



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 4, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-32826 - APPLICANT/OWNER: PROJECT ALTA, LLC
AND PROJECT ALTA II, LLC

**** CONDITIONS ****

The Planning Commission (6-0-1/mb vote) and staff recommend 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. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plan date stamped 01/28/09; and building elevations, date stamped 12/30/08, except as amended by conditions herein.
3. A Waiver from Title 19.08.050(D)(2)(e) is hereby approved, to allow alternative Building Placement and Orientation.
4. An Exception from Title 19.10.010(J)(11)(a) is hereby approved, to allow a reduced number of parking lot landscape islands, and to allow parking lot diamonds in lieu of landscape islands.
5. An Exception from Title 19.10.010(J)(11)(c) is hereby approved, to allow parking lot diamonds to not have the required four (4) five-gallon shrubs per tree.
6. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the two existing parcels. The mapping action shall be completed and recorded prior to the issuance of any building or grading permits.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - A minimum of four (4) five-gallon shrubs shall be planted for each required tree within the perimeter landscape buffers, open space and plazas, and parking lot islands.

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. No signage is approved as a part of this review. All signage shall be reviewed at the time of permitting by the Building and Safety Department and must adhere to LVMC Title 19.14.
10. Trash enclosure(s) must be screened and roofed using the same design theme and materials similar to those used in the main structure, per LVMC Title 19.08 development standards.
11. Site amenities, including without limitation benches, pergolas, landscaped arbors, artwork and other appropriate landscape features, shall be incorporated into the design of each pedestrian open space/plaza.
12. The height of an installed, raised planter within an open space/plaza shall not exceed two feet, six inches in height, and the height of the planter may be included in measuring the minimum height of five feet in the required landscaping.
13. 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).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
17. 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.

18. 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 20. 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.
19. 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.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

21. Coordinate with the Department of Public Works to discuss issues related to the potential widening of Martin L. King Boulevard adjacent to this site. The layout of this site shall provide appropriate building setbacks to accommodate potential widening of Martin L. King Boulevard in accordance with the proposed roadway alignment shown in the Environmental Impact Study proposed by the Nevada Department of Transportation for the Project Neon improvement project.
22. Dedicate an additional 20 feet of right-of-way adjacent to this site for Alta Drive, an additional 10 feet for Martin L. King Boulevard and a 54 foot radius on the northwest corner of Alta Drive and Martin L. King Boulevard concurrent with development of this site. Also, dedicate appropriate right-of-way for a bus turnout/deceleration lane on Alta Drive per Standard Drawing #231.3, and all rights-of-way per Standard Drawing #201.1 for the intersection of Martin L. King Boulevard and Alta Drive.
23. Construct appropriate half-street improvements on Martin L. King Boulevard to the full extent of the rightofway width required adjacent to this site, including dedicated right-turn lanes and dual left turn lanes, concurrent with development of this site. Coordinate with the Department of Public Works for final determination of the roadway geometrics prior to submittal of any construction drawings. Remove all substandard public street improvements and unused driveway cuts on Alta Drive adjacent to this site, if any, and replace with new improvements meeting current City Standards.
24. 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.

25. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A, including driveway throat depth, unless specifically allowed otherwise through a Deviation from Standards.
26. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
27. Provide a public sewer easement to Parcel #13933202007 to a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works, unless otherwise allowed by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.
28. Landscape and maintain all unimproved rightsofway on Alta Drive and Martin L. King Boulevard adjacent to this site. All landscaping and private improvements 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.
29. Submit an Encroachment Agreement for all landscaping and private improvements in the Alta Drive and Martin L. King Boulevard public rightofway adjacent to this site.
30. 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.

31. A Drainage Plan and Technical Drainage Study 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, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed office building complex consisting of two, four-story 120,000 square-foot buildings; one, five-story 150,000 square-foot building; and one, six-story 1,679 space parking structure with a Waiver of the Building Placement and Orientation Standards on 14.55 acres at the northwest corner of Alta Drive and Martin L King Boulevard.

The proposed commercial office complex is a suitable in-fill development for the subject area. The requested Waiver and Exceptions associated with the development are acceptable, as the development will provide adequate landscaping and screening mechanisms to diminish the visual impact of the parking lot. As such, staff is recommending approval of this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/17/60	The Board of City Commissioners approved a request for Reclassification of property (Z-0028-60) from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence) and R-4 (Apartment Residence) on property generally located on the west side of Highland Drive between Bonanza Road and Charleston Boulevard. The Planning Commission recommended approval.
07/19/95	The City Council approved a request for a Special Use Permit (U-0073-95) for the sale of beer and wine in conjunction with a proposed convenience store and to allow the sale of gasoline at 444 South Martin L. King Boulevard. The Board of Zoning Adjustment recommended approval.
04/23/98	The Planning Commission approved (final action) a request for a Tentative Map (TM-0011-98) for a one-lot commercial subdivision on property located on the west side of Martin L. King Boulevard, north of Alta Drive.
05/14/98	The Planning Commission approved (final action) a request for a Final Map (FM-0033-98) for a one-lot commercial subdivision (Alta Business Park) on property located on the north side of Alta Drive and the west side of Martin L. King Boulevard. No map was ever recorded.
07/07/98	The Board of Zoning Adjustment denied (final action) a request for a Variance (V-0036-98) to allow a proposed 12,348 square-foot freestanding building 10.75 feet from the rear property line where 20 feet is the required setback in conjunction with a 61,992 square-foot commercial business park on the west side of Martin L. King Boulevard, north of Alta Drive.

09/23/99	The Planning Commission approved (final action) a request for a Site Development Plan Review [Z-0033-88(6)] for a proposed 1,3112,580 square-foot furniture mart and a six-story 1,416 space parking structure on the northwest corner of the intersection of Martin L. King Boulevard and Alta Drive.
07/06/00	The Department of Planning and Development administratively approved a request for a Site Development Plan Review [Z-0033-88(7)] for a proposed modular building on the northwest corner of the intersection of Martin L. King Boulevard and Alta Drive.
05/22/03	The Planning Commission approved a request to withdraw with out prejudice a Tentative Map (TMP-1990) for a proposed one-lot commercial subdivision on 16.78 acres adjacent to the west side of Martin L King Boulevard, approximately 140 feet north of Alta Drive. Staff recommended approval.
03/17/04	Code Enforcement processed a complaint (#11323) for trash, debris, and tall weeds at the northwest corner of Martin L. King Boulevard and Alta Drive. The case was resolved on 05/11/04.
12/15/04	The City Council denied a request for a General Plan Amendment (GPA-5034) to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to H (High Density Residential); a Rezoning (ZON-4941) from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development 50 Units per Acre); a Variance (VAR-5035) to allow a 20-foot setback where 1,212 feet is required; a Variance (VAR-5479) to allow 153,879 square feet of open space where 606,678 square feet is required for an 854-unit multi-family development; and a Site Development Plan Review (SDR-5155) for a proposed 27-story, 840-unit condominium development in three (3) buildings on 16.78 acres north of Alta Drive, west of Martin L. King Boulevard. The Planning Commission recommended approval of all applications.
06/01/05	The City Council approved a request for a Variance (VAR-6283) to allow a 20.5-foot setback from the west property line where 336 feet is the minimum required, to allow a 20.1-foot setback from the north property line where 336 feet is the minimum required, and to allow a 71.2-foot setback from Martin L. King Boulevard where 77 feet is the minimum required; a Special Use Permit (SUP-6284) to allow a proposed mixed-use commercial and residential development with a Waiver from the primary entryway being directly from and oriented to a street; and a Site Development Plan Review (SDR-6282) for a proposed mixed-use development consisting of three (3) nine-story towers and one (1) five-story tower containing 664 residential units and 24,970 square feet of commercial space on 16.78 acres at the northwest corner of Alta Drive and Martin L. King Boulevard.

05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed-Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan Area and within the proposed Redevelopment Plan Expansion Area. The Planning Commission recommended approval.
03/21/07	The City Council approved a request for an Extension of Time (EOT-19773) of an approved Variance (VAR-6283) to allow a 20.5-foot setback from the west property line where 336 feet is the minimum required, to allow a 20.1-foot setback from the north property line where 336 feet is the minimum required, and to allow a 71.2-foot setback from Martin L. King Boulevard where 77 feet is the minimum required; an Extension of Time (EOT-19774) of an approved Special Use Permit (SUP-6284) to allow a proposed mixed-use commercial and residential development with a Waiver from the primary entryway being directly from and oriented to a street; an Extension of Time (EOT-19775) of an approved Site Development Plan Review (SDR-6282) for a proposed mixed-use development consisting of three (3) nine-story towers and one (1) five-story tower containing 664 residential units and 24,970 square feet of commercial space on 16.78 acres at the northwest corner of Alta Drive and Martin L. King Boulevard.
07/23/07	A Temporary Commercial Permit (TCP-23322) was issued for a temporary overflow parking lot to be used in conjunction with the World Market Centers expose. The permit expired on 08/03/07.
01/27/08	A Temporary Commercial Permit (TCP-26415) was issued for a temporary overflow parking lot to be used in conjunction with the World Market Centers expose. The permit expired on 02/03/08.
05/22/08	A Temporary Commercial Permit (TCP-28002) was issued for a carnival (Floyd Mayweather Foundation Superfest). The permit expired on 05/26/08.
02/12/09	The Planning Commission voted 6-0-1/mb to recommend APPROVAL (PC Agenda Item #38/ne).
<i>Related Building Permits/Business Licenses</i>	
09/28/01	A building permit (#01017470) was issued for a temporary chain link fence at 444 South Martin L. King Boulevard. The permit expired on 03/30/02.
<i>Pre-Application Meeting</i>	
12/15/08	A pre-application meeting was held where the submittal requirements for a Site Development Plan Review were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required for this application.	
<i>Field Check</i>	
01/08/09	During a routine field check staff observed an undeveloped lot with a non-permitted sign posted on the property.

<i>Details of Application Request</i>	
<i>Site Area</i>	

Net Acres	14.55
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Undeveloped [Proposed Electric Utility Substation (SDR-27953)] / Warehouse	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Commercial Center / Apartments / Offices / Child Care Facility	UMC (University Medical Center)	PD (Planned Development)
East	Mini-Storage / Offices / Commercial Center	C (Commercial)	M (Industrial)
West	Apartments	M (Medium Density Residential)	R-PD19 (Residential Planned Development 19 Units per Acre)
	Office Complex	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Redevelopment Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District 175 Feet	X		Y
Trails Pedestrian Path	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance		X	N/A

Las Vegas Redevelopment Plan

In general, the goals and objectives of the redevelopment program in the Redevelopment Area are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Redevelopment Area in accord with the Master Plan, the Redevelopment Plan and local codes and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.

3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of the Redevelopment Area, the City and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of the Redevelopment Area.
5. To encourage investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of the Redevelopment Area.
7. To replan, redesign and redevelop areas which are stagnant or improperly used.
8. To insure adequate utility capacity to accommodate redevelopment and new development.

The proposed development would revitalize a high profile corner that until now has been stagnant, and retains a vital community resource relatively close to the downtown area in close proximity to both the City of Las Vegas and Clark County main campuses. This proposed project furthers the goals and objectives of the Redevelopment Area by redeveloping an area in accordance with the General Plan and Redevelopment Plan, as well as preventing the spread of blight and deterioration in the area.

Airport Overlay District 175 Feet

No structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations defined by the McCarran Airport Overlay Map and the North Las Vegas Airport Overlay Map. The subject site is within the 175-foot contour limitation of the North Las Vegas Airport Overlay Map and does not violate the height limitations as the height of the tallest building proposed (Building Two) is 99 feet tall, including the mechanical screening.

Pedestrian Path

A Pedestrian Path is required along the northern alignment of Alta Drive. The Pedestrian Path consist of a five-foot sidewalk adjacent to the back of curb and five-foot transition strip abutting the sidewalk, as is depicted within exhibit 2 of the Master Plan Transportations Element. A five-foot sidewalk currently exists along Alta Drive. The development of this site will provide the required transition strip, therefore creating a more pedestrian friendly atmosphere.

DEVELOPMENT STANDARDS

Per Title 19.08, the following development standards apply:

Standard	Required/ Allowed	Provided	Compliance
Min. Lot Size	N/A	634,012 SF	Y
Min. Lot Width	100 FT	543 FT	Y
Min. Setbacks			
Building One: 4 Story; 120,000 SF			
• Front	20 FT	291 FT	Y
• Side	10 FT	58 FT	Y
• Corner	15 FT	168 FT	Y
• Rear	20 FT	490 FT	Y
Building Two: 5 Story; 150,000 SF			
• Front	20 FT	412 FT	Y
• Side	10 FT	339 FT	Y
• Corner	15 FT	334 FT	Y
• Rear	20 FT	193 FT	Y
Building Three: 4 Story; 120,000 SF			
• Front	20 FT	709 FT	Y
• Side	10 FT	188 FT	Y
• Corner	15 FT	158 FT	Y
• Rear	20 FT	45 FT	Y
Parking Structure: 6 Levels; 1,679 Spaces			
• Front	20 FT	N/A	N/A
• Side	10 FT	34 FT	Y
• Corner	15 FT	488 FT	Y
• Rear	20 FT	34 FT	Y
Min. Distance Between Buildings:			
• Building One & Building Two	N/A	40 FT	Y
• Building Two & Building Three	N/A	40 FT	Y
• Buildings One & Parking Structure	N/A	51.17 FT	Y
• Building Two & Parking Structure	N/A	58 FT	Y
• Building Three & Parking Structure	N/A	69 FT	Y
Max. Lot Coverage	50%	33%	Y
Max. Building Height:			
• Building One	N/A	83 FT	Y
• Building Two	N/A	99 FT	Y
• Building Three	N/A	83 FT	Y
• Parking Structure	N/A	76 FT	Y
Trash Enclosure	Roofed, Gated & Screened	Not Shown	N*

Mech. Equipment	Screened	Screened	Y
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**A condition has been added to ensure the trash enclosure(s) will meet the minimum development standards per Title 19.08.*

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree per 6 Uncovered Parking Spaces (487 Uncovered Spaces)	82 Trees	109 Trees	Y*
Courtyard / Interior	N/A		170 Trees	Y*
Buffer:				
Min. Trees:				
North:	1 Trees per 30 Linear Feet	28 Trees	32 Trees	Y*
South:	1 Trees per 20 Linear Feet	33 Trees	35 Trees	Y*
West:	1 Trees per 20 Linear Feet	39 Trees	41 Trees	Y*
East:	1 Trees per 20 Linear Feet	38 Trees	42 Trees	Y*
Subtotal		138 Trees	150 Trees	Y*
TOTAL TREES		220 Trees	429 Trees	Y*
Min. Zone Width:				
North:	8 Feet		8 Feet	Y
South:	15 Feet		15 Feet	Y
West:	8 Feet		8 Feet	Y
East:	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet		None Proposed	Y
Plaza Space	50 Square Feet per Each One (1) Acre of Gross Land Area.	728 SF	12,604 SF	Y

**The required four (4), five gallon shrubs per required parking lot and street tree were noted in the plan notes, but not illustrated in the proposed landscape plan. A condition has been added to ensure compliance with Title 19.12 Landscape and Buffer Standards.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office (Other Than Listed)	390,000 SF	1:300	1277	23	2,142	27	Y
SubTotal			1,277	23	2,142	27	
TOTAL (including handicap)			1,300		2,169		
Loading Spaces	390,000 SF		N/A		2		Y

Waivers		
Request	Requirement	Staff Recommendation
Building Placement and Orientation	Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible.	Approval

Exceptions		
Request	Requirement	Staff Recommendation
Reduced number of required parking lot landscape islands.	One landscape island for every six parking spaces.	Approval.
Parking lot landscape diamond in lieu of landscape island.	Either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, or perpendicular to parking spaces, if located between abutting rows of parking spaces.	Approval
No shrubs in parking lot diamonds.	Four (4) five-gallon shrubs per tree.	Approval

ANALYSIS

●General Plan

The subject site has a General Plan designation of MXU (Mixed Use). The Mixed-Use category allows for a mix of uses that are normally allowed within the L (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.

●Zoning

The subject site is located within a C-1 (Limited Commercial) district. The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

●Site Plan

The proposed site plan demonstrates three centrally located multi-story office buildings with a multi-story parking structure just west of the three office buildings. The three buildings create a “U” shaped footprint with building two, the tallest of the three buildings, located west of center between buildings one and three on the south and north sides, respectively. Buildings one and three are both four-story buildings consisting of approximately 120,000 square feet of office space each. Building two is a five-story building consisting of approximately 150,000 square feet of office space. Each floor in all three buildings offers approximately 30,000 square feet of office space for a total of 390,000 square feet. Approximately 370,000 square feet of this space will be leasable space. The proposed parking structure consists of six levels providing 1,679 parking spaces with 490 additional parking spaces available at the surface level. The site will provide a total of 2,169 parking spaces. A mechanical equipment enclosure area has been depicted within the northwest portion of the subject site. This area is to be utilized for ancillary mechanical equipment and utility appurtenances. This area is not to be used for the outdoor storage of unused equipment. This area will be screened by means of landscaping. There are three access points to the site, two from Martin L. King Boulevard and one from Alta Drive. The site plan further denotes a five-foot sidewalk adjacent to the Alta Drive alignment, as well as a 15-foot landscape buffer area, therefore illustrating compliance with the required pedestrian pathway.

●Floor Plan

The two building types provided depict a central entryway and lobby area, which in turn bifurcates the building into two portions on the ground floor. One will gain access to upper floors by means of elevators located at the center of the buildings or by means of stairwells located on either side of the buildings, which are accessible via corridors from the central lobby area.

●Elevations

The proposed multi-story office buildings are contemporary in design with steel frame structures covered with an Exterior Insulation Finishing System, (EIFS) and energy efficient glass windows. The building elevations have been articulated to provide visual interest while maintaining an efficient floor plan for future tenants. Buildings one and three have a metal frame canopy over the main entrance with granite bases accentuating the building façade. The energy efficient glass windows have a silver metallic mullion with a metal panel rising from the metal canopy at the entrance providing a visual break in the glass façade. The primary building color will be a beige tone, Wooded Acre, with accent colors of Sand Dune and Sonora Shade, both variations on the primary beige tone providing depth and definition to the building façade. Building two will have the same building facades as buildings one and three with additional perpendicular metal paneling accentuating the front entrance. The parking structure stands 61.3 feet in height with the exception of two portions of the structure that ascend to approximately 76 feet in height, measured to the top of the elevator shafts. The parking structure provides approximately four-foot walls at the base of each parking level to provide public safety, as well as to mitigate fugitive light spilling into adjacent properties. The aesthetics of the parking structures façade will be composed of concrete panels painted to match the office buildings.

●Landscape Plan

◦Perimeter Landscape Buffer

The proposed landscape plan demonstrates the required 15-foot landscape buffers along the east and south perimeters adjacent to the public right-of-way, with the required eight-foot landscape buffer along the north and west perimeters. With the east and south perimeters being adjacent to public right-of-way, and the west perimeter being adjacent to a residential use, one, 24-inch box tree is required every 20 lineal feet with four, five-gallon shrubs per tree. The north perimeter is adjacent to commercial property where one, 24-inch box tree is required every thirty feet, as shown in the landscape plan. The applicant has proposed a combination of Red Push Chinese Pistache trees, Fan Tex Ash trees, and Mexican Fan and Date Palms, with Mexican Fan and Date Palms strategically placed to define points of entry. The Mondell Pine tree is used along the west perimeter

adjacent to the residential use and around the mechanical equipment area. The shrubs proposed are drought tolerant and appropriate for a desert climate. The proposed landscape plan does not demonstrate the placement of the proposed shrub material. A condition has been added to ensure the planting of four, five-gallon shrubs per required tree.

Adjacent to the northwest edge of the perimeter landscape buffer is a mechanical equipment area. The applicant has proposed a continuation of the landscape buffer requirements around the equipment area, satisfying the screening requirements for mechanical equipment.

◦**Parking Lot**

Landscape materials proposed for the parking lot landscape islands and diamonds are a continuation of the materials proposed for the perimeter landscape buffer with the addition of the thornless Chilean Mesquite tree. Chilean Mesquite trees are a fast growing canopy tree that will provide optimal shade within the parking lot area.

The applicant has proposed a 36-inch tall solid living hedge along the outer perimeter of the parking lot, screening the view of the parking lot from Martin L. King Boulevard and Alta Drive, satisfying the minimum Title 19.10 screening requirement for a parking lot.

◦**Exceptions**

Title 19.10 requires one landscape island containing one, 24-inch box tree and four, five-gallon shrubs per tree for every six uncovered parking spaces. The applicant has requested Exceptions to allow a reduced number of required parking lot landscape islands, parking lot diamonds in lieu of parking lot islands, and zero shrubs in the parking lot diamonds where four (4) five-gallon shrubs are required per tree. The applicant has indicated that a contract between the property owner and the future tenant requires a specific amount of parking that exceeds what is required by 19.04. For that reason, the applicant has requested the exceptions to be able to provide the necessary parking as required by the future tenant. Staff is satisfied with the landscape island alternatives proposed by the applicant and can support the Exception request.

●Open Space & Plazas

Per Title 19.08, “Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and shall include designs for such areas in the site plan. Such areas shall be interspersed throughout the development, and shall be accessible in accordance with applicable ADA requirements.

The proposed site plan demonstrates two entry plazas, one located at each main entry of building one and building three. These plazas mirror each other, offering approximately 1,880 square feet of public open space each. Two additional plazas are located at the main entrance and at the rear of building two, consisting of approximately 2,394 and 6,450 square feet of plaza open space respectively. In accordance with Title 19.08.050(E)(3)(ii), Developments of five acres in size or greater shall provide a minimum of fifty square feet of plaza space for each one acre of gross land area. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers. The proposed office building complex has approximately 12,604 square feet of plaza space where 750 square feet is required. A combination of Mexican Fan and Date Palms, Desert Museum Palo Verdes, and Red Push Chinese Pistache trees have been proposed in patterned formations for the open space and plazas to add visual interest and building definition, while providing adequate shade for patrons. Optional container planters have been proposed for additional security at the entry of each building.

●Pedestrian Path

As stated by Title 19.08.050(E)(2)(d), “A continuous internal pedestrian and handicap accessible walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. Additional pedestrian walkways should be distinguished through the use of special pavers, bricks or patterned concrete, and should be raised slightly to enhance pedestrian safety and the attractiveness of the walkway. The proposed site plan demonstrates two ADA access pathways leading from Martin L. King Boulevard to buildings one and three. Those pathways eventually circle all three buildings, providing access to both the front and rear entrances and exits, as well as access to the parking structure located to the far west of the subject site. The pathways through the parking lot are defined by interlocking pavers, with the pedestrian pathway through the building complex defined by patterned concrete.

FINDINGS

The following findings must be made for an SDR:

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

The proposed development is compatible with adjacent development and development in the area as the proposed office building complex will have a positive impact on the existing neighborhood.

- 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 requirements of the General Plan and generally consistent with the requirements of Title 19. The applicant has requested a Waiver of the Building Placement and Orientation Standard and Exceptions to parking lot landscape and island requirements considered minor in nature, which staff can support.

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

The site is served by Martin L. King Boulevard, and Alta Drive. Both are designated as 100-foot Primary Arterials as by the Master Plan of Streets and Highways, and provide adequate access to the site.

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

The materials and landscaping demonstrated on the provided plans are appropriate for the area, and conform to the requirements as listed in Title 19 with minor exceptions. Staff finds that the proposal has provided a tasteful facade that is in context with the area and the proposed use, while maintaining a professional office appearance along Martin L. King Boulevard. Additionally, the landscape proposed for this development will be an attractive addition to this portion of the Martin L. King Boulevard and the Alta Drive streetscape.

- 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 building elevations, design characteristics and other architectural features are not undesirable or obnoxious in appearance, as the proposed buildings create an orderly and aesthetically pleasing environment. The proposed development is harmonious and compatible with existing and future development in the area.

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

The development will be subject to Building Code requirements and City inspections during construction and will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

A condition regarding lot consolidation should be added to this project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 130 by City Clerk

APPROVALS 1

PROTESTS 0