

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-13496 - APPLICANT: RICK LASWELL - OWNER:
MOUNTAIN VIEW ASSEMBLY OF GOD

**** CONDITIONS ****

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval unless a building permit has been issued for the principal building on the site.
2. This Site Development Plan Review for the three temporary modular buildings shall expire four years after final approval, at which time the buildings must be removed.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 05/08/06, except as amended by conditions herein.
4. A Site Development Plan Review for the overall site indicating phasing of a permanent expansion of the existing school shall be approved prior to the issuance of a Certificate of Occupancy for any of the proposed temporary structures.
5. The buildings shall match the color of other existing modular buildings on this site.
6. Two additional van-accessible handicap parking spaces shall be provided in accordance with Title 19.10.
7. All outside storage shall be removed prior to issuance of building permits.
8. A revised landscape plan shall be submitted and approved by the Planning Department prior to issuance of Building Permits. The landscape plan shall indicate an eight foot landscape buffer adjacent to the proposed and existing modular buildings, which are located along the east property line. The landscape buffer planter shall include trees planted 20 feet on-center with five (5) shrubs planted per tree. Additionally, landscaping shall be provided along the west side of the proposed and existing modular buildings adjacent to the west property line. The proposed landscaping shall be extended to include all eight (8) modular buildings.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any permits, whichever may occur first. Provide and improve all drainage ways as recommended.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. Site development to comply with all applicable conditions of approval for Z-79-96 and all other site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for the proposed addition of three temporary modular buildings to an existing school on 20.07 acres at 3850 East Bonanza Road.

EXECUTIVE SUMMARY

The three temporary modular buildings are expected to accommodate expansion of the private school on the premises. However, no formal plans have been submitted for the permanent expansion of the existing school. In addition, no paved fire access to the structures is provided. The buildings will match the six temporary structures already on the property in size, color and height. The recommendation is for approval with a time limit of four years on the temporary structures. A Certificate of Occupancy can only be issued after a Site Development Plan for the overall site indicating phasing of a permanent expansion of the existing school is approved.

BACKGROUND INFORMATION

A) Related Actions

- 10/15/86 The City Council approved a Rezoning (Z-0073-86) from R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-CL (Single Family Compact Lot) to R-1 (Single Family Residential) on this site.
- 06/14/90 The Planning Commission approved a Plot Plan Review (Z-0073-86) for the addition of four temporary modular classroom buildings on this site, with no expiration date or required reviews. Staff recommended approval.
- 01/08/92 The City Council approved a Plot Plan Review (Z-0073-86) for the addition of two temporary modular classroom buildings on this site with no expiration date or required reviews. The Planning Commission and staff recommended approval.
- 02/08/96 The Planning Commission approved a Site Development Plan Review [(Z-0073 86(6))] for an 11,556 square-foot addition to an existing church on this site. Two of the existing modular buildings were relocated to their current locations adjacent to the east property line as part of this review.
- 09/18/96 The City Council approved a Rezoning (Z-0079-96) from R-E (Residence Estates) and R-1 (Single Family Residential) to C-V (Civic) on 20.07 acres at 3900 East Bonanza Road. The Planning Commission and staff recommended approval.

- 03/14/02 The Planning Commission approved a Site Development Plan Review [Z-0079-96(1)] for a proposed parking lot and baseball fields on 7.30 acres on the north side of Bonanza Road, approximately 915 feet east of Pecos Road. Staff recommended approval.
- 11/21/02 The Planning Commission approved a request for a Variance (VAR-1117) to allow an electronic message unit on an existing 24-foot freestanding ground sign at 3900 East Bonanza Road. Staff recommended denial.
- 12/18/02 The City Council approved a request for a Review of Condition (ROC-1111) Number 11 of an approved Site Development Plan Review [Z-0079-96(1)], which required Herford Lane to terminate in a cul-de-sac. The applicant was required to terminate Herford Lane in a manner acceptable to the Department of Public Works and the Fire Protection Engineering Section of the Department of Fire Services. The Planning Commission recommended approval. Staff recommended denial.
- 06/22/06 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #41/ss).

B) Pre-Application Meeting

- 02/21/06 In this initial meeting with staff, it had allegedly been determined that this item could be handled administratively. After submittal, it was determined that this should instead be a public hearing item. Because the structures were to be temporary, it was decided that the public should have some input on the request. The applicant was advised to update the parking analysis on the plans, and to meet with the Flood Control Section of Public Works to determine finished floor elevations and drainage paths for this site.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

D) Building Permit History

Five (5) building permits were issued for modular units on 08/22/90. The permits were finalized on 08/24/90. An additional permit was issued for two modular buildings on 08/01/91. A temporary certificate of occupancy was issued for the two modular buildings on 08/21/91 for thirty days. A final was not completed for the two modular buildings. Therefore the permit expired on 02/20/92.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 20.07

B) Existing Land Use

Subject Property: Church and Private School
 North: Public School, Secondary
 South: Public School, Primary (playing fields)
 Townhouses
 East: Single Family Dwellings
 West: Apartments

C) Planned Land Use

Subject Property: L (Low Density Residential)
 North: PF (Public Facilities)
 South: PR-OS (Parks/Recreation/Open Space)
 ML (Medium-Low Density Residential)
 East: ML (Medium-Low Density Residential)
 L (Low Density Residential)
 West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: C-V (Civic)
 North: C-V (Civic)
 South: C-V (Civic)
 R-PD8 (Residential Planned Development 8 Units Per Acre)
 East: R-CL (Single Family Compact-Lot)
 R-1 (Single Family Residential) under Resolution of Intent to R-CL (Single Family Compact-Lot)
 West: R-3 (Medium Density Residential)

E) General Plan Compliance

The subject site is designated L (Low Density Residential) on the Southeast Sector (Revitalization Area) Map of the Master Plan. The primary land use allowed within this category is single-family detached lots having a density up to 5.49 units per gross acre. Supporting land uses such as churches, schools and parks are also permitted. The existing church and school on this property therefore conform to Master Plan policies.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

No special area plans, districts or trails are associated with the subject site.

PROJECT DESCRIPTION

Three modular classroom buildings serving church and school activities are proposed. A 48-foot by 60-foot structure is proposed to be located in a landscaped area north of the parking lot along Bonanza Road. Two 24-foot by 60-foot structures are proposed to be placed north of the existing six temporary structures along the east property line. A concrete sidewalk would be extended north for access to these two buildings. A two-foot landscape planter abuts the sidewalk and one of the two northern structures.

The floor plan shows one classroom per building.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards apply to the subject proposal:

Standards	Proposed
Min. Setbacks	
• Front	220 Feet
• Side	27 Feet
• Corner	N/A
• Rear	18 Feet
Max. Building Height	12 Feet

The proposed temporary structures remain within the existing setbacks on the church/school property. The height matches those of existing modular structures in the development.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) The development as proposed meets the 3:1 Proximity Slope requirement of the Residential Adjacency Standards, as the temporary structures do not exceed a height of 15 feet or setback requirements.
- b) All of the proposed temporary structures meet the Building Setback requirement of the Residential Adjacency Standards.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Area/ Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Church	6,700 SF	1/100 SF GFA (non- fixed seating area)	67			
School , Private	42 class- rooms	2/classroom + 20 for admin. staff	104			
Conference Facilities	9,580 SF	1/100 SF GFA (non- fixed seating area)	96			
Kitchen Area	6,026 SF	1/250 SF GFA	25			
Subtotal			285	7	370	18
TOTAL			292		388	

Including the three additional classrooms within the proposed temporary buildings, the site continues to comply with Title 19 parking requirements. Although the plans indicate that 18 handicap spaces are provided, only one of these is van accessible. Per Title 19, one out of every six handicapped spaces shall be van accessible. On this site, three van accessible spaces will be required as a condition of approval.

A4) Landscape and Open Space Standards

Landscaping is provided adjacent to the proposed structures. A two-foot planter lines a proposed extension to the sidewalk leading to the northern two buildings, and ground cover consisting of decomposed granite is provided around the buildings. However, no landscaping exists along the eastern property line adjacent to single-family dwellings, as this is reserved for the unpaved access to the existing temporary structures.

The proposed structure to the east of the church building replaces some existing landscaping, but at least eight feet of perimeter landscaping is preserved. The landscaping is still therefore in substantial compliance with the approved site plan and Title 19 perimeter landscaping requirements.

B) General Analysis and Discussion

•Zoning

The church and school site is zoned C-V (Civic). This district is intended to provide for the continuation of existing public uses and uses that are operated or controlled by any recognized religious fraternal, veteran, civic or service organization.

- Site Plan

The proposed temporary structures meet previous site development requirements and Code standards. However, the six existing structures have been in place since the early 1990s with no formal plans to expand the current school facilities. Staff is concerned with the incremental development of the site on a temporary basis without benefit of a plan for permanent expansion of the school. Access to the proposed structures for emergency vehicles is not adequate, consisting of a layer of gravel behind the existing structures leading to emergency crash gates at Herford Lane. This access should be paved. A development plan for the overall site indicating phasing of a permanent expansion of the existing school shall also be required prior to the issuance of a Certificate of Occupancy for any of the proposed temporary structures. A time limit of four years is recommended for these buildings to allow time for expansion of permanent facilities. After four years, the structures must be removed.

- Waivers

No Waivers are requested as part of this Site Development Plan Review.

- Landscape Plan

The southern portable building will replace some of the existing turf on the interior of the development. Perimeter landscaping will remain in compliance with typical Title 19 requirements, except for the eastern property line adjacent to the classrooms, where landscaping has not been provided. A variety of five-gallon shrubs, including Heavenly Cloud Sage, Red Hesperaloe, Chaparral Sage, New Gold Lantana and Agave, are provided around the proposed temporary structures. Additional landscaping should be provided along the entire row of temporary structures to enhance their appearance and for continuity of development.

- Elevation

The elevations show pre-fabricated hardboard structures with a low-angle sloping roof. Doors are located on both ends of the long side of the structure. The entirety of each structure is to be colored tan (Navajo White). The structures will be compatible with existing structures on the site.

- Floor Plan

The floor plan indicates that each temporary building will contain one classroom. The space can be partitioned into smaller areas.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The temporary structures are appropriately placed on the site plan. However, development of the site over time should include plans for permanent expansion of the school. A time limit of four years is recommended for these buildings to allow time for expansion of permanent facilities. After four years, the structures should be removed, as they are located adjacent to existing single-family development and are not intended to remain in this location.

- 2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;**

The proposed temporary structures are consistent with all plans, policies and standards. The existing parking area needs to accommodate two additional van accessible handicap parking spaces.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access from Bonanza Road, a 100-foot Primary Arterial, and Harris Avenue, a 60-foot right-of-way, serve the needs of the church and school on this site. However, access to the temporary structures remains unpaved, with no formal plans submitted for improvement.

- 4. Building and landscape materials are appropriate for the areas and for the City;**

Building materials are appropriate for temporary structures. The proposed landscaping is minimal, controls dust, and complements the existing interior and perimeter landscaping.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The pre-fabricated modular buildings will be painted an appropriate color for the surrounding area and will blend in with the existing structures.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed modular buildings will be subject to inspection prior to occupancy, thereby protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 26

SENATE DISTRICT 10

NOTICES MAILED 1,036 by Planning Department

APPROVALS 0

PROTESTS 0