



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 9, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-25265 - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-25069) and Special Use Permits (SUP-25267 and SUP-25268) shall be required.
2. 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.
3. The existing chain link construction fence must be brought into conformance with the Construction Standards outlined in Subsection VII.C.8 of the Downtown Centennial Plan.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 12/05/07, and building elevations, date stamped 11/07/07 and 11/20/07, except as amended by conditions herein.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the changes herein. Specifically, the streetscape and off-site improvements at the intersection of 1st Street and Gass Avenue and along South 1st Street must comply with Graphic 5 of Section V of the Downtown Centennial Plan.
6. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: tabulate all tree heights along with the quantities and sizes of all trees and shrubs.

7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
12. 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.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
15. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & Rs.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
18. A revised west elevation plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a tentative map, to reflect the changes herein. Specifically, the revised elevation shall make the necessary changes to reflect the 1st Street parking entrance as referenced on the site plan, date stamped 12/05/07.

Public Works

19. Dedicate a 10-foot radius on the southeast corner of 1st Street and Gass Avenue adjacent to this site prior to the issuance of any permits.
20. Coordinate with the City Surveyor to determine whether a Merger and ReSubdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
21. 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 new improvements shall be constructed to the Downtown Centennial Plan Standards, unless specifically allowed otherwise through conditions herein. Include an offsite Geotechnical Pavement Design recommendation for all asphalt pavement required for completion of this project.
22. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
23. A Traffic Impact Analysis that includes a queuing analysis for the proposed driveways 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.

24. A Drainage Plan and Technical Drainage Study for all of the parcels Rezoned with ZON-25069, 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 submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
25. Landscape and maintain all unimproved rights-of-way, if any, on First Street and Gass Avenue 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.
26. Submit an Encroachment Agreement for all landscaping, if any, located in the First Street and Gass Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
27. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings,

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed 50-story mixed-use development that includes 15,000 square feet of commercial space and 700 residential condominium units on 0.72 acres adjacent to the southeast corner of 1st Street and Gass Avenue. This site is one of two independent, but companion, mixed-use developments proposed for the western half of this block.

The applicant indicates that the by providing quality condominium housing in this area that additional revitalization and redevelopment will be spurred as a result and that this development will further reinforce the positive transformation under way in this part of downtown. The proposed development and potential uses are appropriate for the proposed C-2 (General Commercial) zoning district and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a request for a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south.
11/29/07	The Planning Commission is scheduled to hear a Rezoning (ZON-25069) request that proposes to change the zoning on the subject site from C-M (Commercial/Industrial) to C-2 (General Commercial). Staff has recommended approval.
11/29/07	The Planning Commission is scheduled to hear a Special Use Permit (SUP-25070) and Site Development Plan Review (SDR-25072) for a proposed 14-story mixed-use project on the adjacent site to the south. That project is complimentary to the development proposed as a part of this application.
12/06/07	The Planning Commission recommended approval of companion items SUP-25267 and SUP-25268 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #32/rts).

<i>Related Building Permits/Business Licenses</i>	
06/22/07	A building permit application, plan check OTC-92409, was submitted for the site. This was for a plan check review for the demolition of the multi-family residential structures that were on a portion of the subject site. This permit was reviewed by the Planning and Development Department and issued by the Building and Safety Department the same day as submitted. This permit has not received a final inspection as of 10/31/07.

<i>Pre-Application Meeting</i>	
09/27/07	A pre-application meeting was held, where submittal requirements and elements of this application were discussed. Specifically, the Building and Safety Department reviewed the requirements for the placement of the accessible parking spaces and the Public Works Department reviewed the need for a traffic study and encroachment agreements.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Field Check</i>	
09/27/07	The Department of Planning and Development conducted a site visit that found that this was an undeveloped site that has previously had improvements that have been removed. There is temporary, unscreened chain link fencing around the site. *

- * A condition of approval has been added to this review that the existing chain link construction fencing be brought up to the Construction Standards outlined in Subsection VII.C.8 of the Downtown Centennial Plan. Specifically, these standards call for a privacy screen to be utilized when chain link is used as a temporary fencing material for a development within the Downtown Centennial Plan area.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.72

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed Use)	C-M (Commercial / Industrial) [Proposed: C-2 (General Commercial)]
North	Multi-family Residential	MXU (Mixed Use)	C-M (Commercial / Industrial)
	Office, Other Than Listed	MXU (Mixed Use)	C-M (Commercial / Industrial)

	Single Family, Detached	MXU (Mixed Use)	C-M (Commercial / Industrial)
South	Undeveloped	MXU (Mixed Use)	C-M (Commercial / Industrial) [Proposed: C- 2 (General Commercial)]
East	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
West	Office, Other Than Listed	MXU (Mixed Use)	C-M (Commercial / Industrial)
	General Retail, Other Than Listed	MXU (Mixed Use)	C-M (Commercial / Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O (Airport Overlay) District (200 Feet)	X		N *
Live/Work Overlay District	X		Y
Trails (Art Trail)	X		N **
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment	X		Y ***
Project of Regional Significance		X	n/a

* The proposed height of the towers, 550 feet, exceeds the height limitation of 200 feet for this area established by the North Las Vegas Airport Overlay Map portion of A-O (Airport Overlay) District. A Special Use Permit (SUP-25267) has been submitted pursuant to Title 19.06.080 and if approved would grant relief from the height limitation.

** A condition has been added to this review that the revised site plan depict the streetscape improvements along South 1st Street and at the intersection of 1st Street and Gass Avenue so that they conform with Graphic 5 of Section V of the Downtown Centennial Plan.

*** Pursuant to Ordinance #5227, the project under review outlines a project that meets the threshold that defines a Project of Significant Impact as outlined in the ordinance for a development in excess of 500 residential units. The applicant has prepared an impact report as required by the Ordinance for referral to affected agencies. As of 11/16/07, comments have only been received from the Las Vegas Metropolitan Police Department. The Las Vegas Metropolitan Police Department notes that the proposed development will increase the service population by two percent and that this could result in additional calls for service and response times could increase.

DEVELOPMENT STANDARDS

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. A comparison of the typical parking requirement and what is provided is detailed below:

Pursuant to the Downtown Centennial Plan, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	n/a	38,500 SF	n/a
Min. Lot Width	n/a	140 Feet	n/a
Min. Setbacks			
• Front	0 Feet (at least 70%)	0 Feet	Y
• Side	n/a	0 Feet	n/a
• Corner	0 Feet (at least 70%)	0 Feet	Y
• Rear	n/a	0 Feet	n/a
Max. Lot Coverage	Unlimited	100%	Y
Max. Building Height	n/a	550 Feet (50-Stories)	n/a
Trash Enclosure	Gated and Screened	Enclosure (A part of the building, access from alleyway)	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to the Downtown Centennial Plan, the following landscape and buffer standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces (located in islands and/or at the perimeter)	0 Trees (Parking is internal to the building)	0 Trees	Y
TOTAL		0 Trees	0 Trees	Y
Min. Zone Width	n/a		0 Feet	n/a
Landscape Area Required	0 Feet (No surface parking)		0 SF	Y

Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
East/West Street (Gass Avenue)	1 Shade Tree @ 15-20 O.C. Maximum (min. 24 box) 7 Shade Trees	7 Shade Trees (24 box)	Y
North/South Street (1 st Street)	1 Palm Tree @ 30 O.C. Maximum (min. 25 height) 10 Palm Trees	12 Palm Trees (25 high)	Y
Right-of Way Improvements:	Sidewalk and Amenity Zones (Per Graphics 5, 11 & 12 of the Downtown Centennial Plan)	Sidewalk and Amenity Zones (Per Graphics 11 & 12 of the Downtown Centennial Plan)	N *

- * A condition has been added to this review that the revised site plan depict the streetscape improvements along South 1st Street and at the intersection of 1st Street and Gass Avenue so that they conform with Graphic 5 of Section V of the Downtown Centennial Plan.

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

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial, Other Than Listed	15,000 SF	1 Space / 175 SF	82 Spaces	4 Spaces	15 Spaces	1 Space	Y *
Condominium	392 Units	1.25 Spaces / Studio or 1 Bedroom Unit	482 Spaces	8 Spaces	392 Spaces	7 Space	Y *
	308 Units	1.75 Spaces / 2 Bedroom Unit	532 Spaces	7 Space	308 Spaces	7 Space	Y *
Sub-total	15,000 SF / 700 Units		1,096 Spaces	19 Spaces	700 Spaces	15 Spaces	Y *
TOTAL (including handicap)	15,000 SF / 700 Units		1,115 Spaces		715 Spaces		Y *

- * Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements.

ANALYSIS

The subject site is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and is designated as MXU (Mixed Use). The MXU (Mixed Use) designation allow uses comparable to the following land use categories: 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). The proposed use is compatible with this land use designation and the neighboring zoning districts, which are intended for higher intensity commercial uses.

There is a Rezoning (ZON-25069) proposed to change the zoning of the subject site from a C-M (Commercial/Industrial) zoning district to a C-2 (General Commercial) zoning district. The proposed uses to be established at this location are permissible in a C-2 (General Commercial) zoning district which is compatible with the MXU (Mixed Use) General Plan designation.

As previously noted, the parcels are within the boundaries of the Las Vegas Redevelopment Area, with a MXU (Mixed Use) land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City. The proposed development is in compliance with the MXU (Mixed Use) designation.

The site is within the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. The proposed height of the towers, 550 feet, exceeds the height limitation of 200 feet for this area. A Special Use Permit (SUP-25267) has been submitted pursuant to Title 19.06.080 and if approved would grant relief from the height limitation.

This site is within the Live/Work Overlay district. The mixed-use nature of the proposed development will offer employment and housing options on-site; however, the project does not include any live/work units as outlined in Title 19.06.130.

The subject parcels are within the Las Vegas Downtown Centennial Plan boundaries, and are located in the Downtown South district, which is a mixed-use area containing a wide variety of land uses and density of existing utilitarian buildings. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Pursuant to Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of development standards for building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The proposed development conforms to the applicable setbacks and lot coverage requirements specified by the Downtown Centennial Plan; height limits and parking requirements are not automatically applied.

The site encompasses four parcels with a proposed building built across the lot lines. As it is the stated intention of the applicant to create a mixed-use subdivision, there will need to be a tentative map review and final map technical review prior to any building permits being issued.

- **Site Plan**

The site plan is in compliance with the standards of the proposed C-2 (General Commercial) zoning district and the Downtown Centennial Plans Downtown South district standards. This location will service as the larger of two adjacent mixed-use developments that includes this 50-story mixed use building and a smaller 14-story building, on the neighboring parcels.

The site is located at the southeast corner of South 1st Street and Gass Avenue. This site consists of four undeveloped parcels of land within the city's Downtown South district. The site plan illustrates a single mixed-use building that becomes two towers above the ninth floor amenity level. The base of the towers, the ninth floor and below, is one building mass that is intended to be built to the property lines adjacent to the Gass Avenue and South 1st Street right-of-ways. The ground level commercial is setback under an arcade along the 10-foot wide sidewalk.

The site plan indicates that 715 parking spaces will be provided within the subterranean and above ground parking structure that makes up the basement and second through eighth floors of the building. The parking provided for this development is consistent with other similar approvals within the Downtown Centennial Plan area and should be adequate to meet the needs of this project. The parking is accessed off of South 1st Street at the southwestern corner of the building and from the alleyway on the eastern side of the building.

- **Landscape Plan**

The landscape plan reflects landscaping will be provided within the proposed residential amenity deck on the ninth floor. This includes landscaping in various configurations surrounding the pool area and as screening for the private decks on this level. The proposed mixed-use development has no perimeter landscape buffers at the site's property lines due to the zero-foot setbacks.

The streetscape requirements for the Downtown South district require 10 palm trees to be planted within the South 1st Street amenity zone and seven shade trees to be planted within the Gass Avenue amenity zone. The landscape plan submitted shows 12 palm trees properly spaced at a maximum of 35 feet on center, indicated by notation at 20 feet on center along South 1st Street. The palm trees depicted are indicated at a height of 25 feet as required by the Downtown South district standards. Further, there are seven shade trees indicated at a notated separation of 20 feet on center per the Downtown South district standards for the Gass Avenue amenity zone. A condition of approval has been added that the required technical landscape plan include in the legend tabulation the heights and sizes of all trees and shrubs to be planted within the streetscape amenity zone and that they must be in compliance with the plan standards for this district.

- **Trail**

The Arts Trail is designated for the 1st Street alignment from Boulder Avenue to the Fremont Street Experience. The Arts Trail is intended to function as a major pedestrian link between 18b The Las Vegas Arts District and the Fremont Street Experience located within the Central Casino Core District. Widened sidewalks and an enhanced pedestrian experience shall contribute to the revitalization of this central downtown area. A condition has been added to this review to revise the site plan to depict the off-site improvements at the intersection of 1st Street and Gass Avenue to comply with Graphic 5 of Section V of the Downtown Centennial Plan.

- **Elevations/Floor Plan**

The elevations depict a 50-story high-rise mixed-use development with ground level commercial spaces and residential spaces above which are designed to meet the architectural design standards of the Downtown South district. The building uses canopies at the pedestrian level and fenestration, both textural and color, to breaking up the massing of the building. Further, at the amenity level (ninth floor) the building massing breaks into two residential towers which use balconies and complimentary color schemes to provide additional architectural character and definition. At the top of the each tower and at the building midpoint adjacent to South 1st Street the applicant has included an internally illuminated glass architectural feature that adds a unique element to the buildings exterior façade and helps to tie together the two mixed-use developments proposed for the 1st Street half of this block. Metal mesh is used to screen the openings at the parking levels adjacent to the alleyway. The use of expression lines and the difference in massing, going from a solid base to two towers, visually separates the commercial and parking level portion of the building from the residential. Materials used include smooth finish concrete, glass railings, metal and canvas awnings and glass storefronts. Where the development is adjacent to the interior southern property line the first nine stories (86 feet) are a solid concrete wall. This area is intended to match up with the mixed-use development proposed under a separate Site Development Plan Review (SDR-25072) for the adjacent site. No stepbacks are provided.

The floor plans show that there will be a mix of studio, one, and two bedroom residential units in the building. The residential community pool and activities area will be on a ninth floor deck that will be centered between the two residential towers. The residential units range in size from an approximate 575 square feet for the smaller one bedroom units to 1,080 square feet of living area in the larger two bedroom units.

This Site Development Plan Review has been submitted in conjunction with applications for a Special Use Permit (SUP-25267) to allow a building height of 550 feet where the A-O (Airport Overlay) District height limitation is 200 feet and a Special Use Permit (SUP-25268) to allow a mixed-use development with residential uses in the proposed C-2 (General Commercial) zoning district. The proposed Rezoning (ZON-25069) to change from C-M (Commercial/Industrial) to C-2 (General Commercial) was submitted with the applications for the mixed-use development proposed to the south of the subject site.

The proposed Site Development Plan Review is in conformance with the sites General Plan designation and is appropriate for the proposed zoning district. The proposed mixed-use development meets the standards and objectives of The Downtown Centennial Plan and the request is compatible with the existing mixed-use, commercial and residential developments in the area, staff is in support of this site development plan review request.

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 mixed-use building is compatible with existing and proposed adjacent development and development in the area as it will provide additional commercial space and residential housing within the Downtown South district.

- 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;**

This development is consistent with the General Plan, Title 19, and the Downtown Centennial Plan Downtown South design standards. The development, as conditioned, will be consistent with all code requirements.

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

South 1st Street, an 80-foot local street, will be the principal vehicular access point for the development with additional access off of the alleyway to the east of the property. Further, the site also abuts Gass Avenue, which will be used by pedestrians patronizing the ground-floor commercial businesses. The site has access to public transportation, which will assist in reducing the number of vehicle trips generated by the development. These access points will not negatively impact adjacent roadways or neighborhood traffic provided the development complies with all conditions of the required Traffic Impact Analysis and any mitigation measures suggested.

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

The proposed building and landscape materials are appropriate for the area and the City. Additionally, the landscape materials meet the types required for this area under the Downtown Centennial Plan.

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 building will provide a new aesthetically pleasing mixed-use building to the area that will offer commercial opportunities as well as provide additional urban residential housing that will be harmonious and compatible with development in the area.

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

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction of the building as well routine business license inspections for the tenant commercial spaces.

PLANNING COMMISSION ACTION

The Planning Commission added condition #18.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 233 by Planning Department

APPROVALS 0

PROTESTS 1