

**Board of Adjustment
August 9, 2016**

Board Members Present

Carolyn Kalchthaler, Chairperson
Peter Krause
Jim Norton
William Gibson
Joyce Beach
Enghlab Eftekhari
Ban Alali (Present for items 4 and 5)
Phil Head, Alternate

Absent

Phillip Pierceall, Alternate
Robert Miller

Staff

Victoria Huynh, Deputy City Attorney
Selso Mata, Building Official
Laura Wigglesworth, Code Compliance Rep
Diana Casady, Sr. Administrative Assistant

Chairperson Carolyn Kalchthaler called the meeting to order at 3:00 p.m., Tuesday, August 9, 2016 in the Senator Florence Shapiro Council Chambers of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

One Board member was not in attendance at the beginning of the meeting. Therefore, Chairperson Carolyn Kalchthaler advised the audience that there were only seven (7) members present to hear their case. State law requires at least six (6) affirmative votes by the Board before a variance can be granted. It is the policy of the Board to give the applicant the ability to table a case until all eight (8) members are present. All Applicants stated they would like to continue with only seven (7) members seated.

Chairperson Kalchthaler admitted all documents and testimony given into the official Board of Adjustment record.

1. Public comments: There was no public comment.

2. Approval of Minutes from June 28, 2016

Board Member Phil Head made the motion to approve the minutes from June 28, 2016, Bill Gibson seconded the motion. The Board voted 7/0 in favor of approving the minutes from June 28, 2016.

3. APPEAL # 16-14S 6565 Headquarters Drive: A request to vary from Subsection 22.300 (.2) (I) (i) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow onsite directional signs to exceed the allowed 30" height by 18" for an overall height of 48" and to exceed the allowed 8 square feet by 4.68 square feet for an overall size of 12.68 square feet. This request applies to 36 onsite directional signs across the entire Toyota campus.

Laura Wigglesworth, Code Compliance Representative, gave a presentation on the variance request and answered questions from the Board.

Doug Beebe, Toyota Motors of North America, provided testimony on the insight of the general campus plans and the importance of the signage on the campus. Toyota has designed it such a way to enable customers and community to enjoy the different areas such as conference centers and gathering areas.

Joe Haver, Corgan Architects, gave a presentation explaining the layout of the Toyota campus, buildings, plant materials, and why they would need the taller directional signs on the campus. The plan included wild grasses and sustainable landscape. The plants will be left natural and not be manicured and require little to no water. The taller signs will keep the signs visible to all vehicles and pedestrian traffic. Mr. Haver went over the four factors of granting a variance and answered questions from the Board.

Chairperson Kalchthaler closed the floor to public comment, and discussion were confined to the Board.

After discussion, Board Member Joyce Beach made the motion to approve Appeal #16-14Z. Bill Gibson seconded the motion. The Board voted 7/0 in favor of the motion, and the variance request was approved.

At 3:30 p.m., Board Member Ban Alali joined the meeting making a full eight (8) member Board.

4. APPEAL # 16-15S 101 E Park Blvd. 12th Floor: A request to vary from Subsection 22.300 (.1) (C) (ii) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a multistory office wall sign to exceed the allowed 250 square feet by 96.02 square feet for an overall size of 346.02 square feet.

Laura Wigglesworth, Code Compliance Representative, gave a presentation on the variance request and answered questions from the Board.

Mark Vergenz, Chandler Signs, testified the basis of this variance request is to improve sign visibility. The sign will be very high on the building and needs to be large enough so that drivers don't have to slow down to look as they go by. In addition, Mr. Vergenz discussed about the spirit of the Code. They would be allowed by City regulations if they put all wording on one line. However, with the words being presented in two lines, there is a lot of air space that is being calculated in the total size of the sign that is not being used as signage. If this sign were a single line across the building, it would then meet Code standards and no variance would be needed. However, this is not the preferred design of the Client nor the owner.

Chairperson Kalchthaler closed the floor to public comment, and discussion was confined to the Board.

After discussion, Board Member Bill Gibson made the motion to approve Appeal #16-15Z. Enghlab Eftekhari seconded the motion. The Board voted 3/5 in favor of the motion, the motion failed and the variance request was denied. Board Members Joyce Beach, Phil Head, and Enghlab Eftekhari voted to approve the variance. Board Members Carolyn Kalchthaler, Peter Krause, Jim Norton, Bill Gibson, and Ban Alali voted to deny the motion.

5. Items for future Agenda.

One case for the August 23, 2016 meeting.

Meeting adjourned at 4:06 p.m.



Carolyn Kalchthaler, Chairperson