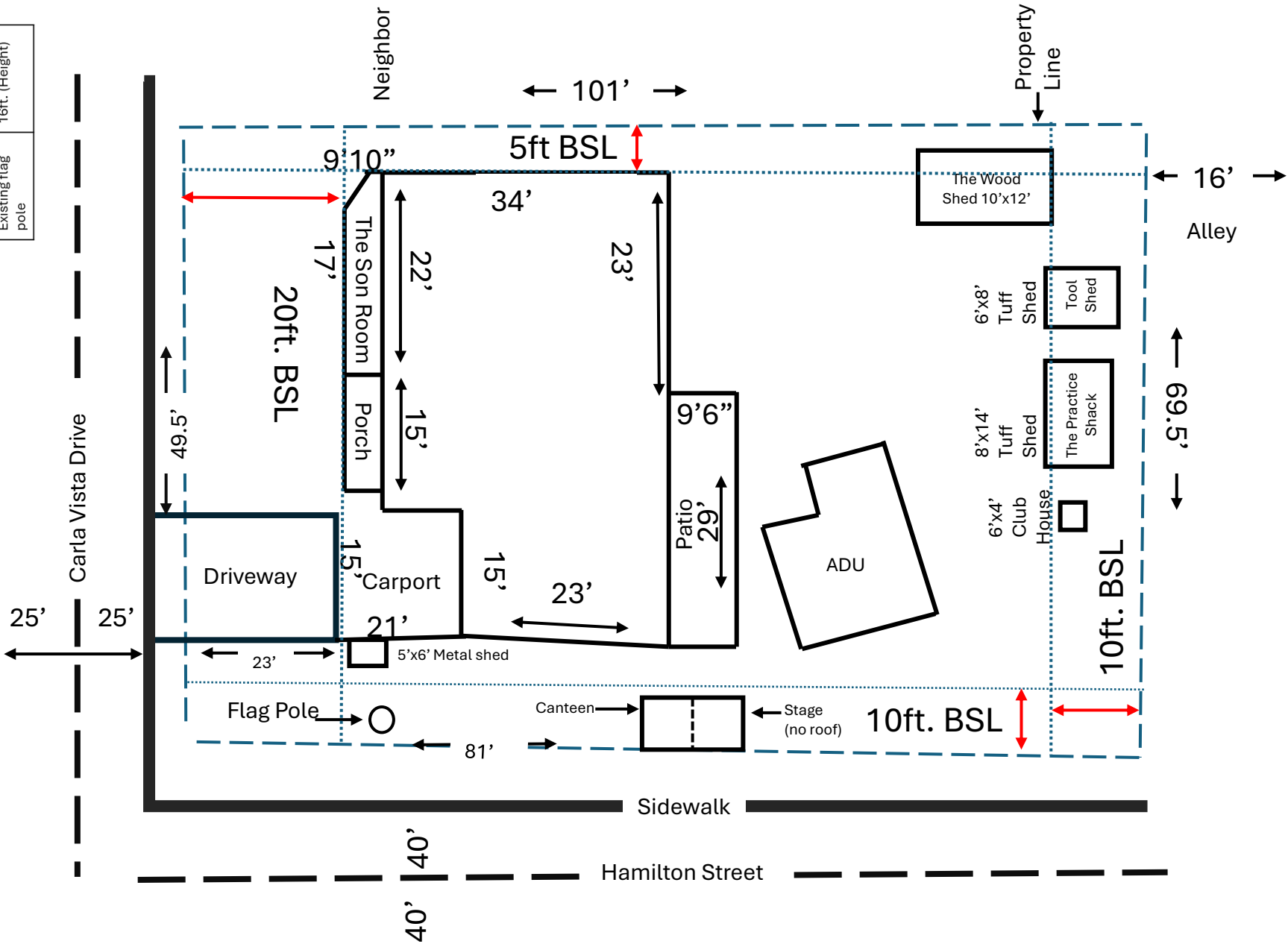


## House

Structure	Dimensions
Turf Shed	4'x6'
Bathroom	5'x6'
Turf Shed (Tool Shed)	8'x6'
Accessory Building (Wood shed)	10'x12'
Turf Shed (Practice Shack)	8'x14'
Ramada	12'x10'
Accessory Dwelling Unit	180 Sq ft.
Existing flag pole	16ft. (Height)

Parcel ID:302-69-103

# Wilshire Park Unit One





PLH25-0045 Beach House  
Site Photos











**Planning & Zoning Commission Memorandum**  
**Memo No. 25-008**

**Development Services**

**Date:** 03/19/2025  
**To:** Planning and Zoning Commission  
**Thru:** Kevin Mayo, Planning Administrator  
David de la Torre, Planning Manager  
**From:** Darsy Omer, Associate Planner  
**Subject:** PLH22-0037 St Amand Kitchen & Cocktails  
**Request:** Entertainment Use Permit approval to allow live indoor entertainment, including live acoustic musical performances and outdoor speakers for ambient music.  
**Location:** 3990 S Alma School Rd #3, located at the northwest corner of Alma School and Ocotillo Roads  
**Applicant:** Keldy Winters

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**Proposed Motion:**

Move Planning and Zoning Commission recommend approval of Use Permit PLH22-0037 St Amand Kitchen & Cocktails for an entertainment use permit for live indoor entertainment and outdoor speakers for ambient music, subject to the conditions as recommended by Planning staff.

**Background Data:**

- Zoned Planned Area Development (PAD) for special uses such as resorts, hotels, specialty commercial, cultural and sports centers, tennis and swim clubs, and townhouse or condominium developments.
- In 2007, D'Vine Wine and Bar was built and requested a liquor use permit for a series 12 license.
- In 2022, St Amand Kitchen & Cocktails took over the space, and due to the fact that D'vine Wine and Bar never received approval for live entertainment in 2007, St Amand Kitchen & Cocktails was required to obtain the entertainment use permit.

### **Surrounding Land Use Data:**

North	PAD for office	South	Ocotillo Road then shops
East	Alma School Road then a senior living facility	West	Hotel

### **Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)**

Size of Restaurant	Approximately 2,800 sq ft
Hours of Operation	Sunday - Thursday: 3pm - 10pm Friday - Saturday: 3pm - 11pm
Hours of Live Entertainment	Wednesday - Saturday: 5pm - 8pm Sunday: 10am - 8pm
Type of Entertainment	live acoustical performances and outdoor speakers for ambient music

### **Review and Recommendation:**

Per Zoning Code section 35-305(4), an Entertainment Use Permit is required when alcoholic beverages are sold or served; there is entertainment activity provided outdoors with the property being located 1,320 ft. or less from a residentially zoned property; and/or if there is entertainment provided indoors with the property being located 600 feet or less from a residentially zoned property. The distance is measured from the closest exterior wall or fence of any indoor or outdoor space occupied by the subject establishment to the closest property line of a residentially zoned property. The nearest single-family residential development to this project is located approximately 280 feet to the east, across Alma School and Ocotillo Road.

In 2022, staff received the application for the Entertainment Use Permit for St. Amand Kitchen & Cocktails, and with changing management they were unable to move forward with the Entertainment Use Permit. Staff has continued to work with the applicant to ensure that the applicant is brought into conformance with the code requirements explained above. The applicant is requesting live entertainment indoors to play live acoustical performances on Wednesday-Saturday from 5pm-8pm and on Sunday from 10am-8pm; as well as outdoor speakers for ambient music.

Planning staff has reviewed the request and finds it to be consistent with the General Plan and applicable zoning. Live entertainment is a compatible land use



with the surrounding commercial development and the adjacent residential with the proposed stipulations.

### **Public / Neighborhood Notification**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on February 19th, 2025. Four residents attended the meeting, and they were all in support of the request
- As of the writing of this memo, Planning staff is not aware of any opposition to the request. Staff has received one call for support to the request, one email of support, and one email with questions about the request.

### **Recommended Conditions of Approval**

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Entertainment Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Entertainment Use Permit and require a new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferable to any other location.
3. Entertainment Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Entertainment Use Permit shall apply.
4. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise by uses outside the premises of the business and disturbs adjacent businesses and residential areas.
5. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve complaints quickly and directly.

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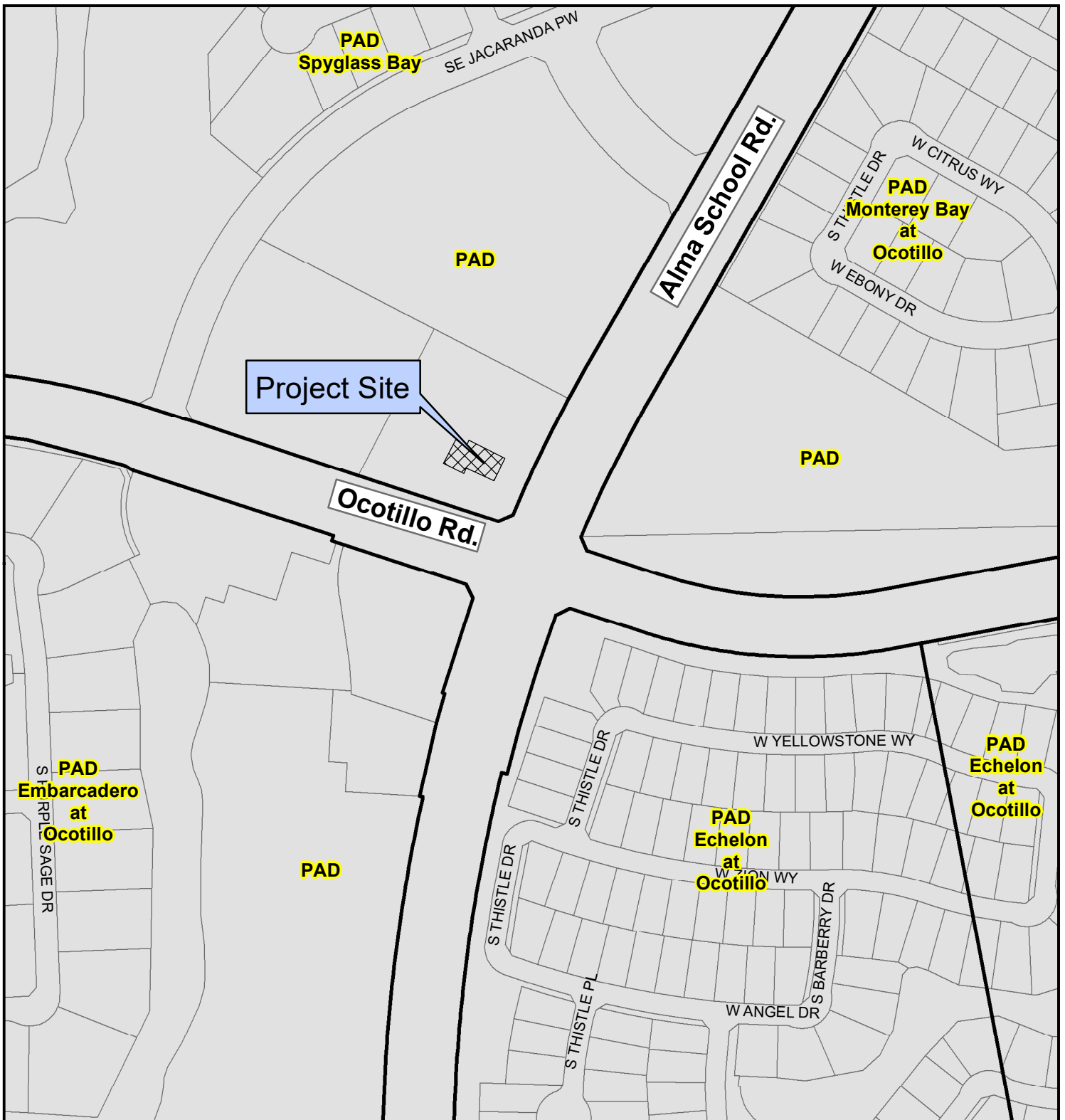
### **Attachments**

Vicinity Maps

Exhibits

Letter of Support





**PLH22-0037 3990 LLC DBA ST Amand Kitchen & Cocktails**



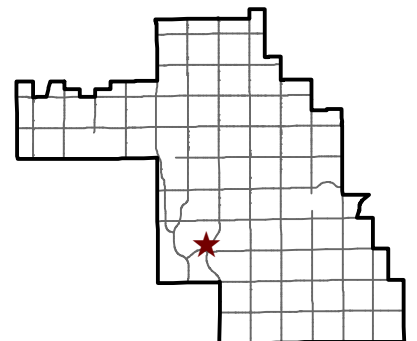
**Proposed Project Details**

3990 S. Alma School Rd. #3

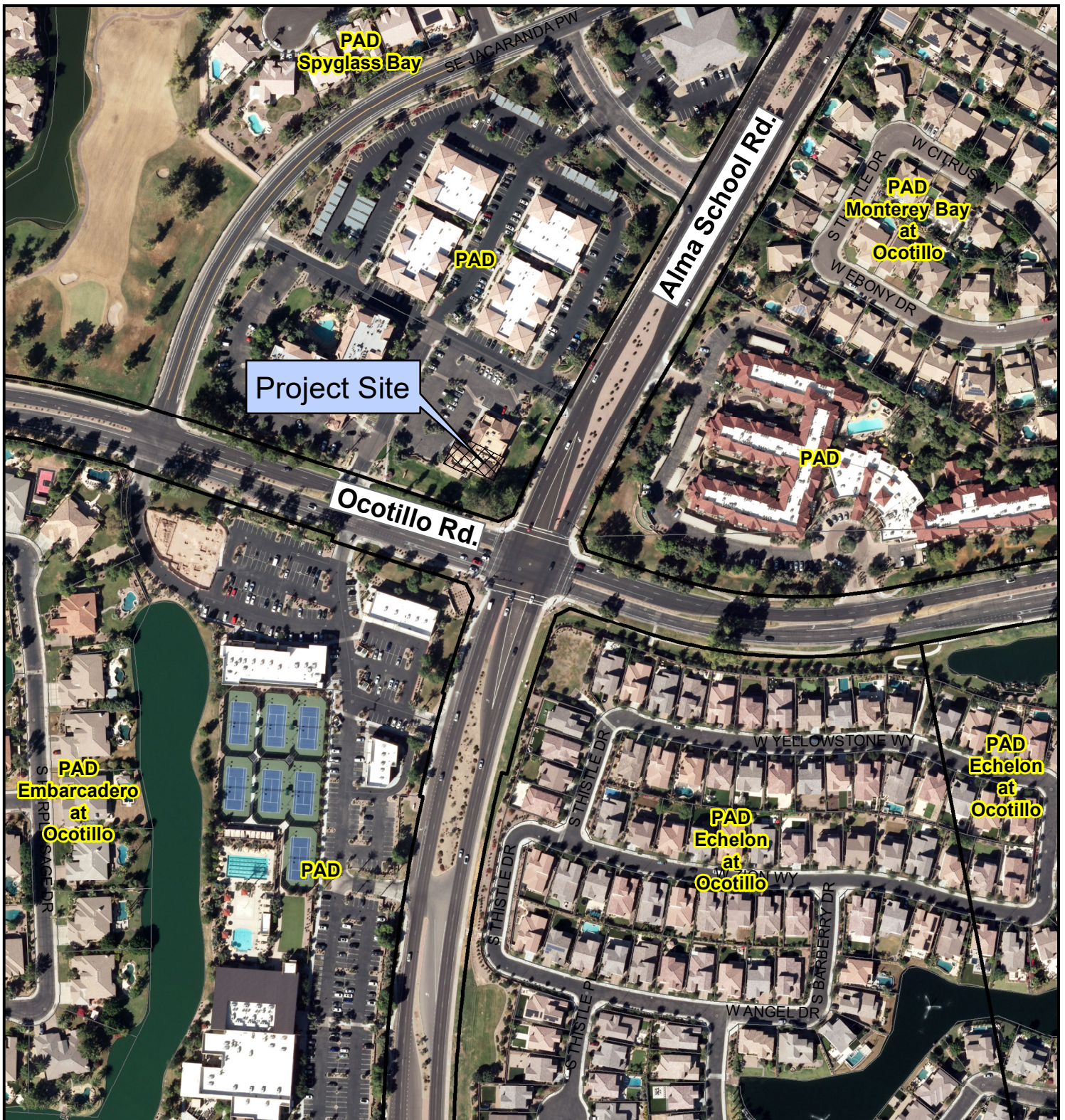
Entertainment Use Permit approval to allow live indoor entertainment, including live acoustic musical performances and outdoor speakers for ambient music



City of Chandler Planning Division  
[chandleraz.gov/planning](https://chandleraz.gov/planning)  
For more information visit:  
<https://gis.chandleraz.gov/planning>







**PLH22-0037 3990 LLC DBA ST Amand Kitchen & Cocktails**

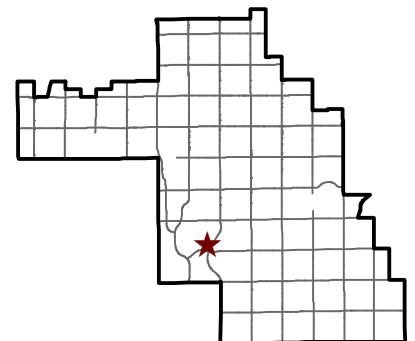
**Proposed Project Details**

3990 S. Alma School Rd. #3

Entertainment Use Permit approval to allow live indoor entertainment, including live acoustic musical performances and outdoor speakers for ambient music



City of Chandler Planning Division  
[chandleraz.gov/planning](https://chandleraz.gov/planning)  
 For more information visit:  
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# PLH22-0037

## St Amand Kitchen & Cocktails

Location:

3990 S Alma School Rd, #3

Northwest corner of Alma School and Ocotillo Roads

3990, LLC DBA ST. AMAND KITCHEN & COCKTAILS

August 29<sup>th</sup>, 2022

Development Services  
Attn: Ben Cereceres

Mr. Cereceres,

In response to your request for additional information dated August 18<sup>th</sup>, 2022 reference number PLH22-0037 St. Amand Kitchen & Cocktails.

**Narrative:**

1. Restaurant Liquor License. License # 303569 attached.
2. Planned acoustic performances will be Wednesday through Saturday 5pm to 8pm with brunch performances Sunday between 10 am and 8 pm.
3. The restaurant is currently closed Mondays however when staffing allows we plan to open on Mondays without musical performances.

**Floor plan:**

1. Please see attached which indicates two locations which will be utilized for performances at different times.

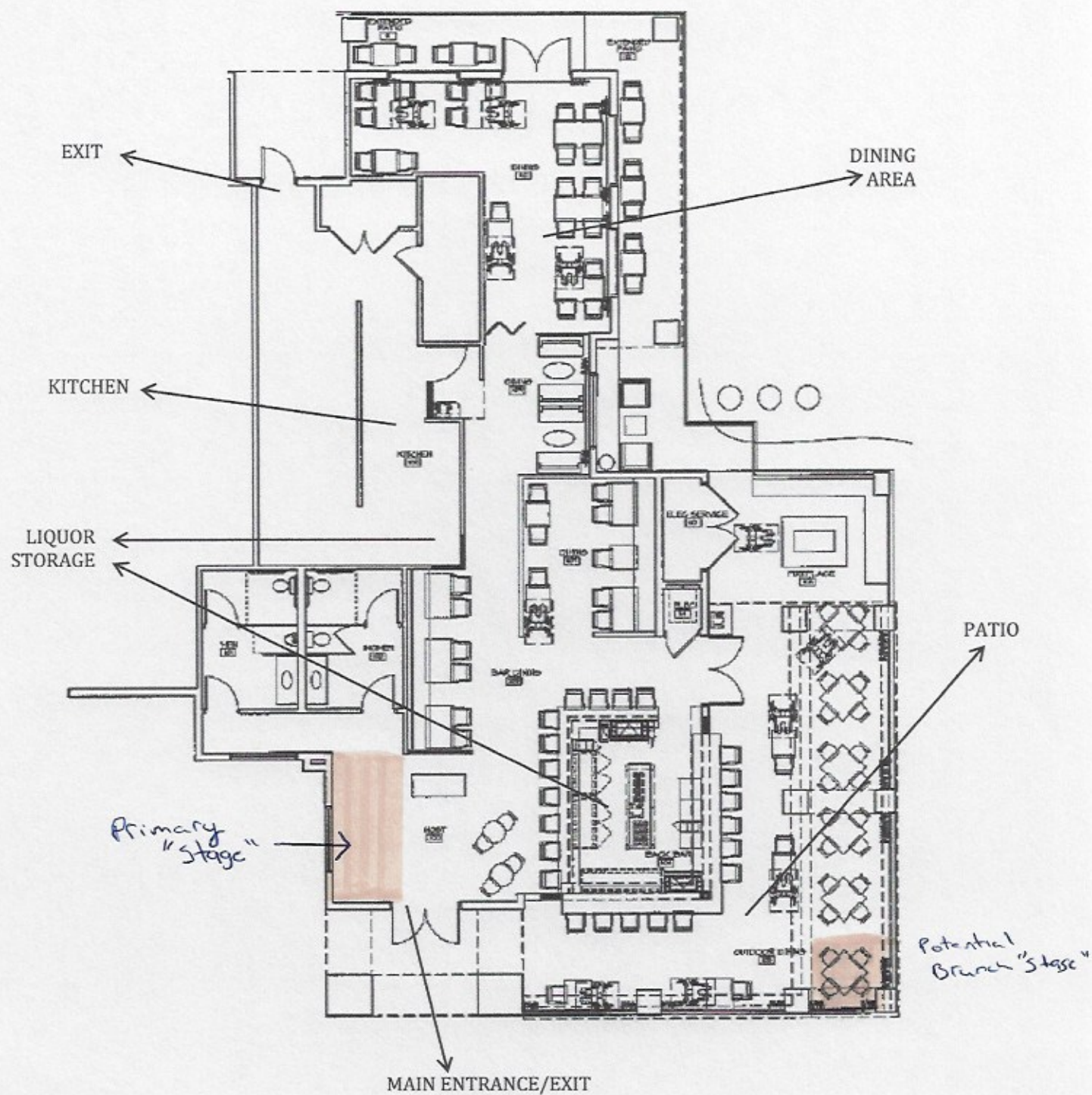
**Neighborhood Meeting:**

1. Please see attached.



Keldy Winters – 3990, LLC  
dba St. Amand Kitchen & Cocktails

## 3,841 SF





March 5, 2025

City of Chandler  
Attn: Development Services Department

**RE: Response to email dated 3/4/25.**

To Whom It May Concern:

1. Addition to Narrative: Contact information of responsible party for interested neighbor or property owner to resolve complaints:

General Manager: Grant Gates  
[grant@stamandaz.com](mailto:grant@stamandaz.com)  
480-782-5550



Keldy R. Winters  
(360) 431-4135



## NOTICE OF NEIGHBORHOOD MEETING

September 1<sup>ST</sup>, 2022

PLH22-0037 St Amand Kitchen & Cocktails  
3990 S. Alma School Road #3  
Chandler, AZ 85248

Dear Area Property Owner,

This letter is being sent to notify you of a Use Permit filed with the City of Chandler's Planning Division. St. Amand Kitchen & Cocktails was recently purchased and the new ownership group is required to reapply for a Use Permit which allows the restaurant to offer live music to guests.

Acoustical performances which may not be nightly will be limited to Wednesday through Saturday between the hours of 5 pm and 8 pm and on Sunday from 10 am to 8 pm. St. Amand Kitchen & Cocktails will continue to operate with a Restaurant designated Liquor License or Series 6 License. The interior of the restaurant can serve up to 99 guests while the patio can accommodate an additional 50 guests.

The meeting will be held as follows:

**DATE: September 26<sup>th</sup>, 2022**

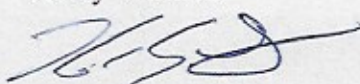
**TIME: 6 PM**

**LOCATION: 3990 S. Alma School Road #3, Chandler, Arizona 85248 (St. Amand)**

If you have questions, comments or are unable to attend the meeting, please feel free to contact Keldy Winters at 360-431-4135 or [keldywinters@gmail.com](mailto:keldywinters@gmail.com). You can also contact Ben Cereceres City Planner with the City of Chandler's Planning Division 480-782-3063.

Sincerely,

Keldy Winters



## Darsy Smith

---

**From:** Scott Gerrity <sgerrity@acpmanagement.com>  
**Sent:** Tuesday, March 4, 2025 12:06 PM  
**To:** Darsy Smith  
**Cc:** Mario Jauregui Jr  
**Subject:** PLH22-0037

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

I am familiar with the property at 3990 S Alma School Rd, Chandler, AZ and with the restaurant there. It is a classy place, and they run a good business. I have no objection and actually support them getting the Entertainment Use Permit approved.

Thank you

Regards

Scott Gerrity  
ACP Management  
3720 S Susan Street, Suite 100  
Santa Ana, CA 92704  
(714) 646-4971 (D)