



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JUNE 6, 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: OSVALDO FUMO

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-44942	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-44942 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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, landscape plan, and building elevations, date stamped 04/11/12, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan Streetscape Standard is hereby approved, to allow no amenity zones along Las Vegas Boulevard and Bonneville Avenue where five feet is required and to allow a five foot wide sidewalk along Bonneville Avenue where ten feet is required.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 04/11/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. 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. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Unless otherwise allowed by the City Engineer, dedicate a 10-foot radius at the southeast corner of Bonneville Avenue and Las Vegas Boulevard South.
11. In accordance with the thresholds requirements of the Downtown Centennial plan, sign and record a Covenant Running with Land agreement for the future removal of substandard improvements and replacement with new improvements meeting Downtown Centennial Standards on Las Vegas Boulevard and Bonneville Avenue as well as for the Bonneville Avenue alley approach adjacent to this site prior to the issuance of any building permits.
12. 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.
13. Submit an Encroachment Agreement for all private improvements and landscaping adjacent to this site located in the public right-of-way. A detailed drawing depicting exactly what portions of the architectural features are within the public right-of-way will be required as part of the Encroachment Agreement application. No permanent leasable space or structural support can be permitted through an Encroachment Agreement as any encroachment may be revoked and removed in the future. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

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14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of this facility.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to remodel and expand an existing fire damaged vacant commercial building located at 503 East Bonneville Avenue. The proposal includes adding a 1,918 square-foot second floor to be used for office purposes. The property is located within the Downtown Centennial Plan Office Core District and has appropriate uses for the location. Staff recommends approval, with conditions for the application. If denied, the building would remain a one-story commercial building.

ISSUES

- A Waiver of the Downtown Centennial Plan Streetscape Standards is required. Staff supports the request since existing conditions of the property prevent these standards from being met.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/23/91	The City Council approved a Special Use Permit (U-0103-91) to allow beer and wine to be served in conjunction with an existing restaurant at 503 South Las Vegas Boulevard. Staff recommended approval.
11/20/96	The City Council approved a Variance (V-0123-96) to allow an Off-Premise Sign to be located within the 50-foot setback from an intersection. The Planning Commission and staff recommended denial.
05/08/12	The Planning Commission voted to recommend APPROVAL.

<i>Most Recent Change of Ownership</i>	
04/02/99	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/02/03	A Business Licenses (B01-01116-5-114382) for a Bail Bond Agency was issued. It was sent to collections on 01/31/12.

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<i>Pre-Application Meeting</i>	
03/08/12	Staff met with the applicant and discussed the requirements for a Site Development Plan Review needed to add an additional story onto an existing one-story commercial building at 503 East Bonneville Avenue. The applicant was notified that a condition would be added to require remapping to remove an old parcel line on the property.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Field Check</i>	
03/29/12	Staff visited the site and found a vacant commercial building with three suites. The parking lot was clean but in the need of resurfacing and striping.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Vacant	C (Commercial)	C-2 (General Commercial)
North	Undeveloped	C (Commercial)	C-2 (General Commercial)
South	Wedding Chapel	C (Commercial)	C-2 (General Commercial)
East	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
West	U.S. Government Office	PF (Public Facilities)	C-2 (General Commercial)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area	X		
Downtown Centennial Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
Downtown Centennial Plan Overlay District	X		Y
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Downtown Centennial Plan and Title 19.08.080, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	50 Feet	N
Min. Setbacks	70% aligned on property line	100% aligned on property line	Y
• Front	N/A	N/A	N/A
• Side	70% along property line	70% along property line	Y
• Corner	N/A	N/A	N/A
• Rear	N/A	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	As Conditioned	Y
Mech. Equipment	Screened	As Conditioned	Y

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Pursuant to the Downtown Centennial Plan and Title 19.08.080, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
TOTAL PERIMETER TREES		N/A	N/A	N/A
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 10 SF of landscape surface for each space	None, due to proposed covered parking	1 Tree, and 45.5 SF of landscape surface	Y
LANDSCAPE BUFFER WIDTHS		N/A	N/A	N/A

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Bonneville Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y

Streetscape Standards	Required	Provided	Compliance
Downtown Centennial Plan	Provide a 10 foot wide sidewalk	A five foot wide sidewalk along Bonneville Avenue	N
Downtown Centennial Plan	Provide a five foot wide amenity zone	Provide no amenity zone along Las Vegas Boulevard	N

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	
Office, Other Than Listed	4,266 SF	1: 300	15				
Restaurant (Without Drive-through)	850 SF	Minimum of 10 Spaces	10				
TOTAL SPACES REQUIRED			25		3		N
Regular and Handicap Spaces Required			24	1	2	1	N

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Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide a 10 foot wide sidewalk and a five foot wide amenity zone along back of curb	To provide a 5 foot wide sidewalk along Bonneville Avenue and provide no amenity zone along Las Vegas Boulevard	Approval

ANALYSIS

The applicant is requesting to add a 1,918 square-foot second floor addition to a fire damaged commercial building in the Downtown Centennial Plan area of Las Vegas. This additional square footage meets the threshold to require the Downtown Centennial Plan design standards; thus the need for the requested waiver. Staff supports the requested waiver since the building footprint is not expanding. The physical conditions of the site make installing the streetscape standards impossible without the removal of part of the existing building. Although the site is not providing the minimum number of parking spaces normally required for a project this size, the applicant is providing three spaces that include one handicap space. The Downtown Centennial Plan Overlay allows the applicant to only provide three parking spaces where 25 spaces would normally be required. However, a private parking lot has been leased within one block on Sixth Street for tenant use. This, coupled with the available on-street parking, will meet the needs of the various uses proposed for the project.

The entire building will have an improved Classical Greek façade that will be conditioned for all elevations, including the south elevation that doesn't show the improvements on the plans date stamped 04/11/12. The additional square footage is designed for office use. Since the existing building is located on the property line, there is a need for an Encroachment Agreement to allow for the façade improvements to extend up to 10-inches into the right-of-way along Las Vegas Boulevard. Staff supports the request since façade elements on this building have encroached into the right-of-way for years without having a negative impact.

This project will improve a high-profile corner in downtown and staff supports the project, with conditions.

FINDINGS (SDR-44942)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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 compatible with the adjacent commercial development.

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 Title 19 and General Plan requirements, but is not consistent with the Downtown Centennial Plan. Staff can support the requests for Waivers of the Downtown Centennial Streetscape and Parking Lot Landscape Standards, as the applicant is providing an enhanced site through the addition of the Downtown Centennial parking lot screen fence, a restriped parking surface, and the addition of a new handicap accessible space.

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

The site is located adjacent to Las Vegas Boulevard, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways. However, the only vehicle access is via an alley off of Bonneville Avenue. The street will provide adequate access to the site. Site access and circulation will not negatively impact adjacent roadways and neighborhood traffic.

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

The building materials are appropriate for the area and the city. Landscape materials are also appropriate for the area and city.

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 are not unsightly or obnoxious, and will be compatible with development in the area.

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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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 207 (By City Clerk)

APPROVALS 1

PROTESTS 1