



May 8, 2012

Mr. Robert Moore
10 Amber Sky Drive
Rancho Palos Verdes, California 90275

**RE: SDR-44945 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - APRIL 2012**

Dear Mr. Moore:

Your request for a Minor Site Development Plan Review TO REBUILD A FIRE DAMAGED RESTAURANT, 2,000 SQUARE FEET OR MORE (WITH DRIVE-THROUGH) on 0.52 acres at 800 North Decatur Boulevard (APN 139-30-301-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), has been considered administratively by the Planning and Development Department staff.

The Department of Planning Staff has administratively APPROVED your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Plot Plan Review (Z-0013-72) shall be required, except as amended herein.
2. 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.
3. The trash enclosure shall have a roof or trellis structure, as required by Title 19.08.040(4)(b)(i)(C).
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/22/12, except as amended by conditions herein.
5. 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 03/22/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. In accordance with code requirements of Title 13.56, remove all substandard sidewalk, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. The proposed new northern driveway accessing this site from Decatur Boulevard is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer. The existing southern pan style driveway may remain.

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This action by the Department of Planning staff on May 8, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Stanley Moore
3487 Saglen Drive
Rancho Palos Verdes, California 90275

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Rancho Palos Verdes, California 90275

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