



City of Las Vegas

Agenda Item No.: 29.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
**RENOTIFICATION - SDR-35 10 SITE DEVELOPMENT PLAN REVIEW - PUBLIC
HEARING APPLICATION FOR THE SHADE TREE, INC. - Request for a Major
Amendment of a previously approved Site Development Plan Review [Z-0102-97(1)] FOR THE
PROPOSED CONSTRUCTION OF TWO 24-FOOT X 60-FOOT TEMPORARY MODULAR
STRUCTURES TO BE USED AS AN EXISTING RESCUE MISSION OR SHELTER FOR THE HOMELESS
WITH WAIVERS TO A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH
PERIMETER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT
BUFFER ALONG THE WEST AND SOUTH PERIMETERS WHERE EIGHT FEET IS THE
MINIMUM REQUIRED on a portion of a 1.69 acre site at 1 West Owens Avenue (APN 139-27-
502-019), Ward 5 (Barlow)**

FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

4

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Support Postcard
7. Submitted after Final Agenda Support Postcards
8. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0
RICHARD TRUESDELL, KEEN ELLSWORTH, VICKI QUINN, GLENN TROWBRIDGE,
GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-BYRON GOYNES,
STEVEN EVANS); (Excused-None)

NOTE: COMMISSIONER GOYNES abstained as the applicant is a client of his company.

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Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated that the proposed project fails to meet the minimum Title 19 landscape and buffer standards and is incompatible with the adjacent developments. He recommended denial.

MARLENE RICHTER, Executive Director of the Shade Tree Shelter, explained that the Special Use Permit is needed to relocate two portable buildings that will be utilized for job training and development. She stated that the training is an essential component for the women who currently live at the Shelter. Using the overhead, MS. RICHTER displayed photos of the portable buildings that were moved onto a vacant portion of the site. Having spoken to staff regarding the landscape requirements, MS. RICHTER stated that the Shelter is trying not to spend donors money that has been earmarked for a future Hope Center.

CYRUS NAJAFI, Co-Chair of the Shade Tree Shelter, described the perimeter of the site as having nine-foot walls; therefore, the required landscape would not be visible from the street. MR. NAJAFI revealed that when the Hope Center is completed all of the landscaping, paving and parking requirements will be in compliance.

Being skeptical about approving the waiver for the temporary buildings, COMMISSIONER QUINN asked the applicant to estimate the amount of time needed before the structures are removed or replaced.

To assure the Council that the temporary buildings will not become permanent structures, MR. NAJAFI stated that there are certain stipulations by the donors and in the grant specifications that require the project to move forward no later than July 2012.

COMMISSIONER TRUEDELL agreed that there would not be any adverse impact with the waiver of the landscaping.

MARGO WHEELER, Director of Planning and Development, referred to the Conditions of Approval, which stated that a review shall be completed within two years.

CHAIR TROWBRIDGE declared the Public Hearing closed.