



## AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 15, 2007  
DEPARTMENT: PLANNING AND DEVELOPMENT  
ITEM DESCRIPTION: SDR-19659 - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC

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### **\*\* CONDITIONS \*\***

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

#### **Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-21991), Waiver (WVR-19668), Variance (VAR-19665), Variance (VAR-19666) Special Use Permit (SUP-19661), Special Use Permit (SUP-20052) and Vacation (VAC-19669) shall be required.
2. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
3. 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. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, date stamped 05/15/07; landscape plan, date stamped 03/09/07; and building elevations, date stamped 07/12/07, except as amended by conditions herein.
5. A Waiver from LVMC 19.12.040 is hereby approved, to allow a perimeter landscape buffer of one foot along the southern property line where 15 feet are required.
6. A Waiver from LVMC 19.12.040 is hereby approved, to allow a perimeter landscape buffer of as little as three feet along the interior property lines as indicated on the landscape plan, date stamped 03/09/07, where eight feet is required.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

8. 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.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
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 in size shall meet the standards of LVMC Title 19.12.040.
12. Any property line wall shall be decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

16. A Petition of Vacation, such as VAC-19669, shall be recorded for the full width of Encanto Drive adjacent to Assessors Parcel Number 139-27-812-017 prior to the issuance of any permits for this site or the recordation of a map, whichever may occur first. In addition, a Waiver of Title 18.12.130, such as WVR-19668, shall be approved to allow Encanto Drive to terminate with a dead-end prior to the issuance of any permits for this site. If a Vacation and/or Waiver are not approved, dedication and construction of a cul-de-sac meeting current City Standards at the end of Encanto Drive will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.

17. Dedicate additional right-of-way adjacent to this southeast corner of this site to provide for a uniform right-of-way width on Bonanza Road prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
21. 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, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
22. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Bonanza Road.

23. Landscape and maintain all unimproved right-of-way, if any, on Bonanza Road adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Submit an Encroachment Agreement for all landscaping, if any, located in the Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site.
25. Site development to comply with all applicable conditions of approval for Waiver WVR-19668 and all other applicable site-related actions.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This request is for a Site Development Plan Review for a proposed expansion to an existing multi-family residential/single room occupancy residential building on 2.30 acres at 525 East Bonanza Road and 602 Encato Drive. This location also serves as the operations/program site for the United States Veterans Initiative.

The applicant indicates that the existing building will be expanded to include 77 new residential units, 3,506 square feet of new dining and kitchen facilities, and 4,913 square feet of new office space/support facilities. Further, the applicant proposes a second, four-story building on the rear of the site that will accommodate an additional 34 residential units. The extent of the changes to the site, which necessitate multiple deviations from standards, are not compatible with adjacent development and denial of this request is recommended.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
10/19/83	The City Council approved a Rezoning (Z-0076-83) to C-2 (General Commercial) on a portion of the subject site for a proposed hotel. The Planning Commission recommended approval.
08/21/02	The City Council approved a Special Use Permit (U-0077-02) and a Site Development Plan Review [Z-0076-83(2)] for a 216-unit single room occupancy residence, and a Variance (V-0042-02) to allow for reduced parking on a portion of the subject site. The Planning Commission and staff recommended approval.
10/01/03	The City Council approved an Extension of Time (EOT-2778) for the approved Variance (V-0042-02) to allow for a reduction in parking for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2004. The Planning Commission and staff recommended approval.
08/18/04	The City Council approved an Extension of Time (EOT-4779) for the approved Variance (V-0042-02) to allow for a reduction in parking and an Extension of Time (EOT-4778) for the approved Site Development Plan Review [Z-0076-83(1)] for the 216-unit single room occupancy residence on a portion of the subject site, with an expiration date of August 21, 2006. Staff recommended approval.
04/26/07	The Planning Commission held this item in abeyance at the applicants request.

07/12/07	<p>The Planning Commission recommended approval of companion items ZON-21991, WVR-19668, VAR-19665, VAR-19666, SUP-19661, SUP-20052, SUP-20822 and VAC-19669 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #30/rts).</p>
<b><i>Related Building Permits/Business Licenses</i></b>	
09/11/91	<p>A business license, H05-01011, for a Hotel - 199 rooms or less category license was re-classified from an A07 (Apartment House) category license by the Department of Finance and Business Services. Due to a change of name and ownership this license was re-issued on 07/24/00. *</p>
03/16/06	<p>A business license, N41-94602, for a NP Social Services category license was processed in by the Department of Finance and Business Services. This license was denied by the Planning and Development Department on 02/06/07, pending approval of a Special Use Permit (SUP-20052) for a Social Service Provider use. This license has not been issued as of 04/09/07.</p>
03/19/07	<p>A business license, N42-91916, for a NP Intermediary Housing category license was processed in by the Department of Finance and Business Services. This license was denied by the Planning and Development Department on 04/04/07, pending approval of a Special Use Permit (SUP-19661) for a Single Room Occupancy Residence use. This license has not been issued as of 04/09/07.</p>
<b><i>Pre-Application Meeting</i></b>	
03/13/07	<p>A pre-application meeting was held and elements of this application were discussed. At this meeting the GPA and changes to the zoning request were suggested. Submittal requirements were discussed.</p>
<b><i>Neighborhood Meeting</i></b>	
3/29/07	<p>A neighborhood meeting was held at US. Veteran's Initiative 525 E. Bonanza Road. Seven members of the public attended. The applicant gave a thorough description of the proposed expansion plan and described the services that would be offered. No member of the public had questions or comments about the project. NOTE: This meeting was held prior to the present entitlement application configuration and was based on the C-V (Civic) zoning package.</p>

\* This license was issued with no apparent Planning and Development Department review.

<b>Field Check</b>	
03/14/07	The Department of Planning and Development conducted a site visit that found that the site was in operation as a multi-family residential/single room occupancy residence establishment. The social service provider use, United States Veterans Initiative Program, was active and utilizing both this principle site and the neighboring site (610 North Las Vegas Boulevard). The director gave a tour of the facilities used by the program and explained the process for residents to meet the qualifications for admittance.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	2.77
Net Acres	2.30

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Single Room Occupancy Residence	MXU (Mixed Use)	C-2 (General Commercial)
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential) [Proposed: C-2 (General Commercial)]
North	General Retail, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Government Facility	PF (Public Facility)	C-V (Civic)
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
East	Government Facility	PF (Public Facility)	C-V (Civic)
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>			
Downtown North Land Use Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
A-O (Airport Overlay) District	X		Y
<b>Trails</b>		X	n/a
<b>Rural Preservation Overlay District</b>		X	n/a
<b>Development Impact Notification Assessment</b>		X	n/a
<b>Project of Regional Significance</b>		X	n/a

## DEVELOPMENT STANDARDS

*Pursuant to Title 19.08.060, the following residential adjacency standards apply:*

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	>100 Feet	Y
Min. Setbacks			
• Front	20 Feet	10 Feet	N *
• Side	10 Feet	8.5 Feet	N *
• Corner	15 Feet	n/a	n/a
• Rear	20 Feet	20 Feet	Y **
Min. Setback from a Primary Arterial Street	44 Feet	10 Feet	N *
Min. Distance Between Buildings	n/a	20 Feet	n/a
Max. Building Height	n/a	53 Feet	n/a
Trash Enclosure	Screened and Covered	Screened and Covered	Y
Mech. Equipment	Screened	Screened	Y

\* A Variance (VAR-19665) is being heard concurrently with this item. If approved it would allow a front setback of ten feet where 20 feet would be required and a side yard setback of 8.5 feet where 10 feet is required. Additionally, it would allow a step back from a collector street of ten feet where 44 feet would be required.

\*\* The setback complies with C-2 (General Commercial) district standards, but does not comply with Residential Adjacency setbacks.

*Pursuant to Title 19.08.060, the following residential adjacency standards apply:*

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	127.5 Feet	66.42 Feet	N *
Adjacent development matching setback	5 Feet	39.42 Feet	Y
Trash Enclosure	50 Feet	>50 Feet	Y

\* A Variance (VAR-19665) is being heard concurrently with this item. If approved it would allow a residential adjacency setback of 66.42 feet where 127.5 feet would be required.

**Pursuant to Title 19.10 and 19.12, the following landscaping standards apply:**

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Parking Area	1 Tree / 6 Spaces	10 Trees *	10 Trees	Y
Buffer: Min. Trees	1 Tree / 20 Linear Feet	77 Trees	80 Trees	Y **
<b>TOTAL</b>		87 Trees	90 Trees	Y
Min. Zone Width				
	8 Feet @ North - Interior P L (Adj. to R-1 Zone)		10 Feet (Double row of 24-inch box trees)	Y
	8 Feet @ North - Interior P L (Adj. to C-V Zone)		3 Feet	N ***
	8 Feet @ North - Interior P L (Adj. to C-2 Zone)		3 Feet	N ***
	8 Feet @ East - Interior P L (Adj. to C-V Zone)		10 Feet	Y
	8 Feet @ West - Interior P L (Adj. to C-V Zone)		6 Feet	N ***
	15 Feet @ South - P L @ ROW (Adj. to E. Bonanza Rd.)		1 Foot (LS in ROW via PW Encroachment)	N ***
Wall Height	6 Feet		6 Foot Existing and Proposed CMU at Rear of Site	Y

\* Parking is provided for 155 vehicles, but only 59 spaces are uncovered surface parking spaces. This calculation is based only on the open parking lot spaces.

\*\* This includes the trees planted in the right-of-way at Bonanza Road that requires an encroachment agreement with the City.

\*\*\* There is a waiver request as a part of this review to allow as little as a one-foot perimeter landscape buffer at the right-of-way (south property line) where 15 feet is required. The waiver also requests that perimeter landscape buffers along various portions of the interior property lines be allowed to be three feet wide where eight feet is required. If approved, the waiver would grant relief from the city standard.

**Pursuant to Title 19.04 and 19.10, the following parking standards apply:**

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Parking Ratio</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>
			<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Single Room Occupancy Residence	260 Units	0.75 Spaces / Dwelling Unit	189 Spaces	6 Spaces	126 Spaces	4 Spaces	N *
Social Service Provider	7, 278 SF	1 Space / 300 SF GFA	24 Spaces	1 Space	24 Spaces	1 Space	N *
<b>SubTotal</b>			213 Spaces	7 Spaces	150 Spaces	5 Spaces	N *
<b>TOTAL (including handicap)</b>			220 Spaces		155 Spaces		N *
Percent Deviation			≈ 29.54 % Reduction in Parking Spaces				
Loading Spaces	7,278 SF **	1 Space @ less than 10,000 SF	1 Space		1 Space		Y

\* If approved, the companion Variance (VAR-19666) would allow 155 parking spaces where 220 parking spaces are required, thus granting relief from the city standard.

\*\* The gross floor area (GFA) utilized to compute the required number of loading spaces is based off of the non-residential area of the facility as this is the primary area of use that would necessitate the potential need for loading and unloading.

<b>Comparison of the Parking Approvals for this Site Over Time</b>				
	<b>Original Site Approval</b>	<b>Previously Approved w/SRO Use</b>	<b>Proposed w/SRO &amp; Social Service Provider Uses</b>	<b>Difference</b>
	<b>Z-0076-83</b>	<b>Z-0076-83 (2) &amp; V-0042-02</b>	<b>SDR-19659 &amp; VAR-19666</b>	<b>Z-0076-83 (2) Approval vs. Proposed</b>
Number of Units	150 Motel Rooms	216 SRO Rooms	260 SRO Rooms	44 More SRO Rooms
Square Footage of Office Space	None Specified	None Specified	7,278 SF For Social Service Provider Use	7,278 SF of Office Space Designated
Total Building Square Footage	70,992 SF	94,186 SF	118,251 SF	24,065 SF More of Building Square Footage
Total Site Square Footage	77,101 SF	91,733 SF	120,641 SF	28,908 SF More of Site Square Footage
Parking Required	150 Spaces	306 Spaces	220 Spaces	86 Fewer Spaces Required
Parking Allowed / Requested	174 Spaces	159 Spaces	155 Spaces	4 Fewer Spaces Requested to be Allowed
Percent Deviation	16 % Surplus	≈ 48.04 % Reduction	≈ 29.54 % Reduction	≈ 18.5 % Reduction in the Requested Deviation

<b>Waivers</b>		
<b>Request</b>	<b>Requirement</b>	<b>Staff Recommendation</b>
To provide as little as one foot of perimeter landscape buffer along the southern lot line along the ROW	15 FT	Denial
To provide as little as three feet of perimeter landscape buffer along the interior property lines	8 FT	Denial

<b>Freestanding Signs: [Existing Freestanding Sign]</b>		
<b>Standards</b>	<b>Allowed</b>	<b>Provided</b>
Maximum Number	1 / 200 Feet of Street Frontage 3 total	1 / 636 Feet of Street Frontage 1 total
Maximum Area	1272 SF. Total	184 SF
Maximum Height	40 Feet	64 Feet
Minimum Setback	5 Feet	Encroaches 4 Feet into ROW
Illumination	Internal/External	No Illumination Indicated

<b>Wall Signs: [Southern Elevation]</b>	
<b>Standards</b>	<b>Allowed</b>
Maximum Number	No Specific Limit (May not exceed total allowable area)
Maximum Area	20% of the Elevation
Maximum Projection	1 Foot Above Roofline / 4 Feet From Structure
Illumination	Internal/External

## ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as MXU (Mixed Use) on the Redevelopment Plan Area Map of the General Plan. This category allows for a mix of uses that are normally allowed within the L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The project proposes to expand the existing multifamily/single room occupancy residential establishment that provides an affordable housing option in the area and provides a veterans service program on the 2.77 acres site. The veterans service program is

deemed a social service provider use. The proposed expansion of the existing multi-family residential/single room occupancy residence use and the addition of the social service provider use are permissible under the MXU (Mixed Use) designation.

There is a companion Rezoning (ZON-21991) that proposes to change a portion of the project sites zoning from R-1 (Single Family Residential) to C-2 (General Commercial). The proposed C-2 (General Commercial) zoning district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The existing and proposed uses established at this location are permissible, with the approval of a Special Use Permit (SUP-19661 and SUP-20052), in a C-2 (General Commercial) zoning district which is compatible with the MXU (Mixed Use) General Plan designation.

The site is within the McCarran International Airport Overlay Map portion of the Airport Overlay District. This is a developed site with an overlay height limitation of 200 feet and is in compliance with Title 19.06.080.

The site encompasses two parcels with a proposed building built at the lot lines. Additionally, should the parcels in the future become separate developments the site will be placed out of conformance with the development standards for the C-2 (General Commercial) zoning district. For this reason a condition has been added to this review that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

This site development plan review has been submitted in conjunction with a proposed General Plan Amendment (GPA-20611) to change the designation to PF (Public Facilities) which is being withdrawn; Rezoning (ZON-19662) to change to C-V (Civic) zoning which is being withdrawn; Rezoning (ZON-21991) to change the entire project site to C-2 (General Commercial) zoning; two Variances (VAR-19665 and VAR-19666) to allow deviations from setback, residential adjacency, step back, and parking standards; two Special Use Permits (SUP-19661 and SUP-20052) to allow the expansion of the Single Room Occupancy Residential use and to allow the Social Service Provider use; a Waiver of Title 18.12.130 (WVR-19668) to allow a dead-end street after the vacation of a portion of Encanto Drive; and a Vacation (VAC-19669) of approximately 101 feet of Encanto Drive.

- Site Plan

The site lies just east of the intersection of North Las Vegas Boulevard and East Bonanza Road. This is an existing multi-family residential/single room occupancy residence establishment that houses the United States Veterans Initiative Program.

The site was originally approved as a motel building and has subsequently been converted into its current configuration to support the multi-family residential use

through efficiency apartments and the single room occupancy residence use which allows the residents access to community meals and other common facilities and services. The site plan illustrates an expansion of the existing building, increasing the footprint of the building towards the west property line. The expansion will include additional ground level parking, a new pool/community area, and new first floor office/support areas for the United States Veterans Initiative Program. Further, the proposed addition will provide added residential units on the second through fifth floors. There is also a second building proposed for the site that is to be located to the rear of the existing building on the lot currently addressed as 602 Encanto Drive. This new building will have ground level parking with residential units on the second, third, and fourth floors.

The site as designed requires a waivers of the landscaping standards as well as deviations from standards for the front and side setbacks, residential adjacency setback, step back from a collector street, and parking requirements. The applicant is requesting a Variance (VAR-19666) to allow 155 parking spaces were 220 parking spaces are required for the intended uses. The proposed intensity of the development in conjunction with the existing buildings position on the site, various dedications for right-of-way and position of neighboring development have necessitated a variance (VAR-19665) to allow a setback of ten feet in the front where 20 feet is required and an 8.5-foot setback on the western side where ten feet is the requirement. Further, due to the height of the proposed second building at the rear of the site, the 3:1 proximity slope calculation requires a residential adjacency setback of 127.5 feet while the project only proposes a 66.42-foot setback. Additionally, the expansion of the existing building does not meet the 1:1 step back requirement for the portion of a building above 35 feet when adjacent to a collector street. Under the proposed C-2 (General Commercial) zoning district the expansion as proposed is deemed too intensive for this location.

The site plan includes an existing freestanding sign in the front of the development that encroaches into the right-of-way approximately four feet. The applicant wishes to retain this sign which exceeds the present height limit for a freestanding sign within a C-2 (General Commercial) zoning district.

- Landscape Plan

The landscape plan depicts various landscape buffers around the perimeter of this site. A waiver has been requested as a part of this review to allow portions of the perimeter landscape buffers to be reduced. The portion of the site where the new building is intended (presently the R-1 (Single Family Residential) lot and the sites portion of the Encanto vacation) has landscape buffers of five feet abutting the neighboring C-2 (General Commercial) lots portion of the Encanto vacation to the west, ten feet abutting the R-1 (Single Family Residential) lot to the north, and six feet abutting the C-V (Civic) parcel to the east. The buffers for the larger parcel, where the existing building is, are three-foot along the northeastern and northwestern property lines abutting the C-2 (General Commercial) and C-2 (General Commercial) properties. The buffer is six-feet

along the western property line abutting the C-1 (Limited Commercial) property and ten-feet along the eastern property line abutting the C-V (Civic) property.

The perimeter landscape buffers are depicted as having a minimum 24-inch box tree planted every 20 feet on center, with a double row planted at the far northern property line adjacent to the residential lot. Due to much of the parking being at ground level but under the buildings there is limited parking lot landscaping.

- Elevations/Floor Plan

The building elevations illustrate some façade work along the front, southern side of the existing building to complement the proposed addition and new building. The existing building will be at 43.75 feet while the proposed addition will bring the western portion of the building up to 53 feet. The elevations indicate the applicants intention to place wall signage in three places on the front, southern elevation of the expansion. The elevation does not indicate what or who the signage is for. Any new signage must be reviewed at the time of sign permit application and must adhere to Title 19.14.060(F)(11).

The floor plans show that there will be added residential units and increased office and program areas as apart of the expansion of the existing building. Further, the floor plans show that the new building will contain only residential units.

This request is not compatible with the existing commercial, residential, and government facility developments in the area due to the required waivers and Variances (VAR-19665 and VAR-19666). Therefore, staff is recommending denial of this Site Development Plan Review.

## 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 proposed development is not compatible with adjacent residential developments in the surrounding area as it requires multiple deviations from design standards including a variance to allow a reduced residential adjacency setback.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan, but is not consistent with Title 19 development, parking, or landscape standards.

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

The subject site is adjacent to East Bonanza Road, a 100-foot wide primary arterial street that should be adequate to support the proposed use.

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

The building elevations depict design and materials that provide an acceptable building and are compatible with the surrounding residential, commercial, and government facility developments. The proposed landscaping is adequate to screen the site from neighboring properties in this area.

- 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 proposed expansion of the existing multi-family residential/single room occupancy residence use and addition of the social service provider use are compatible with other development in the area from a building elevation, design characteristics and aesthetic features point of view.

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

The proposed expansion of the existing multi-family residential/single room occupancy residence use and addition of the social service provider use are subject to regular building and business licensing inspections and therefore should not compromise the public health, safety or welfare.

**SENATE DISTRICT**            4

**NOTICES MAILED**        218 by Planning Department

**APPROVALS**                1

**PROTESTS**                 1