

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
SEPTEMBER 12, 2023
6:00 p.m.

1. CALL TO THE ORDER /ROLL CALL: Chairman Marco A. Pinzon called the meeting to order at 6:01 p.m.

PRESENT:

Chairman Marco A. Pinzon
Vice Chairman Javier Barraza
Commission Member Veronica Zavala (via Zoom)
Commission Member George Amaya
Commission Member Angelica Ortiz (via Zoom)

ABSENT:

Commission Member Hugo Garcia
Commission Member Ruben Walshe

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning (via Zoom)
Roman Pacheco, Planning Technician
Antonio Maldonado, Video Production Specialist
Juan Tejeda, Associate Planner
Ruben Lopez, I.T. Technician
Noe Rivera, Rivera Studio

2. PLEDGE OF ALLEGIANCE

Commission Member George Amaya led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held August 8, 2023.

MOTION: Vice Chairman Javier Barraza / Chairman Marco A. Pinzon approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Angelica Ortiz	Aye

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Case No. 2023-0387. A request by Noe Rivera from Rivera Studio, on behalf of Iglesia De Cristo, for a Conditional Use Permit to allow the expansion of a religious institution established at 1050 E. Arizona Street in San Luis, Arizona.

A. Open public hearing

MOTION: Vice Chairman Javier Barraza / Chairman Marco A. Pinzon to open the public hearing. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Angelica Ortiz	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, summarized the staff report recommending approval of Conditional Use Permit Case No. 2023-00387, with the condition that the owner complies with required parking spaces unless the City Council approves a Variance.

Commission Member Goerge Amaya asked if the existing building is the main Assembly Building. How many parking spaces currently exist? **Mr. Guzman** responded that they now have six parking spaces and are in compliance with the requirements. **Amaya** stated the following question regarding the occupancy load: is this an increase in occupancy or similar to the existing main assembly building? The new facility will be for the assembly, and the current one will be for the classroom. However, the requirements are based on the square footage.

Vice Chairman Javier Barraza asked if the proposed expansion is the one that is triggering more parking requirements. **Guzman** responded that they are adding 1,740 square feet to the use. **Chairman Pinzon** asked if nine parking spaces are required, and right now, they are providing six parking lots. In the future, they must develop the nine parking spaces or apply for a variance. **Guzman** responded yes. The site plan they have is currently proposing six parking spaces. So, they might be able to come up with nine or reduce the square footage of the proposed building, or they can apply for a variance. We will be presenting this item at the same meeting. However, they must provide the required parking if the request is denied. **Barraza** asked how many accessible parking spaces are needed. **Guzman** responded with one parking space. **Commission Member Veronica Zavala** asked if the applicant had redone the site plan and if they could create more parking spaces. Was that option discussed? **Guzman** responded that it was mentioned to the applicant that they could redo the parking area or apply for a variance. **Amaya** asked the applicant to propose the six parking spaces; however, could there be a variance to reduce the dimensions of the parking space? **Guzman** stated that there's a standard for parking space sizes, which we follow. We can review the variance for the number of parking spaces but not the dimensions.

Noe Rivera, Rivera Studio, stated that the intention to reduce the number of parking spaces is that the two uses for the church and the multi-purpose room parking spaces add up. The church's service works differently; both buildings will not be used simultaneously. Therefore, I am asking if you can please consider how the function of a church operates.

Vice Chairman Barraza explained to the applicant that one of his options would be to obtain the variance, provide the nine parking spaces, or reduce the size of the proposed building. **Barraza** also asked staff if on-street parking is an option for the applicant. **Guzman** explained that the parking is required to have onsite parking, and we have a specification based on the use. They have a long retention basin next to the church for on-street parking. Still, that parking cannot be counted towards the requirement as Vice Chairman Barraza mentioned the recommendation from staff is for the owner to comply with required parking spaces unless the City Council approves a variance.

2. Call to the Public on this item

There were no public comments.

MOTION: Chairman Marco A. Pinzon / Commission Member George Amaya to close the public hearing. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Angelica Ortiz	Aye

C. Action on Conditional Use Case No. 2023-0387

MOTION: Commission Member George Amaya / Vice Chairman Javier Barraza to recommend approval of Conditional Use Case No. 2023-0387 to the City Council subject to conditions as presented by staff. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Angelica Ortiz	Aye

5. ADJOURNMENT

MOTION: Chairman Marco A. Pinzon / Commission Member Goerge Amaya to adjourn the Regular Planning and Zoning Commission meeting at approximately 6:19 p.m. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Angelica Ortiz	Aye

APPROVED:

Marco A. Pinzon, Chairman

ATTEST:

Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON SEPTEMBER 12, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

Roman Pacheco, Planning Technician