

AGENDA  
CITY PLANNING COMMISSION  
FEBRUARY 10, 1977

RECEIVED  
FEB 3 2 04 PM '77  
CITY CLERK

CALL TO ORDER:

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

ROLL CALL:

NEW BUSINESS:

1. Z-1-77

Application of HERSCHEL C. CLARK for reclassification of property generally located on the east side of Santa Paula Drive, between Oakey Boulevard and St. Louis Avenue at 1707 and 1711 Santa Paula Drive, from P-R to R-4.

Proposed Use: Two four-plex apartment units.

2. Z-2-77

Application of FIRST WESTERN SAVINGS ASSOCIATION for reclassification of property generally located on the north side of East Charleston Boulevard, between Lamb Boulevard and Nellis Boulevard from R-1 and R-3 to R-PD 7.

Proposed Use: Medium Low Density Residential Planned Development.

3. Z-3-77

Application of FRANK & PATRICIA McCORMICK for reclassification of property located at 1614-1616 Rexford Place, on the northwest corner of Oakey Boulevard and Rexford Place from R-2 to P-R.

Proposed Use: Office.

4. Z-4-77

Application of KENDALL E. JONES, ET AL, for reclassification of property generally located on the west side of South Maryland Parkway, between Sahara Avenue and St. Louis Avenue, from P-R to C-1.

Proposed Use: Offices and retail sales.

5. Z-5-77

Application of R. B. CLINE, SPROUL HOMES OF NEVADA, for reclassification of property generally located on the west side of Antelope Way, 250 feet north of Charleston Boulevard, from R-1 to C-1.

Proposed Use: Parking Lot.

6. VAC-2-77

Petition of Vacation submitted by MR. & MRS. B. E. LUCAS, ET AL, to vacate the alley generally located north of the Las Vegas Expressway and west of Talmage Street, running west from Talmage Street and turning south to the Expressway.

7. AV-1-77

Administrative Variance requested to waive the height limitation on the block wall abutting the freeway in Twin Lakes Village Unit #11.

8. TENTATIVE MAP  
WOODLAND HILLS  
Property generally located east of the Municipal Golf Course, between Vegas Drive and Washington Avenue, R-1 zone.  
Owner: Harold & Mary Shydler  
Subdivider: Crestmont Corporation  
No. of Acres: 39.2+ No. of Lots: 140
9. TENTATIVE MAP  
STEWART PLACE  
UNITS 3, 4, & 5  
Property generally located on the south side of Stewart Avenue, between Lamb Boulevard and Marion Street, R-1 zone.  
Owner: First Western Savings  
Subdivider: Dasco, Inc.  
No. of Acres: 45.7 No. of Lots: 207
10. Z-30-75  
REINSTATEMENT  
Request for Reinstatement by FIRST FEDERAL SAVINGS for property located at 2301 West Charleston Boulevard, on the southwest corner of West Charleston Boulevard and South Rancho Drive to C-D.

MINUTES

RECEIVED

CITY PLANNING COMMISSION

MAR 8 1 25 PM '77

FEBRUARY 10, 1977

CITY CLERK

CALL TO ORDER:

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

PRESENT:

Chairman Parker, Mrs. Coleman, Mr. Jenkins and Mr. Ward.

EXCUSED:

Mr. Tiberti, Mr. Busch and Mr. Miller.

STAFF PRESENT:

Don J. Saylor, AIP, Director, Department of Community Planning and Development.

Howard A. Null, Supervisor of Planning.

Ira J. Gardner, Planning Assistant.

Kathleen M. Tighe, Recording Secretary.

NEW BUSINESS:

1. Z-1-77

APPROVED  
(As Amended)

Application of HERSCHEL C. CLARK for reclassification of property legally described as Lots 2 and 3, Block A, Beverly Green Tract #2, generally located on the east side of Santa Paula Drive between East Oakey Boulevard and St. Louis Avenue at 1707 and 1711 Santa Paula Drive, from P-R to R-4.

MR. SAYLOR gave the staff report and recommended approval. He further stated if approved, there were advertising signs on these two properties which would have to be removed. There is no record of any protests.

CHAIRMAN PARKER declared the public hearing open and asked to hear from the applicant.

MR. HERSCHEL CLARK, 217 Circle Drive, appeared and stated he was the applicant. He said he had wanted to have professional offices in these units and spent about \$30,000 converting them; however, there did not seem to be a market at this time and several of the units were vacant and he could not find tenants. He stated he would just like to leave the corner lot P-R and convert back to apartment use on the others. He felt eventually there may be a market for the P-R but he had been a little premature. He stated he had vacancies for as long as about a year and a half in these buildings.

CHAIRMAN PARKER asked if anyone else wished to be heard.

MR. A. HALL, Real Estate Agent at 1707 Santa Paula, Unit #C appeared in protest. He stated he was a tenant for three years and spent considerable money in his office. He said his building has five units and pointed out that the applicant has rented these. He pointed out his license was good until May 1st, and he did have a lot of money tied up in his office. He said some of the units were without air conditioning and these were the ones he could not rent. He stated he was paying 28¢ a sq. ft. here and would have to pay possibly 60¢ elsewhere if he has to move now. He stated in building 1711 Santa Paula even the wash room has been converted to an additional apartment and they were moving in a refrigerator and showing the place which he resented. He stated the applicant has shown his office at least 25 times which was located on the second floor. He stated he felt if the units were air conditioned, he could rent them.

MR. CLARK reappeared and stated he also spends approximately \$200.00 a month in advertising for these units and still is unable to rent them.

MR. SAYLOR stated possibly the Board could consider just rezoning one of the units being requested and when the other unit is vacant, he could then apply for rezoning of that one.

MR. CLARK indicated he would rather not do that and would like to have both of these converted. He felt some of the things mentioned by Mr. Hall were personal matters between the two of them and had nothing to do with the zoning.

CHAIRMAN PARKER stated he felt possibly a compromise could be reached.

MRS. COLEMAN stated she felt possibly the applicant could bear the expense of relocating Mr. Hall and that this building could be held in abeyance until this is accomplished.

MR. CLARK pointed out Mr. Hall had a lease with an option that if renewal were requested within 60 days in writing of when it was due to expire, it could be renewed. He stated his lease was due to run out in 20 days and he was not aware of the fact Mr. Hall wished to remain there. He stated since he did not indicate that he wished to renew the lease, he was now aware he would still be in the building and had not even considered collecting the rent.

MR. HALL pointed out there had been some problems that he wished the applicant to take care of such as lights at the bottom of the stairs, etc.

CHAIRMAN PARKER asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

After considerable discussion, MR. JENKINS stated he felt the one building could be approved for R-4 and made a Motion for APPROVAL of Z-1-77 as amended, subject to the following conditions:

1. Application be amended to exclude Lot 2, Block A, Beverly Green Tract #2 (1707 Santa Paula Drive).
2. Parking layout to conform to the requirements of the Traffic Engineer.
3. Replace damaged and raised sidewalk as required by the Department of Public Services.
4. All advertising signs on Lot 3, Block A, Beverly Green Tract #2, (1711 Santa Paula Drive) to be removed as required by the Department of Community Planning and Development.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. 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 and underground sprinkler systems shall be cause for revocation of a business license.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Chairman Parker, Mrs. Coleman, Mr. Ward and Mr. Jenkins.

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on March 2, 1977, at 9:00 A.M.

2. Z-2-77

APPROVED

Application of FIRST WESTERN SAVINGS ASSOCIATION for reclassification of property legally described as being a portion of the South Half (S $\frac{1}{2}$ ) of Section 32, Township 20 South, Range 62 East, MDB&M, described as follows: Commencing at the southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 32; thence North 89°35'06" East 926.76 feet; thence North 00°24'54" West 50.00 feet to the true point of beginning; thence North 00°27'26" West 370.69 feet; thence South 89°32'34" West 1540.00 feet; thence North 51°00'10" West 237.89 feet to a point on a curve concave southeasterly and having a radius of 472.38 feet, a radial line to said point bears North 74°09'39" West; thence Northeasterly along said curve through a central angle of 43°04'00" an arc distance of 355.06 feet to a point of tangency; thence along said tangent line North 58°54'21" East 481.36 feet to a point of tangency with a curve concave northwesterly and having a radius of 640.00 feet; thence Northeasterly along said curve through a central angle of 30°00'00" an arc distance of 335.10 feet to a point on a curve concave southwesterly and having a radius of 379.23 feet, a radial line to the first mentioned curve (R=640.00') at said point bears South 61°05'39" East and a radial line to the second mentioned curve (R=379.23') at said point bears North 28°54'21" East; thence Southeasterly along said curve through a central angle of 20°38'13" an arc distance of 136.59 feet to a point of tangency; thence along said tangent line South 40°27'26" East 436.61 feet; thence South 00°27'26" East 235.00 feet; thence North 89°32'34" East 435.00 feet to a point of tangency with a curve concave southwesterly and having a radius of 960.00 feet; thence Southeasterly along said curve, through a central angle of 17°57'32" an arc distance of 300.90 feet to a point, a radial line to said point bears North 17°30'06" East; thence South 00°27'26" East 575.10 feet; thence South 89°35'06" West 251.00 feet to the true point of beginning. Property generally located on the north side of East Charleston Boulevard, between Lamb Boulevard and South Nellis Boulevard, from R-1 and R-3 to R-PD 7.

Proposed Use: Medium Low Density Residential Planned Development.

MR. SAYLOR gave the staff report indicating this request was for a planned unit development with "zero" lot line. He said the lots would be 45' x 100'. He stated it has been the philosophy of the PUD zoning, that open space generally in the form of a park site should be made available when increasing the density. He stated this is to allow a means of trying to create housing to meet the increasing demand factor with the ever widening gap between income levels and the ability to purchase homes; however, at the same time, this carries with it a way to try and insure that the end result will be a desirable product. Staff feels that the request without providing some open space is bad planning. He pointed out this proposal does not provide for any open space and it would increase the density by about twice as much as the R-1 zoning. He presented an overall plan of the development indicating there would also be a section of single family homes and R-3 near Charleston along with this planned unit development section. He stated staff could find this proposal well within the intent of the General Plan, but at the same time it is creating a substantial residential development without any open space. Staff would suggest that somewhere in this development adequate land

(6 to 8 acres) be provided for a park site, probably to the north. He stated the park site should be at least 5 acres in size, and this would benefit the overall development. Mr. Saylor stated this land should be dedicated to the City with the understanding if accepted, the City would develop the park and would provide a half-street around it. In connection with the proposed development, staff feels there should be some enhancement of the circulation. He stated there should be a 60' wide street connecting Marion to Charleston and an additional opening should be provided in the general vicinity between Lot 26 and Lot 15 in Block 1. He pointed out when there is a "zero" lot line there is a tremendous utilization of the curb for parking, and the driveways are narrow. He stated with these conditions, staff would recommend approval. There were no protests on record.

MR. HEER, Vice-President of First Western Savings, appeared.

CHAIRMAN PARKER asked Mr. Heer if he agreed with staff's recommendations.

MR. HEER stated he did not completely agree with the recommendation for the wider street. He stated he understood the condition for the park site, but they were attempting to develop a housing project at a lower price and if they had to give up this much land, it would undoubtedly increase the cost of the housing. He stated at this time he did not feel they could agree to the park site. He stated they had the rest of the development under study at this time. He said they were trying to keep the cost of the housing at \$30,000 or lower.

MRS. COLEMAN asked how many homes in all there would be.

MR. HEER stated he was not sure at this time. He said they were taking soil samples now.

MRS. COLEMAN asked what he would do if the soil was no good.

MR. HEER stated then possibly it would be a park.

MRS. COLEMAN asked if they planned RPD on the whole thing.

MR. HEER said this was not their plan, but they might come back for another unit of this type, but not the whole development. There would be R-1 also in this development.

MRS. COLEMAN stated by building this many homes, she felt they would have instant slums with no open space provided for children to play, etc.

MR. HEER stated there would be 35' back yards and also side yards and off-street parking.

MR. WARD asked what the price range would be.

MR. HEER said it was not firm, but felt they would run from about \$28,500.00.

MRS. COLEMAN asked the size of the side yard.

MR. HEER said it was 7 or 8 feet.

MRS. COLEMAN asked if there would be sufficient room to gain access to the rear yard.

MR. HEER stated there would be 14' between buildings. He said there would be enough room to gain access to the rear if they wanted to put in a pool. He indicated there would be an enclosed garage and driveway space. He said the homes would

start at 880 sq. ft. and go to 1,100 sq. ft. on the three bedroom unit. He said the R-1 development would be about the same size.

CHAIRMAN PARKER asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MRS. COLEMAN stated she hated to see this kind of housing go in where there is increased density and no open space provided. She stated her philosophy is just the opposite of this and she indicated she wished it was a little more imaginative. She stated she did not object to the zoning, but felt staff did have an argument with the park and the streets and made a Motion for APPROVAL of Z-2-77 subject to the recommendations of staff and the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. The street connecting Marion to Charleston to be 60 ft. in width.
3. That an additional street opening be provided somewhere in the general vicinity between Lot 26 and Lot 15, in Block 1.
4. Due to the increased density under the proposed development and in accord with the philosophy of the Planned Unit Development zoning, open space in the form of a park site to be made available within the confines of the overall development plan of the area between Stewart Avenue and Charleston Boulevard, east of Marion.
5. Conformance to the plot plan to reflect the above conditions.
6. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Chairman Parker, Mr. Jenkins and Mrs. Coleman.  
"NOES" - Mr. Ward.

Motion for APPROVAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on March 2, 1977, at 9:00 A.M.

3. Z-3-77  
APPROVED

Application of FRANK & PATRICIA McCORMICK for reclassification of property legally described as Lot 1, Paradise Grove Sub-division, located at 1614-1616 Rexford Place, on the northwest corner of Oakey Boulevard and Rexford Place from R-2 to P-R.  
Proposed Use: Office.

MR. SAYLOR gave the staff report. He stated staff felt this was a proper transition, but in so doing, would like to indicate that it is not necessarily the philosophy that this trend continue into the interior. He said there was one protest on record; however, staff had no objection and would recommend approval.

CHAIRMAN PARKER declared the public hearing open and asked to hear from the applicant.

MR. McCORMICK stated he had lived there for 6 years, 3 years as a tenant and 3 years as the owner. He said he is on the corner and has a considerable problem renting these as apartments and

would like to convert them. He said there is a 7-Eleven Store next to them and there had been a lot of vandalism. He said he plans to move out. He also stated one of the problems renting these is because of the noise on this corner. He presented a letter of approval signed by Mrs. Baker and Mrs. Keil who were most effected by this change.

MR. SAYLOR presented the plot plan indicating the parking would be off the alley. He said they would have to provide a 6' masonry wall along the rear property line abutting the residential property. He stated there were some trees on the property which they would like to see remain.

MR. McCORMICK stated there is a problem in that one of the trees in the front is tearing up the sewer line. He said in order to have adequate parking he would remove the trees in front.

MR. SAYLOR stated there were 12 parking spaces total and staff is recommending they remove two of these, which are proposed in the front to keep the trees if possible. He stated if there is some problem with the Elm tree, staff would suggest they submit a landscaping plan and staff could work this out with the applicant.

CHAIRMAN PARKER asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MR. JENKINS made a Motion for APPROVAL of Z-3-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. 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 and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. Removal and replacement of 250 sq. ft. of sidewalk along Oakey Boulevard frontage as required by the Department of Public Services.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Construction of a 6' masonry wall along the rear (north) property line abutting the residential property as required by the Department of Community Planning and Development.
7. No office use shall start on the property until all residential use has ceased.
8. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mr. Jenkins, Dr. Parker, Mrs. Coleman, and Mr. Ward.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on March 2, 1977, at 9:00 A.M.

4. Z-4-77  
APPROVED

Application of KENDALL E. JONES, ET AL, for reclassification of property legally described as the South 194.07 feet of the North 534.07 feet of the East 319.08 feet of the South Half (S $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 3, Township 21 South, Range 61 East, MDB&M, generally located on the west side of South Maryland Parkway between Sahara Avenue and St. Louis Avenue from P-R to C-1.

Proposed Use: Offices and retail sales.

MR. SAYLOR gave the staff report indicating there was an existing office complex and they wished to have a public pharmacy. He stated staff had no objection. He indicated they did not plan to change the character of the development. There were no protests.

CHAIRMAN PARKER declared the public hearing open and asked to hear from the applicant.

DR. KENDALL JONES appeared. He stated they would meet whatever conditions were necessary.

MRS. COLEMAN asked what type of operation this would be.

DR. KENDALL said it would be a professional pharmacy. He said they would not permit it to be changed into a drug store.

CHAIRMAN PARKER asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MR. WARD made a Motion for APPROVAL of Z-4-77, subject to the following conditions:

1. Parking layout to meet the requirements of the Traffic Engineer.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mr. Ward, Dr. Parker, Mrs. Coleman and Mr. Jenkins.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on March 2, 1977, at 9:00 A.M.

5. Z-5-77  
APPROVED

Application of R. B. CLINE, SPROUL HOMES OF NEVADA, for reclassification of property legally described as being a parcel of land situated wholly within the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 34, Township 20 South, Range 60 East, MDB&M, more particularly described as follows: Commencing at the South Quarter (S $\frac{1}{4}$ ) corner of Section 34; thence North 00°01'44" West 305.32 feet; thence South 89°41'59" West 40.00 feet to the true point of beginning; thence continuing South 89°41'59" West 120.00 feet; thence North 00°01'44" West 65.57 feet; thence North 89°58'16" East

120.00 feet; thence South 00°01'44" East 65.00 feet to the true point of beginning, generally located on the west side of Antelope Way, 250 feet north of Charleston Boulevard, from R-1 to C-1.

Proposed Use: Parking Lot.

MR. SAYLOR gave the staff report. He stated this commercial area would be developed prior to the houses, so that anyone buying would be aware of this fact. Staff has no objection and recommends approval; however, staff also feels the same wall proposed for the shopping center should be extended along the west and north lines of the parking area. There were no protests.

CHAIRMAN PARKER declared the public hearing open and asked to hear from the applicant.

MR. GILDAY appeared on behalf of the applicant. He stated they acquired more property and would put the block wall in. He said this should be under construction within two weeks, and they were just waiting for approval of the building permit which has been filed.

CHAIRMAN PARKER asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MRS. COLEMAN made a Motion for APPROVAL of Z-5-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. 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 and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. The same wall proposed for the shopping center be extended along the west and north line of the parking area.
5. Conformance to the plot plan to reflect the above conditions.
6. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Ward, Mr. Jenkins and Dr. Parker.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on March 2, 1977, at 9:00 A.M.

6. VAC-2-77  
DENIED

Petition of Vacation submitted by MR. & MRS. B. E. LUCAS, ET AL, to vacate the alley generally located north of the Las Vegas Expressway and west of Talmage Street, running west from Talmage Street and turning south to the Expressway. The above property legally described as a 20 ft. wide east/west alley

abutting the south property line of Lot 5, Block 5, Torrey Pines Gardens No. 2 and the north property line of Lot 26, Block 5, Torrey Pines Gardens No. 3; and a 20 ft. wide north/south alley abutting the west property line of Lots 26, 27, and 28 and a portion of Lot 29, Block 5, Torrey Pines Gardens No. 3, located in the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 26, Township 20 South, Range 60 East, MDB&M.

MR. SAYLOR gave the staff report indicating there was a power company substation to the rear of these properties. He said there was an alley abutting the rear of these properties and they have petitioned for vacation of the alley. He said this alley was primarily used by the power company for servicing their substation and they come in from Torrey Pines and down the alley to get in. He stated staff would like to be able to recommend approval because we feel this is an imposition on the property owners here, but at the same time we have had the indication of the Power Company that they strongly object. Public Services indicated there is a sewer line in the alley and it must be used as access for the sewer. He stated staff, therefore, will leave this decision up to the Commission. He stated because of the comments of the Power Company and Public Services, staff could not recommend that this alley be vacated. He pointed out there was one property owner who is protesting this vacation because this alley provides access, and he uses it to get to his rear yard.

MRS. COLEMAN said since there was a sewer line there, it would have to be maintained as an easement.

MR. SAYLOR said possibly traffic in the alley could be eliminated, but it would have to be maintained as an easement for the sewer lines.

CHAIRMAN PARKER asked to hear from the applicant.

MRS. DELORES LUCAS, 113 Talmage, appeared and stated she was petitioning on behalf of the people listed on the petition. She pointed out the power company has access at this time because they built a large gate through Las Brisas because they cannot get through the alley. She also stated the power company does not use the alley very often. She also stated she had never seen anyone from the City out there. She pointed out the gate in Las Brisas is what the power company is now using.

MR. JAMES FORD, 109 Talmage, appeared. He stated of the five property owners effected by this vacation, four of them were in favor of it. He said the only reason one person is protesting is because of the loss of the access to his back yard. He said they do have to put up with a noise problem from that alley with motorcycles using it and children. He said there is also some traffic which goes down this alley and out to the old expressway but this will be cut off. He said this is also dangerous for children in the area. He stated they have a fence line back there, but this alley allows traffic and motorcycles and undesirable people access easily to their back yards. He stated the only time the power company uses it is when they were putting poles in for the expressway. He stated they also knocked part of his back fence down at that time which they did replace. He said by vacating this, it would increase four of the property owners' back yard by about 75% or 20 feet. He said their back yards are very short because of this alley. He stated Mr. Scheele would have a loss of access to his back yard, but he didn't feel this would be a real problem since he did have access from the front to get through.

CHAIRMAN PARKER asked if Mr. Scheele could drive a vehicle into his back yard.

MR. FORD indicated he thought so, but he does have lawn planted there. He said this might be inconvenient for him.

MR. WARD asked Mr. Ford how much this alley is used.

MR. FORD stated it is not used very much, and this property could be utilized for their back yards.

CHAIRMAN PARKER asked if anyone else wished to be heard.

MR. SCHEELE, 101 Talmage, appeared in protest. He said he was on the corner and this would block access to his back yard. He stated he does use this access. He pointed out prior to the expressway, the power company was coming in the other end, but the power company does have other means of access. He pointed out all of these people bought their property knowing that the alley was there, and he bought his property also because this was there. He stated he does have lawn in the back which is very nice and would also have to rearrange part of his back yard to where he could park his pick-up, camper, etc.

MR. SAYLOR stated from Public Service Department comments, the best that could happen if the alley is vacated, is that it would be closed to vehicular access and could not be absorbed by the people living there since it is needed as an easement for drainage and sewer purposes.

MRS. LUCAS reappeared and stated if Mr. Hess had not extended Mr. Scheele's property line, he could not get in there at all. She said she could appreciate his nice yard, but they were anticipating the same thing.

MR. SCHEELE reappeared and stated if Mr. Hess did this, he was not aware of it.

CHAIRMAN PARKER asked if anyone else wished to be heard and there being no one, he asked for a Motion.

MR. JENKINS made a Motion for APPROVAL of VAC-2-77.

Voting was as follows:

"AYES" - Mr. Jenkins and Dr. Parker.

"NOES" - Mrs. Coleman and Mr. Ward.

Motion for approval did not carry and the request was DENIED.

CHAIRMAN PARKER announced this item would be on the agenda for the City Commission meeting of March 2, 1977, at 9:00 A.M. at which time they would set a date for public hearing.

7. AV-1-77  
APPROVED

Administrative Variance requested to waive the height limitation on the block wall abutting the freeway in Twin Lakes Village, Unit #11.

MR. SAYLOR gave the staff report indicating under the Ordinance, the maximum height permitted for a wall or fence is 6 feet; however, the Commission may allow a waiver of this requirement when the property abuts the freeway. Some of the people abutting the freeway in this area have indicated a desire to raise their walls to 8 or possibly 10 feet. Staff is aware of their problem and recommends approval.

MRS. COLEMAN asked if they would be uniform.

MR. SAYLOR said "no", due to various circumstances involved on each property.

MR. JENKINS then made a Motion for APPROVAL of AV-1-77 to allow the waiver for property in Twin Lakes Village, Unit #11 on the properties which abut the freeway to allow the block walls or fences to exceed (within reason) the 6 ft. height limitation.

Voting was as follows:

"AYES" - Mr. Jenkins, Dr. Parker and Mrs. Coleman.  
"ABSTENTION" - Mr. Ward.

Motion for APPROVAL carried.

8. TENTATIVE MAP  
(WOODLAND HILLS)  
(Revised)  
and

Property generally located east of the Municipal Golf Course, between Vegas Drive and Washington Avenue, R-1 zone.

Owner: Harold & Mary Shydler  
Subdivider: Crestmont Corporation  
No. of Acres: 39.2+ No. of Lots: 140

9. FINAL MAP  
(WOODLAND HILLS #2)

Property generally located east of the Municipal Golf Course, between Vegas Drive and Washington Avenue, R-1 zone.

Owner: Harold & Mary Shydler  
Subdivider: Crestmont Corporation  
No. of Acres: 2.803+ No. of Lots: 9

ITEMS 8 and 9 APPROVED

MR. NULL gave the staff report indicating this tentative map was approved previously with Unit #1 and it has been revised basically to take Oaktree Lane and connect it with Woodbridge Drive. He said there were some corrections to the map which staff would like made. He stated Public Services wants the intersection at Turquoise and Woodbridge a T-intersection. He pointed out this street now loops, and they would like to have it squared off. Public Services would also like a 25 ft. minimum radius corner at Woodbridge and Bridgeglen since the map shows only 15 feet. Public Services is also requesting knuckles at the intersections of Briarglen Lane with Oaktree and Woodbridge, respectively. There must also be a redesign of Cresthill Court to provide for 51 ft. of dedication at the north end abutting the parcel which is not a part of this map so that a full width street can be extended into this property is necessary. Mr. Null pointed out the knuckles requested were on the original map and are not shown on this tentative. He stated frontage for Lot 8, Block 4 is too short and this would have to be increased. Staff would recommend approval with these changes and the normal conditions plus the conditions under the zoning, Z-2-77.

CHAIRMAN PARKER asked to hear from the applicant.

MR. GEORGE WALLACE, Wallace Engineering, appeared and indicated that Mr. Shydler, the owner, was also present. He said he would like to go over each of the items requested. He stated they could provide the T-intersection although they felt the other would be better, they could provide this if desired.

MRS. COLEMAN asked if this was a requirement of Public Services.

MR. SAYLOR stated this did not have to be imposed as a condition.

MR. NULL stated the two streets should not intersect at less than a 60° angle for safety. He felt they could keep some of the curve in there and still meet the safety factor.

MR. JENKINS stated he failed to see the real reason for this.

MR. NULL said the new design would provide a much safer intersection.

MR. WALLACE stated they had no objection and would make the one lot change to make it wider as requested. He stated they would do this and would provide a cul-de-sac. He pointed out the person in question is located at the end of the cul-de-sac but did not feel the street would be extended, and this gives him a street which he does not now have.

MR. SAYLOR pointed out the right-of-way should be extended in case he would want to develop and there would be no change because of this.

MR. SHYDLER, the owner, appeared. He said they turned this street to do it this way and would like to. The knuckles were eliminated because they cut down on some of the lots and this has fewer lots in it than the previous map. He did not feel the knuckles were necessary and also felt the curve street did not have to be changed.

MR. NULL stated staff's position was that he may be short on street parking space.

MR. SHYDLER stated they have provided a minimum of 40 ft. frontages and only 30' is required, and they would like the curved street.

MR. NULL said this was a requirement of Public Services who felt the knuckles would give a greater turning ability, and they might be happy with just a small flare.

MR. SHYDLER stated if they provide the knuckles they would have to take out lots. He said they would provide the dedication on the one lot as required. He pointed out that when the street is developed, they would have to provide this to the edge of the man's property so that he could then develop two lots from his property without participation in this expense and asked if this portion of the map could be held out.

MR. WALLACE stated the only emergency in the map at this time is the portion covered by the final map and they could hold the rest.

MRS. COLEMAN stated the design problems would have to be worked out to the satisfaction of Public Services.

MR. JENKINS then made a Motion for APPROVAL of the Tentative Map of Woodland Hills Revised and the Final Map of Woodland Hills Unit #2, subject to the following conditions:

Tentative Map - Woodland Hills Revised

1. Approval of the tentative map shall be for not 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.
2. Minor redesign of Lot 8, Block 4.
3. Redesign of Cresthill Court to provide for 51 ft. of dedication at the north end abutting the parcel labeled "not a part".

4. Redesign of the Oaktree Lane/Briarglen Lane intersection and the intersection of Briarglen Lane/Woodbridge Drive to the satisfaction of City requirements.
5. Provide a 25 ft. radius on Lot 7, Block 4.
6. Street names shall be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Final Map - Woodland Hills Unit #2

1. Satisfaction of the zoning requirements.
2. Street names shall be provided in accord with the City's Street Name Policy.
3. Subject to code requirements and design standards of all City departments.
4. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

"AYES" - Mr. Jenkins, Mrs. Coleman, Mr. Ward and Dr. Parker.  
 "NOES" - None.

Motion for APPROVAL of the tentative map and final map carried unanimously.

CHAIRMAN PARKER announced the Tentative Map would be heard by the City Commission on March 2, 1977, at 9:00 A.M.

10. TENTATIVE MAP  
 STEWART PLACE  
 UNITS 3, 4 & 5  
 APPROVED

Property generally located on the south side of Stewart Avenue, between Lamb Boulevard and Marion Street, R-1 zone.

Owner: First Western Savings  
 Subdivider: Dasco, Inc.  
 No. of Acres: 45.7 No. of Lots: 207

MR. NULL gave the staff report indicating Public Services had some requirements such as street improvements along Page and Marion to complete the streets with 5 ft. sidewalks on Stewart Avenue. He stated they were also requesting a copy of the soil report. He said staff was suggesting a minor design change of the lot lines on the cul-de-sac (Holbert Circle) in Block 4 and possibly redesign of the property on the east side of Marion if the proposed park site will incorporate any of the property in this tentative map. He also stated the stub street between Lot 1, Block 9 and Lot 11, Block 8 should be 60 ft. in width which would connect to the R-PD7 development. Staff would recommend approval with these changes.

CHAIRMAN PARKER asked to hear from the applicant.

MR. ZAC TAYLOR appeared. He stated they agreed completely with the park as being necessary and desirable and would suggest that the area for the park site be determined after they receive the results of the soil testing and determination of the engineer for the best location.

MR. SAYLOR stated the location could be worked out with no problem.

MR. TAYLOR stated they were trying to obtain low cost housing. He pointed out \$48,000 is the cost of the average home now and they have financing for people to get low cost housing with

reasonable interest rates. He stated this project would not be conducive to a ghetto type development.

MR. DAVE WIER, VTN, appeared. He said all of the conditions that were previously mentioned are being taken care of or would be on the final maps.

MR. JENKINS then made a Motion for APPROVAL of the Tentative Map of Stewart Place Units 3, 4 and 5, subject to the following conditions:

1. Approval of the tentative map shall be 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.
2. The stub-street between Lot 1, Block 9 and Lot 11, Block 8 be 60 ft. in width.
3. That there be a redesign of the lot lines of the cul-de-sac in Block 4, and if necessary, a redesign of the property on the east side of Marion if it is determined that the proposed park site will incorporate any of the property in this tentative map.
4. Street names shall be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" - Mr. Jenkins, Mrs. Coleman, Mr. Ward and Dr. Parker.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on March 2, 1977, at 9:00 A.M.

11. Z-30-75

REINSTATEMENT

APPROVED

Request for Reinstatement by FIRST FEDERAL SAVINGS for property located at 2301 West Charleston Boulevard, on the southwest corner of West Charleston Boulevard and South Rancho Drive to C-D.

MR. NULL gave the staff report indicating the C-D zoning was first approved in 1975 for a savings and loan. He said this did not go through and there was a subsequent request to allow a child care facility as a permitted use in the C-D zone which was approved. The development plan was presented and approved by the City Commission for the child care facility at this specific location; however, the applicant at that time had to have a Variance to allow outdoor activity on the property. He indicated this Variance was denied by the Board of Zoning Adjustment, but was subsequently approved by the City Commission on an appeal. He indicated that the zoning Resolution of Intent on this property expired before the Variance approval and the City Attorney ruled that the action taken by the City Commission on the appeal was null and void since the zoning did expire. First Federal Savings at this time has made a request to have the C-D zoning reinstated; however, there is no indication by their

letter as to the proposed use on the property. Staff has no objection to reinstating the C-D zoning subject to approval of the plot plan and use when proposed.

MRS. COLEMAN asked if this was a child care facility.

MR. NULL indicated staff did not know since the letter made no mention of a proposed use and was simply a request for the reinstatement of the zoning.

MR. SAYLOR pointed out if the proposed use would be for a child care facility, the applicant would have to present a plot plan to the Planning Commission and City Commission and if approved, apply for a Variance to allow the outside activity.

MR. HAYES, Realtor, appeared and indicated they would appreciate approval of the reinstatement.

CHAIRMAN PARKER asked if anyone else wished to be heard.

MR. M. CHADBURN, 2318 Sherman Place, appeared in protest. He said he lived directly to the rear of this property. He said in 1975 he did not object to the savings and loan with the block walls, and there was a stipulation this be for a savings and loan only. He said when that fell through, they then wanted this child care facility on the property for 100 children with a play area which would abut two residential properties to the rear and one on the west side. He said he had no objection if this is just to reinstate the C-D zoning, but did object if it were for a child care facility.

After further discussion, MRS. COLEMAN made a Motion for APPROVAL of the reinstatement and extension of time on Z-30-75, subject to the following conditions:

1. Extension of time to be for a period of one year.
2. Any proposed use of the property to be submitted to the City Planning Commission for approval of the use.

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Ward, Dr. Parker and Mr. Jenkins.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 16, 1977, at 9:00 A.M.

12. Z-100-64  
PLOT PLAN REVIEW  
APPROVED

Plot Plan Review requested by EARL E. RUSSELL, JR. to allow the existing buildings to be converted to offices on property located at the southwest corner of Garces Street and 4th Street, R-4 zone (under ROI to C-2).

MR. NULL gave the staff report indicating there were three buildings on the property to be converted to offices. He said staff had no objection subject to the usual conditions.

MRS. COLEMAN asked if there was an alley.

MR. NULL said "yes", and that it was off Garces. He stated there was sufficient parking.

CHAIRMAN PARKER asked to hear from the applicant.

MR. E. RUSSELL appeared and stated he was the applicant. He indicated he would comply with the requirements of staff.

MRS. COLEMAN asked if there would be different uses in each building.

MR. RUSSELL said "yes".

CHAIRMAN PARKER asked if anyone else wished to be heard and there being no one, he asked for a Motion.

MR. JENKINS made a Motion for APPROVAL of Z-100-64, subject to the following conditions:

1. 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 and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan to reflect the above conditions.
5. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mr. Jenkins, Mrs. Coleman, Mr. Ward and Dr. Parker.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on March 2, 1977, at 9:00 A.M.

13. CV-1-77

APPROVED

C-V Review requested by BISHOP GORMAN HIGH SCHOOL to allow a sign on property located at 1801 South Maryland Parkway, C-V zone.

MR. NULL gave the staff report indicating the sign would be in a planter 11 ft. from the property line. He indicated there would be an architectural structure with a reader board on it which would indicate school and sports events. He said there was no provision in the C-V zone for the sign and what staff was suggesting was that the Commission look at this sign in relationship to its effect on the property. He said the structure is 19 feet high. If it were in an R-1 zone, there would be no height restriction on religious structures. The sign is about 6 feet long and about 3 feet wide, two-sided with interior illumination.

MRS. COLEMAN asked about the Trinity Church sign.

MR. SAYLOR pointed out that was a residential zone with a Use Permit and there were different regulations involved.

CHAIRMAN PARKER asked to hear from the applicant.

MR. DAVE MARINO, 1912 Chapman Drive, appeared. He said the sign would be made of cedar wood and would indicate events of the school. He said presently the school receives many calls on various events and this would relieve the protests and nuns of this burden.

MR. SAYLOR pointed out this was a school sign whereas Trinity was a church sign.

MR. JENKINS stated he felt the sign and structure would be very attractive and made a Motion for APPROVAL of CV-1-77, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mr. Jenkins, Mrs. Coleman, Mr. Ward and Dr. Parker.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

14. AV-2-77

APPROVED

Request for an Administrative Variance by DR. LARRY SCHLEUSNER to allow an addition to a nonconforming building on property located at 227 South 9th Street, R-4 zone.

MR. NULL gave the staff report indicating this was a nonconforming building with only a 4 ft. side yard where 5 ft. is required. He stated under the Administrative Variance Section there is a provision where the Commission can approve the addition. Staff has no objection as long as it meets the normal requirements. On this particular site, the doctors' offices were approved by means of a Use Permit and this request would also have to go to the Board of Zoning Adjustment for approval of the plot plan. If the Planning Commission approves the administrative variance, it should be subject to approval of the plot plan by the Board of Zoning Adjustment.

CHAIRMAN PARKER asked to hear from the applicant.

MR. MIKE TERLUZZI, 327 North 16th Street, appeared. He said they would be just enlarging the property by the addition of an office.

MR. WARD made a Motion for APPROVAL of AV-2-77, subject to the following conditions:

1. Subject to approval of a plot plan review by the Board of Zoning Adjustment under the original Use Permit (U-32-60).
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mr. Ward, Mrs. Coleman, Mr. Jenkins, Dr. Parker.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

15. AR-1-77

APPROVED

Aesthetic Review requested by the GOLDEN NUGGET to allow a parking garage on property generally located at Casino Center Boulevard and Carson Avenue, C-2 zone.

MR. NULL gave the staff report and presented an elevation of the proposed garage. He said the construction would have grill block and there would be glass and an outside elevator. He indicated the grill block would be 50 percent open.

CHAIRMAN PARKER asked to hear from the applicant.

MR. FRED DORIOT, Architect, appeared. He said the automobiles would be hidden from public view, but there was sufficient openings for light and air. He stated the structure would be 4½ stories high with each floor containing 10 ft. and would be similar to the City's garage.

MRS. COLEMAN made a Motion for APPROVAL of AR-1-77, subject to the following conditions:

1. 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 and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan and elevation plan to reflect the above conditions.
5. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mrs. Coleman, Dr. Parker, Mr. Ward and Mr. Jenkins.  
"NOES" - None.

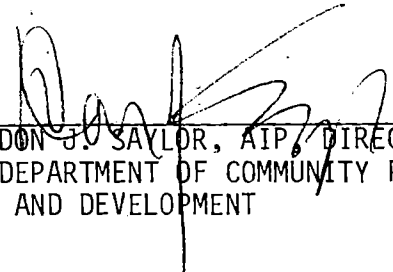
Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 16, 1977, at 9:00 A.M.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 9:40 P.M.

CITY PLANNING COMMISSION

  
DON J. SAYLOR, AIP, DIRECTOR  
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

DJS:kt