

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT CITY COUNCIL MEETING OF: JANUARY 9, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-25058 - PUBLIC HEARING - APPLICANT/OWNER: TIMOTHY O'ROURKE, ET AL - Request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED CONTRACTOR STANT, SHOP AND STORAGE YARD on 0.51 acres at 1700 Western Avenue (APN 102004-702-003), M (Industrial) Zone, Ward 6 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg. 7-0

City Council Meeting 3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg. 6

City Council Meeting 1

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after meeting Recordation notice of Council action and conditions of approval for Items 106-107
8. Backup referenced from the 11-29-07 Planning Commission Meeting Item 40

Motion made by GARY REESE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 106 and 107.

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TIM O'ROURKE, 1716 Highland, appeared on behalf of the applicant and explained that the zero foot side yard setbacks are appropriate for this industrial area, as buildings built in this area have been built on zero lot lines. He has submitted support letters to the Planning staff from adjacent property owners. He showed a plan depicting a better egress from the property. There is a minimum of 5.6 feet to 18.9 feet of landscaping on the west side, on the east side there is 35 feet and the north side has additional landscaping.

COUNCILMAN REESE verified with MR. O'ROURKE that the project will consist of a new office building with a warehouse, similar to the building at 1750 Highland.

MAYOR GOODMAN declared the Public Hearing closed for Items 106 and 107.

