

AGENDA MATERIAL

DATE 10-19-21 ITEM NO. RA21

Katrina Martinez

From: Keri Silvyn <ksilvyn@lslawaz.com>
Sent: Thursday, October 14, 2021 8:56 AM
To: COB_mail
Cc: Keri Silvyn
Subject: Oct. 19th Regular Agenda Item #21 support letters
Attachments: Support Petition 1.pdf; Support Petition 2.pdf; Support Letter P21CA00005 - HSL Properties.pdf; Murphey Trust Letter of Support 08.24.2021.pdf; Cambric Corporate Center Support for Plan Amendment.docx; Outreach Map.pptx

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Attached are support letters, support petitions and an outreach map for Item #21 P21CA00005, FOOTHILLS LOT 2, L.L.C.
- N. CALLE CENIZA PLAN AMENDMENT.

Keri Lazarus Silvyn, Esq.

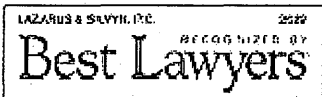


Lazarus & Silvyn, P.C.

Helping Communities and Developers Grow Responsibly

Cell: [REDACTED] | Office: 520.207.4464

KSilvyn@LSLawAZ.com



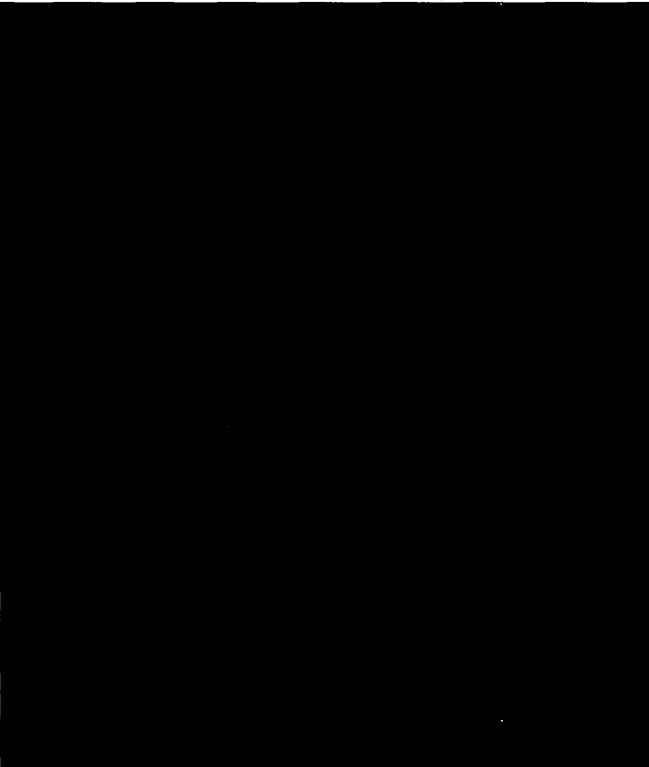
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DO NOT DISCLOSE TO ANYONE
OCT 14 21 AM 09:09 PC CLK OF BD

[Handwritten signature]

Petition in support of Foothills Lot 2 LLC Plan Amendment and Rezoning (Joesler Village)

We, the undersigned, support the requested Plan Amendment and Rezoning to modify a 1.4-acre parcel just north of the existing Joesler Village to permit development of additional parking, a safer access to Campbell and a small retail/office building. The undersigned either live near, work or frequent the Joesler Village. The existing access onto Campbell directly north of the intersection is very dangerous. This proposed Plan Amendment and subsequent Rezoning will permit relocation of that access to a safer segment of Campbell Avenue further north of the intersection with River and in the straight segment of Campbell Avenue. The existing access would be closed and turned into a plaza area for guests to enjoy. The additional parking and small building (7000-9000 sq. feet) on the lot will be located between existing office/retail and the other offices along Campbell Avenue. We are supportive of this plan as it creates a safer access and improves the area along Campbell.

Name	Address	Phone Number	Email
Matthew Killman	6362 W. Orange Grove Rd		
Salvador Orenda	11 E. Orange Grove Rd		
JAMES HOWARD	1805 E. RIVER RD		
Ryan PUGHARA	11 E ORANGE GROVE RD		
MICHAEL HOPKINS	1177 N ORACLE RD		
Joshua Trevino	11 E Orange Grove Rd		
Marcus Villa	11 E Orange Grove Rd.		
Camille P. Purney	2005 W. Stylene		
Rylee Sagar	2070 E. F. Linnell Rd		
Samie Pogue	1805 E. River Rd		
TAYNA TEARLINA	1805 E RIVER RD		
Chase Beaumont	1805 E. RIVER RD.		
DON S.	1805 RIVER RD.		
MARIA FELIX	2373 W. SUMAYA PL.		
Conlata Manroy	2531 W. Tenbrook Way		
MARICRUZ GONZALEZ	3700 N. 1st. AVE.		
Santa Ana Santa			
Jose Jose Saldun			
Anita Mendivil			

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Name	Address	Phone Number	Email
Oscar Gomez	1805 E. River Rd Suite 141		
Cynthia Joy	1805 E. River Rd Suite 105		
EDUARDO WARE	1825 E. RIVER SUITE 111 & 116		
MIGUEL FUENTAVILLA	1825 E. RIVER SUITE 111 & 116		
Jose Munoz	1825 E. RIVER SUITE 121		
Sara Castro	11 E. Orange Grove Rd #112		
Joshua Trevino	11 E. Orange Grove Rd #1422		
Rafael Carrillo	11 E. Orange Grove Rd		
MICHAEL HOPKINS	11177 N ORACLE ROAD		
Jeanne Rodriguez	11 E. Orange Grove Rd #2414 TUCSON AZ 85704		
Jovana Escobedo	11 E. Orange Grove Rd #112		
Adam Weiner	5921 N Oracle road		
Olga A. Huerto	3700 N. 1st Ave. Apt. 1110		
MURRIS ARDLE	11 E. ORANGE GROVE RD #2914		
Deborah Ardle	11 E. Orange Grove Rd Apt 2914		
Alex Cox	11 E ORANGE GROVE RD #2323		
Jose Gilbertson	11 E Orange grove RD #2323		
Clavell Lopez	N/A		

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[illegible]

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[illegible]

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Name	Address	Phone Number	Email
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[illegible]



HSL Properties

August 21, 2021

Dear Planning and Zoning Commission:

HSL Properties owns or has significant ownership interest in several properties located adjacent to the Campbell Avenue and River Road intersection. These properties include Rio Vista Apartments, Placita Escondida Condominiums, and the office building located at 1985 E. River Road (commonly known as the BeachFleischman Building).

We are aware of the Plan Amendment and rezoning being requested by the owner of Jostler Village. We understand that as part of this amendment and rezoning, Joesler Village will add additional retail/commercial space, parking, and, importantly, the entrance on Campbell will be relocated to improve safety and circulation.

We believe that this additional, lower density commercial space will be beneficial to the area and to our residents and tenants as it will foment additional employment and amenities in what is already a commercial corner. Furthermore, we believe that the improved ingress/egress will provide for more convenient and safer access to the new and existing employment and amenity center. For these reasons, we are fully supportive of this Plan Amendment and rezoning and encourage a recommendation of approval from the Planning and Zoning Commission.

Thank you for your consideration, and please contact me with any questions or comments.

Sincerely,

Omar Mireles
President

THE ROBERT C. MURPHEY TRUST

4445 NORTH CAMPBELL AVENUE
TUCSON, ARIZONA 85718

TRUSTEES:
JOHN MICHAEL SARIKAS
VALLA J. MERRIMAN

AREA CODE 520
TELEPHONE 299-6411
FAX 577-9067

August 24, 2021

Dear Planning and Zoning Commission:

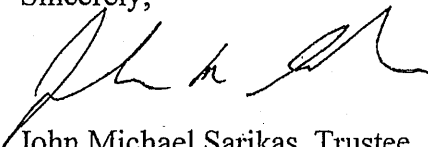
Murphey Investment Trust owns a significant interest in the office building located at 1985 E. River Road (commonly known as the BeachFleischman Building). The Murpheys were also responsible for the buildings on the northwest, northeast and southeast corners of the Campbell-River intersection.

We are aware of the Plan Amendment and rezoning being requested by the owner of Joesler Village. We understand that as part of this amendment and rezoning, Joesler Village will add additional retail/commercial space, parking, and, importantly, the entrance on Campbell will be relocated to improve safety and traffic flow.

We believe that this additional, lower density commercial space will be beneficial to the area as it will promote additional employment and amenities in what is already a commercial corner. In addition, we believe that the improved ingress/egress will provide for a safer and more convenient access to the new and existing employment and amenity center. For these reasons, we are fully supportive of this Plan Amendment and rezoning and encourage a recommendation of approval from the Planning and Zoning Commission.

Thank you for your consideration. Please contact me with any questions or concerns.

Sincerely,



John Michael Sarikas, Trustee
Murphey Investment Trust

WEST COAST CAPITAL PARTNERS

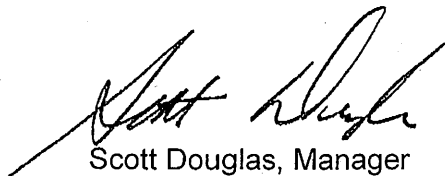
A Real Estate Investment Company

August 21, 2021

Dear Planning Commission Members:

I own the Cambric Corporate Center directly south of Joesler Village on River Road. I have been aware of the Plan Amendment and what will be a subsequent rezoning on the 1.4 acres north of Joesler Village and support this request. I understand that as part of this project, the entrance on Campbell directly north of River Road will be relocated to a safer location along Campbell for ingress/egress and the existing entrance will be closed. In addition, there will be an extension of the parking lot and potential development of a 7,000-9,000 single-story retail/commercial building on the lot. I believe this is an appropriate, lower intensity extension of Joesler Village along Campbell between the commercial center and lower density office/commercial spaces to the north before transitioning to the townhomes and lower density residential uses further north. I encourage you to recommend approval of the Plan Amendment and the subsequent rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Douglas", is written over the printed name.





Scott Douglas, Manager

25500 HAWTHORNE BOULEVARD, SUITE 2250

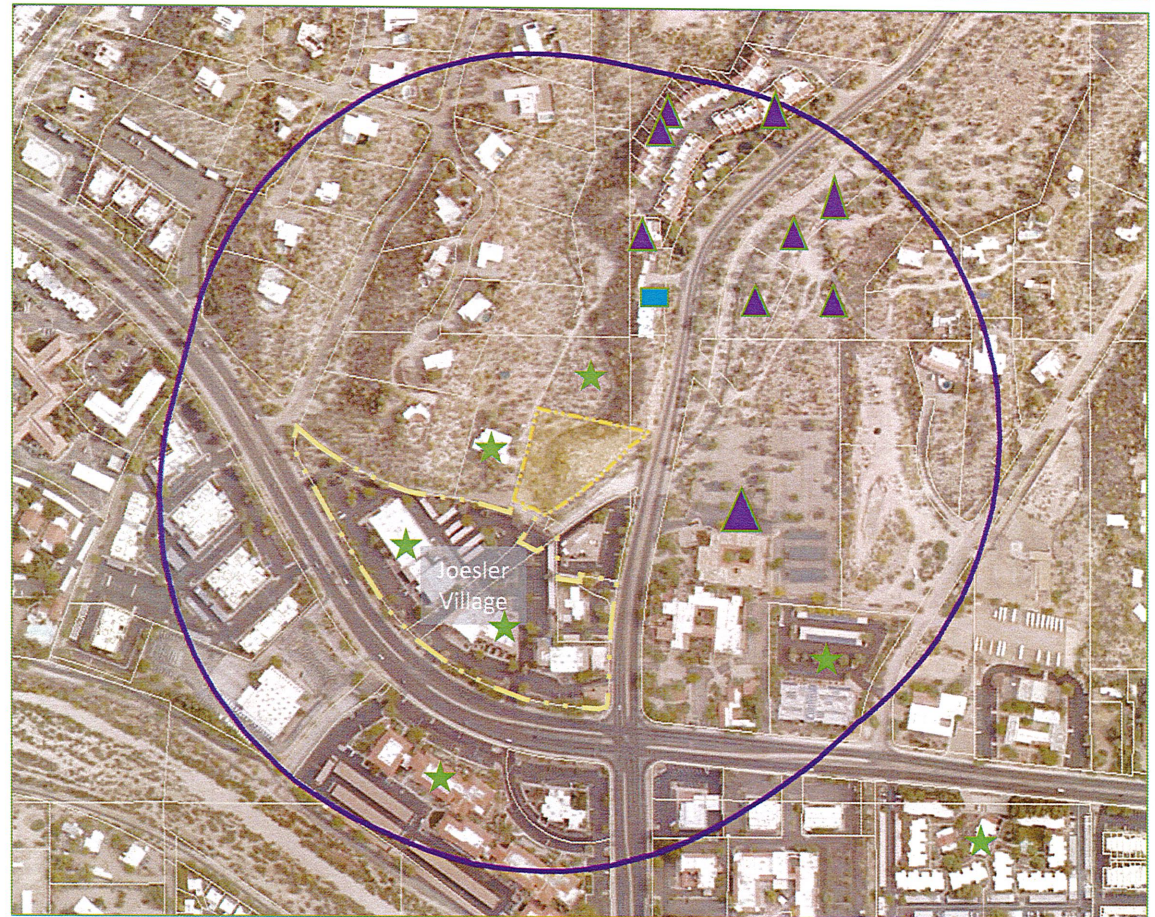
TORRANCE, CALIFORNIA 90505.

T: 310-698-5310

OUTREACH

-  1000-foot notification area
-  Engaged/Talked with Applicant
-  Attended Neighborhood Meeting
-  Supports Project

NOTE: Approximately 12 people attended the neighborhood meeting whose addresses were either unidentified or located off this map.



August 25, 2021