

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 23, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

VAR-23073 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JELENA L. KUNOVAC AND ZOPAN BASARABA - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE NONE IS THE MINIMUM REQUIRED FOR A PROPOSED MEDICAL OFFICE DEVELOPMENT on 0.17 acres at 328 South Jones Boulevard (APN 138-36-210-007), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian)

C.C.: 09/19/07

PROTECTIONS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda Support postcard for Items 43 and 44

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, DAVID STEINMAN, STEPHEN EVANS, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL; (Against-SAM DUNNAM); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 43 and 44.

ANDY REED, Planning and Development Department, stated the applicant had created a self-imposed hardship and recommended denial of both applications.



PLANNING COMMISSION MEETING OF: AUGUST 23, 2007

NICK ANTRILLO, 2355 North Christy Lane, appeared with DR. JELENA KUNOVAC, the applicant. MR. ANTRILLO explained this office would be used for medical research and not as a treatment facility and suggested the parking needs would be similar to a general office. He pointed out the building exceeds the general office parking requirements and that the parking variance would not create a hardship. He stated this project would convert an existing residential home into a medical office and explained residential nature of the building needed several variance from the Code. MR. ANTRILLO noted the size of the building would be reduced to allow more space for parking and traffic flow. He noted additional parking could be provided with the reduction in the amount of available landscaping. At staff's suggestion, he stated he had attempted to meet with the adjacent property owners to explore possible shared access and parking agreements, but the owners had refused to meet with him. He agreed to all conditions and requested approval.

DR. JELENA KUNOVAC, 7015 Canino De Cid, La Jolla, California, stated she was a psychiatrist with experience in conducting clinical research. She described how the office would operate, emphasizing the low numbers of patients she would be seeing and the small staff she would employ. She also pointed out that the office would be accessible and that the majority of her patients use public transportation.

TODD FARLOW, 2400 North 19th Street, confirmed DR. KUNOVAC'S description of how a psychiatric research office functioned and expressed his support.

COMMISSIONER EVANS suggested that this business might be more appropriate in a medical district. He expressed concern with the variances requested and with the recent Code Enforcement actions against this property.

MARGO WHEELER, Director of Planning and Development Department, clarified that the variances and waivers associated with this project are independent from any previous variances and waivers.

DR. KUNOVAC apologized for the Code violation and stated the issues had been addressed. She explained she was in the process of moving to Las Vegas and assured the Commissioners that the situation would not happen again.

COMMISSIONER TROWBRIDGE expressed his support of the parking variance, but expressed concern with the landscaping. He noted the inconsistent landscaping along Jones Boulevard is a contributing factor to the area's problems and encouraged the applicant to install intense landscaping along the street. COMMISSIONER EVANS echoed COMMISSIONER TROWBRIDGE'S concerns. MR. ANTRILLO accepted COMMISSIONER TROWBRIDGE'S suggestions and stated he would work with the Nevada Department of Transportation to see if they could be implemented.

PLANNING COMMISSION MEETING OF: AUGUST 23, 2007

COMMISSIONER TRUESDELL acknowledged that mistakes had been made developing Jones Boulevard and suggested one solution would be to develop projects which would improve the area. He observed the applicant was working to mitigate the parking deficiency and expressed his support.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 43 and 44.

