

NOV 19 1975

A G E N D A

CITY PLANNING COMMISSION

November 25, 1975

AM
7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6

CALL TO ORDER:

7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

OLD BUSINESS:

1. Z-38-75
Abeyance
from 10/28/75

Application of BANK OF NEVADA AND LEON H. ROCKWELL, CO-TRUSTEES, for reclassification of property located on the east side of Sunny Place between Bonanza Road and Washington Avenue at 600 and 622 Sunny Place, from R-E to C-M.
Proposed Use: Warehouse and Construction Office

NEW BUSINESS:

1. Z-51-75

Application of TEDDY RICH ENTERPRISES, INC. for reclassification of property generally located on the southeast corner of El Conlon Avenue and South Valley View Boulevard, from R-1 to R-3.
Proposed Use: 62 Unit Apartment Project for Senior Citizens

2. Z-52-75

Application of J. D. AND VENNA DAVIS for reclassification of property generally located on the south side of East Bonanza Road, 600 feet east of North Eastern Avenue at 2700 East Bonanza Road, from R-E to C-1.
Proposed Use: Nursery (Plant)

3. Z-54-75

Application of CLAYTON E. JOHNSON, ARTHUR ROZEN, AND DAVID BOYER for reclassification of property generally located on the north side of East Sahara Avenue between Van Patten Place and Beverly Way, from P-R to C-1.
Proposed Use: Restaurant

4. Z-55-75

Application of H. O. REDD for reclassification of property generally located at 1233 South Eastern Avenue on the southeast corner of Eastern Avenue and Franklin Avenue, from R-1 to P-R.
Proposed Use: Office

5. Z-19-75
Plot Plan
Review

Submitted by WALLACE-MONTGOMERY on behalf of Watkins Development Company for property generally located on the south side of West Washington Avenue between Torrey Pines Boulevard and Lorenzi Boulevard, R-PD 6 Zone to allow adjustments to building locations.

6. Tentative and
Final Maps
El Rancho Alta

Request submitted by DASCO, INC. for waiver of the sidewalk requirements in the El Rancho Alta Subdivision.

7. M Zone Review

Submitted by WESTERN LINEN SUPPLY concerning property located on the northwest corner of Western and Wall Street.

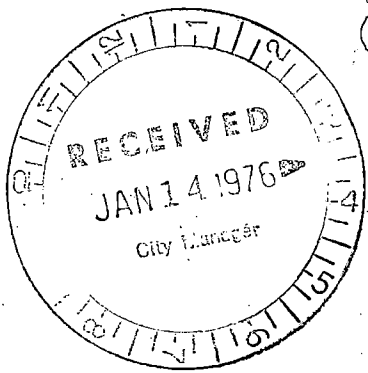
8. Z-63-63
Plot Plan
Review

Submitted by THE FAMILY CENTER concerning property located on the south side of West Charleston Boulevard between Decatur Boulevard and Montclair Street, C-1 Zone.

9. Reversionary Map A portion of Villa Tierra Verde Subdivision Unit #1 generally located on the south side of West Oakey Boulevard, west of Jones Boulevard.
10. Tentative Map and Final Map Villa Tierra Verde Unit #2, generally located on the south side of West Oakey Boulevard, west of Jones Boulevard.
11. AR-4-75 Request for Aesthetic Review submitted by C. FREDERIC DOROT, AIA, for a 300 room addition to the Golden Nugget Hotel.

DIRECTOR'S BUSINESS:

1. Discussion December 23 Planning Commission meeting.



M I N U T E S

CITY PLANNING COMMISSION

November 25, 1975

Chairman Busch called the regular meeting of the Las Vegas City Planning Commission to order at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:

Chairman Busch, Messrs. Tiberti, Miller, Dr. Parker, and Mrs. Coleman.

ABSENT:

Vice-Chairman Jenkins, Mr. Ward.

STAFF PRESENT:

Don J. Saylor, AIP, Director of Community Development
Harold P. Foster, Deputy Director of Community Development
John Herbert, Planning Assistant
Betty Winter, CPS, Recording Secretary

OLD BUSINESS:

1. Z-38-75

APPROVED

Application of BANK OF NEVADA AND LEON H. ROCKWELL, CO-TRUSTEES for reclassification of property legally described as that portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M commencing at the intersection of the east line of the southwest quarter (SW $\frac{1}{4}$) of said Section 28, with the north line of Bonanza Road, across said section; thence north along the east line of said southwest quarter (SW $\frac{1}{4}$) a distance of 360.00 feet the true point of beginning; thence westerly a distance of 230.00 feet to a point in the east line of Sunny Place; thence southerly along the east line of Sunny Place a distance of 360.00 feet to a point; thence east and parallel with the north line of Bonanza Road a distance of 80.00 feet to a point; thence north 180.00 feet parallel to Sunny Place to a point; thence east parallel to Bonanza Road 150.00 feet to a point on the west boundary of Highland; thence north parallel to Highland 180.00 feet to the true point of beginning and located on the east side of Sunny Place between Bonanza Road and Washington Avenue at 600 and 622 Sunny Place, from R-E to C-M.

Proposed Use: Warehouse and Construction Office

Mr. Foster indicated this item was held in abeyance from the last meeting because the Commission directed staff to conduct a study along Highland Drive to determine to what extent commercial should be allowed on the frontage properties. The study area was from West Bonanza north to Owens. He pointed out the land uses in the area. He stated staff, in evaluating the area, felt the property between Washington and Owens, on the east side of Highland, would transition to commercial depending on the types of uses. The R-E zoned property to the north that abuts Highland is mostly developed with single family residential estate homes and there is no apparent desire by the homeowners to make a change in that area. He then indicated the basic land use pattern from Washington south to Bonanza, on the west side of Highland Drive. Staff had indications from the home owners on Sunny Place that they wished to keep it as a low density residential development. Staff analyzed the area to the west of Highland between Washington and Bonanza and did not feel there was reason to rezone it other than the possible future rezoning to R-3 or C-1 of the frontage properties on the north side of Bonanza. He presented another map showing the property ownership pattern in the area. He stated on the west side of Sunny Place there were properties fronting on Bonanza that extended to the north boundary of the property involved in this

application, and more than likely these lots would transition to something other than R-E. A pattern has been developing for R-3 apartment uses to the west. Staff did not know if this pattern would continue, but the would be a transition. Staff felt C-1 zoning could be considered proper of the corner of Bonanza and Highland with a number of conditions applied to the development to where it would be compatible with the residential development to the north. He indicated the applicant requested C-M zoning for warehousing and a construction office. Staff felt the application should be amended to C-1 and a number of conditions imposed to provide protection to single family residential uses. A block wall was recommended along the north property line and along Sunny Place to approximately the north alignment of the service station site which was 180' south of the north property line. Staff felt there should be no access to Sunny Place and there should be landscaping along the Bonanza and Highland frontages. Also, staff recommended the existing building on the property be renovated on the exterior to improve its appearance. He indicated they proposed a larger building for a storage facility. The open yard area would not be allowed in the C-1 zone. He stated the applicant indicated at the last meeting he felt C-1 zoning was acceptable. He felt further emphasis should be given to the fact no outside storage would be allowed. He stated if the Commission wished, they should require the wall to be decorative. There were two letters of protest at the last meeting.

Chairman Busch declared the public hearing open.

MR. JOHN MC NAMEE, Attorney for the applicant, appeared and indicated there was a lot of noise in this area because of the heavy traffic on Highland. He pointed out the land uses in the area. He felt the residential use was no longer desirable. He agreed to the condition of no access to Sunny Place. The only access would be from Bonanza and from Highland. He indicated they had no objection to the block wall and pointed out this development would be screened so there would be no interference with the residential area. He stated he would prefer C-2 zoning. He stated the property was leased at the present time for a residential use on a month-to-month basis. He stated they proposed to have the property front on Highland and Bonanza rather than Sunny Place.

Mrs. Coleman asked if there would be storage of machinery.

Mr. McNamee indicated there would be storage of equipment and material under a shade cover. He stated there may be graders, tractors and other equipment, but it would not be visible to the public because of the proposed fence and landscaping. He stated the property would be used by a general contractor. He indicated whatever the Planning Commission required would dictate how the property would be used.

There was discussion concerning the type of equipment that would be used and the definition of vehicles and equipment. It was pointed out by Mr. Saylor there was a difference in that vehicles used primarily for transportation could be parked on the property. The other equipment would have to be in an enclosed building.

Mr. McNamee agreed to the amendment to C-1 zoning; however, he indicated he would prefer C-2 zoning.

MR. WILLIAM ROBINSON, 733 Sunny Place, appeared and indicated he did not agree this was a noisy area. He felt Highland was buffered to the extent it did not create a noisy condition on Sunny Place. He felt this rezoning might set a precedent on Sunny Place. He indicated he represented five property owners who were opposed to this application. He indicated this was an excellent residential area and invited the Commission to visit the area.

Chairman Busch declared the public hearing closed.

After discussion, Mr. Tiberti moved Z-38-75 be APPROVED subject to the following conditions:

1. Application be amended to C-1.
2. Resolution of Intent be restricted to a twelve (12) month time limit.
3. No storage of heavy equipment shall be allowed.
4. No outside storage shall be allowed.
5. No access to Sunny Place shall be permitted.
6. A 6' decorative masonry wall shall be constructed along Sunny Place and stepped down at Bonanza Road as required by the Traffic Engineer.
7. A 6' block wall shall be constructed along the north property line.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission, including a landscaped planter along the Bonanza and Highland frontages and in front of all buildings on the property, and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
10. The exterior of the existing building to be used for an office shall be renovated as required by the Department of Community Development.
11. All parking areas shall be paved.
12. Conformance to code requirements and design standards of City departments.
13. Dedication of 15' for Bonanza and a radius corner at Sunny Place; construction of a 5' wide concrete sidewalk along Highland and Bonanza; installation of one street light on Highland Drive; signing an Assessment District Agreement for future street improvements on Sunny Place and constructing the curb cuts on Bonanza and Highland a minimum of 6' distance from the adjacent property lines as required by the Department of Public Works.
14. Conformance to the plot plan as amended to reflect the above conditions.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker, Busch.
"NOES": None

This item will be heard by the City Commission on December 17, 1975.

NEW BUSINESS:

1. Z-51-75

APPROVED

Application of TEDDY RICH ENTERPRISES, INC. for reclassification of property legally described as that portion of the North Half (N½) of the Northwest Quarter (NW¼) of Section 8, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the northwest corner of said Section 8; thence South 01°49'36" East, 675.59 feet; thence South 89°26'29" East, 70.90 feet to the true point of beginning; thence continuing South 89°26'29" East, 553.51 feet; thence South 00°33'31" West, 410.71 feet; thence South 62°40'24" West, 213.65 feet; thence North 27°19'36" West, 245.56 feet to a point on a tangent curve concave to the southwest having a radius of 270.00 feet; thence northwesterly along the arc of said curve through a central angle of 62°06'52" an arc length of 292.71 feet; thence North 89°26'29" West, 6.60 feet to a point on a tangent curve concave to the northeast having a radius of 20.00 feet; thence northwesterly along the arc of said curve through a central angle of 87°36'53", an arc length of 30.58 feet; thence North 01°49'36" West, 109.97 feet to a point on a tangent curve concave to the southeast having a radius of 20.00 feet; thence northeasterly along the arc of said curve through a central angle of 92°23'07", an arc length of 32.25 feet to the true point of beginning and generally located on the southeast corner of El Conlon Avenue and South Valley View Boulevard, from R-1 to R-3.

Proposed Use: 62 Unit Apartment Project for Senior Citizens.

Mr. Saylor pointed out the location and land uses in the area. He explained the history of the area. He stated the General Plan has recommended an overall density for the area that is already slightly exceeded; however, because of the uniqueness of the land use pattern, it appeared to staff, although conceivably they could recommend denial and try to hold it for R-1 zoning on this piece, it would be a losing battle and somewhere along the line other uses would be permitted. He indicated that the proposed use was relatively innocuous in terms of density. It was a housing project for the elderly which would generate less traffic, less noise, no impact on the school situation, etc. He stated it did not set up the same demand factor for open space as other types of residential occupancies; therefore, staff was inclined to advocate the proposed project and at the same time, recognize that it would be used as an argument for zoning other than R-1 on the remaining undeveloped parcels of land. He pointed out the plot plan. There were no driveways to Valley View and access was by means of San Angelo and El Conlon with parking off those streets. They proposed two-story buildings, one being set back 23' from Valley View which was an 80' wide street. There was substantial setback of the two-story building area and the single family units across the street. He stated this type of project had been tried elsewhere and had proven successful. He indicated there were 62 units and each unit would have a floor layout providing four separate dwelling rooms with a common kitchen and a common bath between each two units. He indicated if this application was approved, staff had discussed this plan with the attorney and they would require a covenant to the effect that there would be no more than single occupancy in each room. Staff recommended approval subject to the usual conditions and the condition of the covenant. He indicated the parking was slightly less than generally required with 190 parking spaces and with individual occupancy there would be 240 occupants. However, staff had established that elderly housing did not require parking on a one-to-one basis. Staff felt they had more than adequate parking for this type of project. He indicated they had received letters of support from several agencies, not so much in terms of the zoning on this particular property, but in terms of supporting a project that would provide housing for the elderly. Most

of the letters pointed out the fact there was a substantial demand factor for this type of occupancy. He indicated it was a HUD project, Section 231, Elderly Housing. He stated it was a rental project.

Mr. Tiberti asked who determined the age limit?

Mr. Saylor indicated he thought it was over 62 years of age. He stated on a HUD project of this nature, there were certain built-in safeguards. He indicated if they did not have 100 percent occupancy within that age limit, they would decrease the age limit. Essentially, it was set up on a priority basis for those persons 62 or older.

Mrs. Coleman indicated in City public housing, if a person was on social security, even if he was getting disability, he was eligible for public housing.

Chairman Busch declared the public hearing open.

MR. TOM DUMONT, 1691 El Camino, Palo Alto, California, with Consyst Construction, appeared and indicated they were buying this property from Teddy Rich Enterprises. He stated HUD required the age cut off of 62 years and they did monitor the project. He stated they would be insuring the mortgage which enabled them to get a lower cost financing. He indicated the most important issue was whether this was an appropriate location for this project. He stated there were a number of difficult criteria to fill for elderly housing. They had to be close to shopping, on bus service to the hospitals, available public transportation relatively close to the downtown area. The site should be flat, low noise levels, preferably a low crime area and a site that was priced for residential land. He indicated one of the problems was when they got the criteria together it dictated the downtown area. He indicated this property had shopping almost adjacent that was within walking distance to two shopping centers. There was direct bus service, Highland Park #1, directly to Southern Nevada Memorial Hospital and Valley Hospital. He indicated they felt the site was relatively quiet and the units would mostly back up to Valley View which would create a barrier for noise. They checked the statistics and it was one of the lowest crime areas in the City. They were asking for an R-3 zoning, but the actual density was 14.7 units per acre. They would be agreeable to staff's recommendation for the covenant for one person per unit. That was a HUD requirement as well. They would be managing this project themselves; and they had managed seven other projects in this configuration with one being in Reno. In every case, it had always been decided this was a four bedroom apartment unit for calculating density. They felt the impact of this particular project would be relatively low on the area. They restricted pets and no more than 45 to 50 percent of the people had cars. The average traffic generation was less than one vehicle versus 2.1 to 2.4 for the average project. He stated the project was simply insured by HUD, not subsidized. Their building standards were in excess of local building codes. They insure a 40 year mortgage. In case the project did go into default, it would be taken over and administered by HUD. He stated they had to administer the project as it was funded, and they would not change the character of the use. He indicated they put in their own business office, card rooms, etc. pools, saunas, etc. There was an enormous need for elderly housing. He stated studies indicate for single people over 62, not handicapped, the demand was 13,000 units in the greater Las Vegas area. To date, there were 1100 units available. He stated the project would be designed for the elderly with all lower units having ramps, extra wide doors, etc. The waiting list for a housing unit from the local Housing Authority units was two years. He presented several more letters in support.

Mr. Tiberti asked the size of the units.

Mr. Dumont indicated they were 1354 sq. ft. in the four bedroom units. They were not furnished, but they arranged for leased furniture. HUD required an unfurnished unit.

Mrs. Coleman asked the approximate rent.

Mr. Dumont indicated they would rent for \$115 per month.

Mrs. Coleman asked if this was a single cooktop kitchen.

Mr. Dumont indicated it was a standard stove, range configuration. They buy a large refrigerator, 1500 c.f. and the cabinets were divisible by four. He indicated they spent a lot of attention to putting compatible people together. He indicated they had waiting lists on all their projects.

MR. PAUL ECKERT, partner and co-sponsor of the project, indicated he had been involved in managing this kind of plan for three years in four different states. He indicated they had planned to develop the first totally unfurnished project. The tenants usually have their own furniture. There would be a variety of furniture packages available.

Mrs. Coleman asked the advisability of having two stories for elderly persons.

Mr. Eckert indicated huge number of people over 62 are perfectly capable of climbing the stairs. He indicated the resident managers were semi-retired and they would be handling programming for elderly and liaison with the services in the City.

MR. FRED HAROLD, 3812 San Angelo, appeared in protest. He presented a petition with 85 signatures of people in the neighborhood who were opposed to changing the zoning to R-3. He felt this would open the door for requests for changes on the other property in the area. He indicated this was not a low crime rate area and the crime rate in the Silver Dollar apartments area was one of the highest in Las Vegas as far as apartment complexes were concerned. He indicated the people in this area had nothing against senior citizens, but when you put senior citizens in a neighborhood that is in close proximity to high crime areas, it makes them easy prey. He pointed out there were numerous apartments in the area and the residents were against any more apartment units. He indicated they caused crowding of the highways.

MR. JOHN BONDS, 2708 Yardley, appeared and indicated an apartment building was being built directly behind his house which would completely eliminate his view.

Mr. Saylor pointed out this proposal was not the one he was speaking about and this project was between 400 to 500 feet away from his property.

Mr. Dumont reappeared and indicated they received their crime statistics from UNLV. He then re-emphasized the difficulty in finding an adequate site for elderly housing because of the restrictive criteria. It was extremely important this particular site be approved for that particular use since it was one of the few in the City that fills all the requirements.

There was discussion concerning the possibilities of this project defaulting and another use being proposed.

After additional discussion concerning controlling the use of the property, Mrs. Coleman moved Z-51-75 be APPROVED subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. The owner of the property shall place a covenant on the land to remain in perpetuity, which restricts the occupancy to a maximum of four (4) persons for each of the 62 dwelling units.
3. Installation of half street improvements along El Conlon and sidewalk along Valley View as required by the Department of Public Works.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission, including landscaping along the Valley View side of the property, and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. The height of the landscaping at the driveways shall be in accordance with the requirements of the Traffic Engineer.
7. This development be limited to a senior citizens project and any proposed change shall first be reviewed by the Planning Commission.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker, Busch.
"NOES": None

This item will be heard by the City Commission on December 17, 1975.

2. Z-52-75

APPROVED

Application of J. D. AND VENNA DAVIS for reclassification of property legally described as the west 335 feet of Lot 8, Block 1, Artesian Acres and generally located on the south side of East Bonanza Road, 600 feet east of North Eastern Avenue at 2700 East Bonanza Road, from R-E to C-1.

Proposed Use: Nursery (Plant)

Mr. Saylor pointed out the location and land uses in the area. He stated the nursery had been there for 15 years under a variance. They were now asking it be put under the proper zoning. Staff recommended approval. He pointed out the plot plan showing the way the nursery existed now. The only requirement staff suggested was additional landscaping on Bonanza.

Chairman Busch declared the public hearing open.

MR. J. D. DAVIS appeared and indicated they would be happy to landscape after the widening of Bonanza by the City.

Chairman Busch declared the public hearing closed.

Dr. Parker moved Z-52-75 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Signing an Assessment District Agreement for half street improvements along Bonanza Road as required by the Department of Public Works.
3. All vehicle parking and storage areas shall be paved.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.
5. The landscaped planter along Bonanza Road frontage may be deferred until the widening of this street is completed.
6. All plant material storage shall be within the fenced area.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker, Busch.

"NOES": None

This item will be heard by the City Commission on December 17, 1975.

3. Z-54-75

APPROVED

Application of CLAYTON E. JOHNSON, ARTHUR ROZEN, AND DAVID BOYER for reclassification of property legally described as Lot 21, Block 1, Van Patten Tract No. 1 and Lot 22 and 23, Block 1, Van Patten Tract No. 2 and located on the north side of East Sahara Avenue between Van Patten Place and Beverly Way, from P-R to C-1.

Proposed Use: Restaurant

Mr. Saylor pointed out the location and land uses in the area. He pointed out the plot plan with the proposed restaurant. The site had substantial area for parking and adequate circulation both in and out. He indicated if they did experience a demand factor for more parking they could easily get it by moving a driveway and putting in another tier. There were three protests from property owners in the neighborhood opposing on the basis of the increased traffic, the parking problem, the odors, etc. and the fact there were a substantial number of restaurants in the area. Staff was inclined to feel the proposed use was in keeping with the Sahara Avenue characteristics and that they did have adequate parking. Staff recommended approval subject to the usual conditions. He recommended further the amount of landscaping be increased along Van Patten and the Beverly Way street frontages.

Chairman Busch asked for the size of the restaurant.

Mr. Saylor replied it was 1700 sq. ft. He indicated there were two existing houses which would be torn down.

Chairman Busch declared the public hearing open.

MR. DEAN CHRISTENSEN, St. George, Utah, appeared for the applicant. He indicated the 1700 sq. ft. building was not only a sit-down type of restaurant, but also a take out. It was called "The Italian Place". He submitted pictures with the application and indicated it would seat 40 to 50 people. He pointed out there was adequate parking. He stated it was a sandwich-type place, and he felt it would be an attractive addition to the Las Vegas area. He agreed to staff's recommendation for additional landscaping. In answer to a question by Mrs. Coleman, he indicated they did have a grill and

they served sandwiches and salads. They also had fresh fruit drinks. Their hours would be 11:00 A.M. to 11:00 P.M. He stated it was a franchise operation and there were about 20 in operation in Northern Utah, Idaho, California, etc.

MR. CLAYTON JOHNSON, one of the applicants, appeared and indicated it was an ideal location because of East Sahara being so heavily travelled. He felt since they were tearing down the old buildings and erecting a new building, it would be providing a service to the City.

MR. FRED MC GOWAN, 2316 Beverly Way, appeared in protest. He indicated they vigorously opposed construction of any type of restaurant on this site. He stated there would be parking problems, noise problems, and odor and sanitation problems. He indicated even though they had adequate parking, people would still park on their street. He indicated his bedroom window would be 6' from the parking lot. He indicated any public restaurant had a natural attraction for insects, stray cats, rodents, etc. He felt there were enough restaurants in the area, with 11 restaurants within seven minutes of each other. He stated he advocated progress, but when the price of progress becomes severely damaging to the properties belonging to others, he felt it should stop. He stated if the Commission did approve this change, he requested that a 10' high wall be constructed adjacent to the existing wall which was 103' long.

Mrs. Coleman indicated staff mentioned his property was P-R zoned.

Mr. Saylor indicated the property was under a resolution of intent to P-R, but the owner had never converted it to an office.

MRS. WIENER appeared in protest and indicated she was concerned about the traffic conditions, and she felt this use would add to the hazards.

MS. ADRIENNE GLUSMAN, 5416 Gypsy Avenue, appeared in protest. She indicated she owns the apartment building adjacent to the property. She indicated her tenants were concerned about the noise of the restaurant and 24 hour traffic. She indicated she did not feel they had adequate parking. She was also concerned if this use did not succeed, they may want a bar on the property.

Mr. Johnson reappeared and indicated there was no intention of putting a bar on the property. He did not feel they would add to the traffic problem. He stated they would be amenable to constructing a wall as required by the first protestant.

Mrs. Coleman asked where the trash pickup would be.

Mr. Christensen indicated they would have to take out one of the parking spaces for the trash. He indicated there would be no cats, no bugs, and no unsanitary conditions. He indicated there were many restaurants in the area; and they were successful, which was why they picked this location. They felt this would be the highest and best use for the property. He indicated they operated on a limited menu and there would be very little waste.

There was additional discussion concerning the walls, access, etc. Mrs. Glusman indicated she would also like a high wall by her apartments.

Chairman Busch declared the public hearing closed.

Mr. Tiberti indicated an 8' wall would be sufficient in height. He moved Z-54-75 be APPROVED subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. The damaged sidewalk and curb on Sahara and Beverly Way be repaired, the existing driveways that will not be used be closed, and a parking plan be submitted to the Traffic Engineer for approval as required by the Department of Public Works.
3. The trash enclosure be relocated as required by the Department of Community Development.
4. All trash containers and mechanical equipment on the building shall be screened.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission, including landscaped planters along Beverly Way and Van Patten Place sides of the property and increasing the planter along the Sahara Avenue frontage as required by the Department of Community Development, and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. Conformance to code requirements and design standards of City departments.
8. An 8' block wall shall be constructed along the north property line.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker, Busch.

"NOES": None

This item will be heard by the City Commission on December 17, 1975.

4. Z-55-75

APPROVED

Application of H. O. REDD for reclassification of property legally described as Lot 1, Block 2, Eastwood Tract No. 1 Amended and located at 1233 South Eastern Avenue on the southeast corner of Eastern Avenue and Franklin Avenue, from R-1 to P-R.

Proposed Use: Office

Mr. Saylor pointed out the location of the site and indicated this use was in accord with the established policy of allowing P-R zoning on Eastern Avenue. There were no protests on record and one letter of approval. He pointed out the plot plan and indicated there would be minimum landscaping along Eastern and along Franklin. Staff recommended approval in accord with the established policy.

Chairman Busch declared the public hearing open.

MS. PATRICIA HURD appeared and indicated she was in favor of the proposal because the City had already ruined Eastern Avenue. She asked who established the valuation on condemned property.

Mr. Saylor indicated she should contact Ms. Jackie McDonald in the City Right-of-Way Division of Public Works.

There being no further comments, Chairman Busch declared the public hearing closed.

Mr. Tiberti moved Z-55-75 be APPROVED subject to the following conditions:

1. A parking plan be submitted to the Traffic Engineer for approval.
2. Conformance to code requirements and design standards of City departments.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission, including a landscaped planter along all street frontages, and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
5. All trash containers and mechanical equipment on the building shall be screened.
6. Conformance to the plot plan as amended to reflect the above conditions.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Busch.

"NOES": None

"ABSTAIN": Dr. Parker

This item will be heard by the City Commission on December 17, 1975.

5. Z-19-75
Plot Plan Review

APPROVED

Submitted by WALLACE MONTGOMERY on behalf of Watkins Development Company for property generally located on the south side of West Washington Avenue between Torrey Pines Boulevard and Lorenzi Boulevard, R-PD 6 Zone to allow adjustments to building locations.

Mr. Foster pointed out the location and indicated in the R-PD zoning districts, there were no specific setbacks. He stated the developer laid out a single family type subdivision and two of the properties did not conform to the approved development plan. They were requesting adjustments. One residence was within 19' of the rear property line and another was within 18'. He stated on the odd shaped lots they still had substantial area in the rear yards. Staff recommended approval.

Mrs. Coleman moved Z-19-75 be APPROVED subject to the following condition:

1. Conformance to the plot plan.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker, Busch.

"NOES": None

This item will be heard by the City Commission on December 3, 1975.

6. Tentative and
Final Maps
El Rancho Alta

APPROVED

Request submitted by DASCO, INC. for waiver of the sidewalk requirements in the El Rancho Alta Subdivision.

Mr. Foster indicated the tentative and final maps were recently approved by this Commission and the City Commission. The applicant inadvertently did not make the request to eliminate the sidewalks when the subdivision was submitted and was now requesting they be deleted. He stated that request was allowed in the subdivision to the east. He stated staff recommended sidewalks be provided

on Alta Drive, which was along the south side of the property. Staff recommended approval of the waiver subject to the sidewalks being installed along Alta Drive.

MR. L. B. CHAPMAN Dasco, Inc. appeared and agreed to staff's recommendations.

Mrs. Coleman moved the request for waiver of the sidewalk requirements in El Rancho Alta Subdivision be APPROVED subject to the following condition:

1. Sidewalks be provided along Alta Drive.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker, Busch.
"NOES": None

Recess:

A ten minute recess was called at 9:20 P.M. and the meeting reconvened at 9:30 P.M. Chairman Busch left the meeting and Mrs. Coleman assumed the chair.

7. M Zone Review

APPROVED

Submitted by WESTERN LINEN SUPPLY concerning property located on the northwest corner of Western Avenue and Wall Street.

Mr. Foster pointed out the location and indicated because of the property's location, being next to the freeway, it required an aesthetic review for a parking lot to be used by Western Linen. He pointed out the location and indicated the area had been unofficially used as a parking lot. Staff has recommended three areas for landscaping and had informed the applicant who somewhat consented to go along with the landscaping. Staff recommended approval with that condition.

Mrs. Coleman asked if the lot would be paved. Mr. Foster replied affirmatively.

Mr. Tiberti moved M Zone Review for Western Linen be APPROVED subject to the following conditions:

1. Conformance to the plot plan.
2. Landscaping shall be provided as required by the Department of Community Development.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker.
"NOES": None

8. Z-63-63
Plot Plan Review

APPROVED

Submitted by THE FAMILY CENTER concerning property located on the south side of West Charleston Boulevard between Decatur Boulevard and Montclair Street, C-1 Zone.

Mr. Foster indicated this was a request to alter one of the conditions of approval. He indicated during the approval on the zoning action and subsequent development plans, there was concern about access to Montclair, to the west, because there were single family homes fronting on the street. He indicated one of the conditions was there be no access to Montclair in terms of vehicular access. He stated they have constructed the block wall and it was set back a sufficient distance to allow landscaped planters next to the sidewalk. Since that wall was put in, apparently someone has knocked out a section of the wall to allow pedestrian access in this particular area, south of the Lucky's facility. He stated the developer felt that if they put the wall back, more than likely the same thing would happen, so he was requesting a plot plan amendment to allow a 5' pedestrian walkway into the shopping center. They indicated possibly they could put a metal pole to preclude the entrance of motorcycles, etc. Staff felt because of the concern of the

property owners at the time of approval that there be no access to Montclair, perhaps this item should be held for a public hearing to notify the property owners to the west of the proposed walkway.

Mrs. Coleman stated it should be limited to pedestrian access.

Mr. Tiberti indicated he thought it was a logical request. He felt sure the people wanted a walkway and moved it be APPROVED subject to the following conditions:

1. The pedestrian walkway shall not exceed five feet (5') in width and shall contain a steel pole in the center of the walkway.
2. The walkway shall be constructed in an alignment with the side property lines of two residential lots on the opposite side of the street.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker.

"NOES": None

This item will be heard by the City Commission on December 3, 1975.

9. Reversionary Map

APPROVED

A portion of Villa Tierra Verde subdivision Unit #1 generally located on the south side of West Oakey Boulevard, west of Jones Boulevard.

10. Tentative Map and Final Map
Villa Tierra Verde
Unit #2

APPROVED

Mr. Foster indicated this item involved the planned development which was recently approved so the common area could be included into the lots that were being developed on a single family basis on the south side of Oakey, west of Jones. He pointed out this necessitated a reversionary map eliminating the existing subdivision and then resubdividing the land. He stated item #10 was the new Tentative and Final Maps of Villa Tierra Verde Unit #2 which resubdivided the area to incorporate the common area into each abutting lot. Staff recommended approval of the reversionary map and the tentative and final maps and recommended the tentative map be approved subject to the reversionary map being recorded first. He stated there should be a condition on the final map that the tentative map be approved so there would be a logical sequence of events.

Dr. Parker moved the Reversionary Map and Tentative and Final Maps of Villa Tierra Verde be APPROVED subject to the following conditions:

TENTATIVE MAP:

1. The reversionary map be first recorded.
2. Conformance to code requirements and design standards of City departments.
3. Satisfaction of the conditions on the zoning action Z-67-72.
4. The tentative map shall be approved for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.

FINAL MAP:

1. The tentative map be approved.
2. The preliminary map be recorded prior to recordation of this final map.

The tentative map will be heard by the City Commission on December 3, 1975.

11. AR-4-75

APPROVED

Request for Aesthetic Review submitted by C. FREDERIC DORRIS, AIA, for a 300 room addition to the Golden Nugget Hotel.

Mr. Foster indicated this was a nine story hotel addition to the Golden Nugget facility. He pointed out the elevation of the proposed hotel facility. The applicants indicated a new one story structure along the Casino Center side of the property. He stated there was a petition on file to vacate the remaining L-shaped alley area that would be coming up at the next meeting. He stated there was a provision whereby staff had the authority to approve aesthetic reviews subject to the major additions or developments being brought before the Commission. He stated this was a major addition. They were proposing planters in the public right-of-way and street plantings. This would be subject to City Commission approval and the location being determined by the Public Works Department so the planters would not interfere with any facilities in the public right-of-way. He stated they would provide landscaping in the alley to the west, which was proposed to be vacated, and the location of the plant material again would be subject to the alley being vacated. If it was not vacated, they could not use it. Staff recommended approval of the plan.

Mrs. Coleman asked where they would have the parking.

An unidentified gentleman appeared and indicated the parking would be in the area between the alley and First Street. He stated they would bring plans in for the next meeting for a 10 to 12 story parking garage housing 600 cars. The entrance would be through the expanded alley. He stated they had a 44' wide alley. They felt with 300 rooms and 600 car spaces, they would pick up some of the excess cars downtown.

Mr. Tiberti moved AR-4-75 be APPROVED subject to the following conditions:

1. The proposed street planters in the public right-of-way shall be approved by the City and their location shall conform to the requirements of the Department of Public Works.
2. The proposed landscaping in the alley shall be subject to approval of the alley vacation.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker.

"NOES": None

12. Z-17-65 and
Z-6-69

APPROVED

Submitted by ARCHITECTURAL GROUP concerning property located at 1124 and 1128 South Highland Drive, P-R Zone.

Mr. Foster indicated the location of the site and stated the property had been developed for P-R purposes. There were two properties involved, and they were developed separately. The applicants were now proposing to make some minor adjustments on the plot plan to renovate and improve the appearance of the property. He presented the elevations. He stated they did have access between

the buildings which could be used for a walkway or driveway. They were proposing three driveways off Desert Lane and the north property had access from Desert Lane. There was a 3' block wall required on the south property line, but due to a technicality, they were never able to put it in. They were asking for an opening on Desert Lane and one additional opening in the central portion of the property. Staff recommended the access be restricted to the north half of the property and recommended one driveway to Desert Lane on the north half of the property which would necessitate revision of the parking layout. He indicated they had adequate parking. They were proposing covered parking areas on the north and south ends of the parking area west of the buildings. In a P-R zone there was a requirement to develop in accordance with the abutting residential zoning, but in this case there was no other zoning other than R-1 to the south which would convert more than likely to office or some other type of zoning. The applicants were asking that the Highland side of the property be designated as the front which would allow them to have covered parking in the rear portion of the property. He stated with the adjustment in the parking and restriction on one opening being in the north portion of the property adjacent to Desert Lane, staff recommended approval of the submitted changes.

MR. MANUEL MUNOZ, Architect on behalf of the applicant, appeared and indicated the only question they had was would they still be required to have a 3' fence on Desert Lane as shown on the previous plan.

Mr. Foster indicated not unless it was imposed under this action. Staff was not recommending it.

Mrs. Coleman recommended there be solid landscaping except for the one driveway opening.

Dr. Parker moved Z-17-65 and Z-6-69 be APPROVED subject to the following conditions:

1. Access to Desert Lane shall be restricted to one driveway located on the north half of this development.
2. Landscaped planter shall be provided along Desert Lane and landscaping shall be provided on the remainder of the property as required by the Department of Community Development.
3. The trash area and all mechanical equipment on the building shall be screened from both street frontages.
4. Conformance to code requirements and design standards of City departments.

The motion carried by the following vote:

"AYES": Tiberti, Miller, Coleman, Parker.
"NOES": None

This item will be heard by the City Commission on December 3, 1975.

13. SO-3-75

APPROVED

Request submitted by JOHN E. KENNEY, JR. for temporary sales office in conjunction with the Hawaiian Village Subdivision on property located at 3900 Lighthouse Avenue.

Mr. Foster pointed out the location of the site and indicated they proposed to use one lot for a sales office.

This was a normal request and staff recommended approval subject to a two year time limit and sales being limited to the sales in this tract. He indicated on the two year time limit, if sales in the tract ceased prior to the two year time period, it would also terminate the sales office.

Mr. Miller moved SO-3-75 be APPROVED subject to the following conditions:

1. The use be limited to sales within the Hawaiian Village Subdivision.
2. Use be limited to a two year time limit or completion of the sales in the tract, whichever is sooner.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker.

"NOES": None

14. M-1-75

APPROVED

M Zone Aesthetic Review submitted by NEVADA NUT & BOLT, INC. concerning property located at 1916 South Highland Drive, M Zone.

Mr. Foster pointed out the location of the site and indicated it was adjacent to the interstate freeway. The applicant proposed an addition that would abut the rear property line. They have an existing paved parking lot off Highland Drive. Staff recommended approval of the submitted request subject to the screening of any mechanical equipment on the proposed and existing structures from the freeway side of the property.

Mr. Tiberti moved M-1-75 be APPROVED subject to the following conditions:

1. All mechanical equipment shall be screened.
2. Conformance to code requirements and design standards of City departments.
3. Conformance to the plot plan.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker.

"NOES": None

15. Z-18-68
Use Review

APPROVED

Submitted by BLANDA GANN to allow a therapeutic massage service as an incidental use in conjunction with a beauty salon operation on property located at 3215 West Charleston Boulevard, C-D Zone.

Mr. Foster indicated this property was recently converted to C-D use. The plot plan showed the existing building with parking in the front and rear. The request was for a use review because all uses must be approved by the City Commission upon recommendation of this Commission. We have not had this type of use as a permitted use in the C-D Zone, and that was the reason for this request. He stated in discussing this with the applicant, she indicated it would be an incidental operation in conjunction with a relatively large beauty salon operation on the property. There were two people involved with the massage operation. Staff had no objections to this request subject to it being an incidental type of operation to the main use on the property. He stated the applicant indicated it would be limited to women clients only. Possibly the Commission would want to put that as an additional stipulation on the permitted use.

Mrs. Coleman indicated she felt the main concern would be the signing. If they put a big sign advertising the

massage operation, it would look like something it was not. She did not see any necessity to have a sign other than on the window saying therapeutic massage.

MS. BLANDA GANN, the applicant, appeared and indicated they had no intention of advertising it on their sign. She stated they felt the people in the West Charleston area had requested this type of service in conjunction with their beauty salon service and it would be strictly for women.

Mrs. Coleman indicated she felt this would be a good idea as long as the signing were controlled.

Mr. Tiberti moved the use review for a therapeutic massage service as an incidental use in conjunction with a beauty salon operation under Z-18-68 be APPROVED subject to the following conditions:

1. No advertising of the massage service shall be allowed on the outside.
2. The massage service shall be incidental to the main use on the property and shall be limited to women customers.

The motion carried by the following vote:

"AYES": Tiberti, Miller, Coleman, Parker.

"NOES": None

This item will be heard by the City Commission on December 3, 1975.

16. Z-81-73
Review
APPROVED

Submitted by BOBBY MORRIS to eliminate the central planter on property located on the north side of East Sahara Avenue between Chapman Drive and South 17th Street at 1629 East Sahara Avenue, C-1 Zone.

Mr. Foster indicated the location of the property and stated this was an alteration to the approved landscaping plan. He indicated they wished to eliminate a portion of the L-shaped planter on the front of the property, and they would keep the portion of the planter arranged in an east/west direction along the side of the two parking spaces. He stated it was a relatively minor amendment and staff recommended approval.

Mr. Tiberti moved the request to revise the central planter on the front of the property under Z-81-73 be APPROVED subject to conformance to the revised landscaping plan. The motion carried by the following vote:

"AYES": Tiberti, Miller, Coleman, Parker.

"NOES": None

17. ADDITIONAL ITEM
FOXY'S
APPROVED

Mr. Saylor indicated there was a time exigency factor which would translate into an extreme financial obligation, so staff indicated if the applicant appeared, they could request that their item be heard. He stated it was an architectural review involving Foxy's property at Las Vegas Boulevard and Sahara. This group had leased the ground floor and planned to remodel the interior; and as part of the remodeling, they planned to extend the wall out to the property line on Las Vegas Boulevard. The front wall was now indented. He stated he readily agreed what they were proposing to do would enhance the appearance of the building. Staff discussed the possibilities of some landscaping, but it appeared to be almost impossible. The sidewalk was very narrow at that point and there was also a bus stop and several traffic signs. Staff recommended approval of what they were proposing.

MR. GILDAY appeared and indicated they would comply with any conditions imposed by the Commission. They took title to the property on December 1 and the plans were done before they found they were required to have a review. He indicated all of the signs would be redone and everything would be new.

Mr. Tiberti moved the request for Foxy's be APPROVED. The motion carried by the following vote:

"AYES": Tiberti, Coleman, Miller, Parker.

"NOES": None

DIRECTOR'S BUSINESS:

1. December 23 meeting

CANCELLED

Mr. Tiberti moved the December 23 Planning Commission meeting be cancelled with the understanding if there was something with a time exigency, they could call a special meeting. The motion carried by unanimous vote.

2. ADDITIONAL ITEM

Mrs. Coleman indicated she would like the possibilities of limiting ambulance companies which dispatch emergency ambulances to certain zones. She stated she did not feel they should be located in a C-1 zone.

Mr. Saylor indicated at the last meeting she instructed staff to look into this and staff was working on it.

Mrs. Coleman indicated she felt the operation should be limited to an M zone or a C-M zone. It should not be near a residential area nor a hospital. If they were in an industrial zone with access to the freeway, they would not be a nuisance to anyone.

Mr. Saylor indicated there was a solution which was to invoke a Use Permit requirement. He stated they could amend the ordinance to make it a Use Permit requirement, then it would require a public hearing. He stated if they were restricted to an industrial zone, they could still apply for a variance to allow the use on any parcel of property in the City.

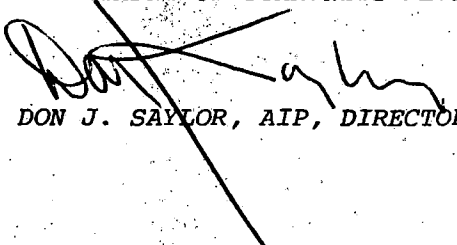
Mrs. Coleman indicated she was also wondering if they were doing any study on preserving the ranch estate areas in the urban area. She asked if there were any guidelines.

Mr. Saylor indicated the General Plan was a guideline. He indicated this type of zoning should be limited to preclude urban sprawl because the costs of services increases with sprawl. He stated you have to be selective and restrictive as to the amount of area that should be an estate type development.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 10:10 P.M.

DEPARTMENT OF COMMUNITY DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw