

AGENDA

CITY PLANNING COMMISSION

MARCH 22, 1977

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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:

MINUTES:

Approval of the Minutes for the City Planning Commission meetings held February 10, 1977, and February 22, 1977.

NEW BUSINESS:

1. Z-18-77
Application of WILLIAM T. & ALICE J. HABERLY for reclassification of property located at 1211 South Eastern Avenue on the northeast corner of Eastern Avenue and Houston Drive from R-1 to P-R.
Proposed Use: Office.
2. Z-19-77
Application of RONALD M. CAMPBELL for reclassification of property located at 1333 South Eastern Avenue, between Wengert Avenue and East Oakey Boulevard from R-1 to P-R.
Proposed Use: Office.
3. Z-20-77
Application of the SAHARA-NEVADA CORPORATION for reclassification of property generally located at the northwest corner of East Sahara Avenue and Paradise Road from R-4 to C-1.
Proposed Use: Patron and employee parking lot and Security Guard Office.
4. Z-21-77
Application of TEDDY RICH ENTERPRISES for reclassification of property located on the west side of Rancho Drive, approximately 2,700 ft. south of Sahara Avenue and 105 ft. south of Milo Way projected easterly from R-1 to C-1.
Proposed Use: Off-premise sign.
5. TENTATIVE MAP
PINWOOD
Property generally located on the north side of Charleston Boulevard, east of Marion, R-PD7 under ROI.
Owner/Subdivider: First Western Savings
No. of Acres: 23.630 No. of Lots: 150
6. TENTATIVE MAP
WILDWOOD MANOR
Property generally located on the north side of Vegas Drive, east of Decatur Boulevard, R-3 zoning.
Owner/Subdivider: M. L. Enterprises
No. of Acres: 8.8+ No. of Lots: 30

MINUTES
CITY PLANNING COMMISSION
MARCH 22, 1977

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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, Mr. Miller, Mrs. Coleman, Mr. Tiberti, Mr. Jenkins, Mr. Busch and Mr. Ward.

STAFF PRESENT:

Don J. Saylor, AIP, Director of Community Planning and Development.
Don W. Brown, Supervisor of Zoning.
Howard A. Null, Supervisor of Planning.
Ira J. Gardner, Planning Assistant.
Kathleen M. Tighe, Recording Secretary.

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the Minutes for the City Planning Commission meetings of February 10, 1977 and February 22, 1977, as mailed. Motion carried unanimously.

NEW BUSINESS:

1. Z-5-76

REVIEW

APPROVED

A review requested by HATTIE MAY PAVLO to use the existing property as a hotel/motel located on the west side of 15th Street between Fremont Street and Ogden Avenue, C-2 zone.

MR. SAYLOR gave the staff report indicating the property was recently zoned commercial with the stipulation that a development plan be submitted. He said the applicant was not proposing to change the property but does want the ability to rent it as a hotel/motel type of operation. Staff has no objection subject to the original conditions of approval.

MRS. COLEMAN asked what kind of restrictions there would be on signs.

MR. SAYLOR stated it was oriented toward 15th Street and there was a hotel immediately across the street from this property.

MRS. HATTIE MAY PAVLO appeared and stated she was the applicant. She said she wished to be able to use this property for a hotel/motel type operation to eliminate apartment type rentals.

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

MR. MILLER made a Motion for APPROVAL of Z-5-76, subject to the following condition:

1. Subject to all previous conditions of approval with the exception of condition #1 which shall be amended to exclude submittal of a development plan for the commercial use unless changes are proposed on the property.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. Z-18-77
APPROVED

Application of WILLIAM T. & ALICE J. HABERLY for reclassification of property legally described as Lot 14, Block 3, Jubilee Tract, located at 1211 S. Eastern Avenue, on the northeast corner of Eastern Avenue and Houston Drive from R-1 to P-R.
Proposed Use: office.

MR. SAYLOR gave the staff report recommending approval. He stated there were no protests on record.

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

MR. WILLIAM HABERLY, 3460 S. Pino Circle, appeared and stated he was the applicant. He stated staff suggested he put landscaping along the east side of the property; however, this area is only 3 ft. wide and he would use this area to bring his garbage cans to the sidewalk and would like to cement this strip. He pointed out there were four trees there and a block wall to the rear.

MR. SAYLOR stated staff would have no objection to the one strip of landscaping being removed.

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-18-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Parking layout to meet the requirements of the Traffic Engineer.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan as amended to exclude the landscaping strip along the east side of the property.
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" - Mr. Ward, Mr. Miller, Dr. Parker, Mr. Jenkins, Mrs. Coleman, Mr. Tiberti and Mr. Busch.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 20, 1977, at 9:00 A.M.

3. Z-19-77
APPROVED

Application of RONALD M. CAMPBELL for reclassification of property legally described as Lot 5, Block 3, Amended Eastwood Tract #1, located at 1333 South Eastern Avenue on the east side of Eastern Avenue between Wengert Avenue and East Oakey Boulevard from R-1 to P-R.
Proposed Use: Office.

MR. SAYLOR gave the staff report indicating this was on Eastern Avenue and was in accord with the pattern of allowing office uses. He said this was immediately adjacent to existing P-R zoning. He said the applicant planned on having joint access with the property owner to the north to allow access to the rear yard. He stated there was a paucity of landscaping which had been a problem with some of the properties on Eastern because the right-of-way reduced the lot size. He stated there was landscaping in front; however, there is a screen in front of the planting area facing Eastern and staff would recommend that this screen be removed. He said with this condition and the other normal conditions, staff would recommend approval. There were no protests.

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

MR. RON CAMPBELL appeared and stated he was the applicant. He said he was told when he made application that they wanted a flower bed outside next to the sidewalk and that he did object to this. He stated he felt he had sufficient landscaping, more than most properties in this area. He said he would move the screen, but did not feel this would add anything. He said he would object to putting anything on the front because there is a fire plug only 3 ft. from the driveway of the man to the north. He pointed out fire plugs were supposed to be 5 ft. but this was installed at only 3 ft. from the driveway. He said landscaping on the front would only make the problem worse and the man next door had already been hit in the rear.

MR. SAYLOR indicated staff made no recommendation of a planter in the front and would just like the screening removed from the existing planter so it can be seen from Eastern.

MR. CAMPBELL indicated he would remove the screening.

MRS. COLEMAN stated she agreed and felt the screening should be removed so the landscaping would be visible from the street.

MR. CAMPBELL presented photographs to the Board.

MR. TIBERTI asked the applicant why he put the screen up.

MR. CAMPBELL stated he felt this would add to the appearance of the property.

MR. MILLER asked the applicant if removing the screening would affect the roof structure.

MR. CAMPBELL said "no".

MRS. COLEMAN suggested that the screening either be removed or placed to the back of the existing planter.

AN UNIDENTIFIED SPEAKER appeared and stated he was the property owner to the north. He said the fire plug the City put in after the widening of Eastern was only 3 ft. from his driveway and made a very hazardous situation. He indicated it was supposed to be 5 ft. and he had contacted the Fire Department about this and no one had done anything.

MR. SAYLOR suggested that he contact the City Manager by writing a letter indicating the problem.

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

MR. TIBERTI made a Motion for APPROVAL of Z-19-77 subject to the recommendations of staff and the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Removal of the existing screening wall in front of the planter facing Eastern Avenue.
3. Parking layout to meet the requirements of the Traffic Engineer.
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 and underground sprinkler systems 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, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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" - Mr. Tiberti, Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Jenkins, Mr. Busch and Mr. Ward.

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 20, 1977, at 9:00 A.M.

4. Z-20-77
ABEYANCE

Application of SAHARA-NEVADA CORPORATION for reclassification of property legally described as Lots 9 and 10, Block 3, South Fifth Street Tract No. 1, generally located at the northwest corner of East Sahara Avenue and Paradise Road, from R-4 to C-1.

Proposed Use: Patron and employee parking lot and security guard office.

MR. SAYLOR stated staff received a request that this matter be held in abeyance until the April 26th meeting of the Planning Commission so they could submit a parking layout plan. He said this was a public hearing and the Chairman should determine if anyone wished to be heard on the request. He pointed out there were no protests on record.

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

MR. MILLER made a Motion Z-20-77 be held in abeyance as requested until the April 26, 1977, meeting.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN PARKER announced this matter would be on the agenda for the April 26th City Planning Commission meeting.

5. Z-21-77

DENIED

Application of TEDDY RICH ENTERPRISES for reclassification of property generally located on the west side of Rancho Drive, approximately 2,700 feet south of Sahara Avenue and 105 feet south of Milo Way projected easterly and legally described as follows: The Easterly 200 ft. (measured along the south line and the west line shall be perpendicular to the south line) of the following described property: The South 64.4 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 8, Township 21 South, Range 61 East, MDB&M, lying west of the westerly right-of-way line of Rancho Drive, from R-1 to C-1.

Proposed Use: Off-premise Sign.

MR. SAYLOR gave the staff report indicating this was adjacent to the freeway along Rancho Road extended. He stated at this time there is no proposed development except it is the applicant's desire to have an off-premise sign. He said there was a gap between the R-1 and where the industrial starts. He said the sign would be oriented toward the freeway. Staff does not feel this would be detrimental to the single family development, but staff would like a stipulation that before any other use is permitted on the property, they would need approval of a development plan. There were no protests on record.

MRS. COLEMAN asked why they did not use the normal procedure of obtaining a variance for the sign. She said she felt this was a dangerous thing. She stated at one time, the Planning Commission made a stipulation on a previous action that because of the protests no sign would be closer than 300 or 500 feet to the residences in this area. She felt this was something they were trying to get around.

MR. SAYLOR said they only rezoned part of it.

MR. STONE, 900 Commerce, appeared on behalf of Mr. Tam. He said they were not requesting industrial zoning and would just like to build and maintain an off-premise sign on this property. He said the C-1 zoning itself would preclude anything in the way of manufacturing.

He stated he agreed with Mr. Saylor that no other development could go on this property without approval. He stated the applicant wanted to put this property to some beneficial use. He indicated a residence could not be built here, and a sign would not cause a noise problem or drainage problem and felt it was in keeping with the other zoning on Rancho. He said this was not for an extra sign, and they would remove the structure to the north and relocate it at this location. He did not feel there was a problem and asked for approval of the request.

MR. TIBERTI asked how close this sign would be to the residences.

MR. STONE presented pictures to the Commission. He said the residences were further west.

MR. SAYLOR pointed out this was a one pole sign 14' x 48' and it appeared that the edge of the sign would be right at the right-of-way line and is on an angle.

MR. STONE said they wanted the sign as close to Rancho as possible.

CHAIRMAN PARKER asked if anyone else wished to be heard.

MRS. AD BARTLETT, 1825 Bracken, appeared on behalf of the Metropolitan Beautification Committee. She said they had been working on a new Sign Ordinance amendment for quite some time and this was now under a study committee of Commissioners Christensen and Lurie. They felt the study should be completed before any more signs were permitted. She then read a letter to the Commission that the Beautification Committee sent on March 14, 1977, regarding the importance of the sign amendment. They further felt the residents in this area were there first and had some rights.

MR. TIBERTI asked if there was a specific time element involved with the study committee on this amendment.

MRS. BARTLETT indicated there was no time stated.

MR. LEWIS, 2741 Milo Way, appeared on behalf of the owner of that property. He said the people in this area have protested items such as the trailer court, but indicated they were promised one thing and it was then something else. He said they dug a ditch when was supposed to be covered; and they were still waiting for this, which is is a hazard. He said the last time they were before the Commission, they were promised that no sign would be closer than at least 300 feet and there is one sign there already; but they went away from the meeting with the assurance there would be none closer. He said the proposed sign would be 100 feet south of Milo Way which would be in their back yards. He said they were opposed to the erection of such a sign.

MR. STONE stated the study committee on the sign could take several months and asked that the decision not be held up because of this. He felt there was no other use for this property which could be less objectionable than a sign.

MRS. COLEMAN asked the size of the property and the distance from Rancho.

MR. STONE said the property was 90' x 1000' and the zone change would only for for the front 200 feet.

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 felt the Commission owed the residents in this area to keep the promise they previously indicated of not permitting a sign within at least 350 feet of the residences in the area. She felt this would be an intrusion upon the residents and was not necessary and made a Motion for DENIAL of Z-21-77.

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Ward, Mr. Jenkins, Mr. Tiberti, Mr. Busch, Dr. Parker and Mr. Miller.

"NOES" - None.

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER stated this item would be heard by the City Commission on April 20, 1977, at 9:00 A.M.

6. TENTATIVE MAP

PINEWOOD

APPROVED

Property generally located on the north side of Charleston Boulevard, east of Marion Drive, R-PD7 zone (under ROI).

Owner/Subdivider: First Western Savings
No. of Acres: 23.630 No. of Lots: 150

MR. NULL gave the staff report indicating that the 12" sewer line would have to be moved so as to run through the 10 ft. easement located between Lots 8 and 9 of Block 4. Staff also pointed out that both Block 1 and Block 4 exceed the design requirements of 1,200 feet. He said staff would recommend approval with the above condition and the normal conditions of staff, but in so doing, the approval does not indicate that the location or the length of the planting strip island in Marion Drive is approved; this would have to be worked out with the Public Services Department.

MRS. COLEMAN asked if this was the area where there is to be a park dedicated.

MR. NULL said "yes", to the northeast. He stated with the conditions mentioned and the usual conditions, plus meeting the zoning requirements, staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Pinewood, 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. That the 12" sewer line be moved so as to run through the 10 ft. easement located between Lots 8 and 9, Block 4, as required by the Department of Public Services.

3. Meet the zoning requirements.
4. Street names to 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" - Mrs. Coleman, Mr. Tiberti, Mr. Miller, Mr. Ward,
Dr. Parker, Mr. Jenkins and Mr. Busch.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

7. TENTATIVE MAP
WILDWOOD MANOR
APPROVED

Property generally located on the north side of Vegas Drive, east of Decatur Boulevard, R-3 zone.
Owner/Subdivider: M.L. Engerprises.
No. of Acres: 8.8+ No. of Lots: 30

MR. NULL gave the staff report indicating there was a 50 ft. private drive proposed with a cul-de-sac and a 20' alley system running around the plat. He stated the zoning was R-3 and they wanted a 4-plex development. He said the parking would back out onto the alley system. Public Services requests they be provided with a copy of the CC&R's and the soil analysis. Staff would recommend approval of the Tentative Map subject to the normal conditions.

MR. JOHNSON of VTN appeared and said they would agree to the conditions of staff.

MR. TIBERTI asked why Public Services wanted the soil test.

MR. NULL said this was something new they had been asking for.

MR. TIBERTI stated he felt it would cost too much money and was not necessary for them to provide.

MR. BUSCH made a Motion for APPROVAL of the Tentative Map of Wildwood Manor 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. Street names to be provided in accord with the City's Street Name Policy.
3. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" - Mr. Busch, Mr. Tiberti, Mr. Miller, Mr. Ward,
Mrs. Coleman, 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 April 6, 1977, at 9:00 A.M.; however, it was later determined that the zoning was not proper for the proposed development and the applicant was informed this could not be submitted to the City Commission for final action until the proper zoning had been applied for and that the zoning and the tentative map would then be presented to the City Commission at the same time.

8. Z-50-70

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by MR. & MRS. BILL NACHTIGALL to allow the enclosure of an existing covered patio on property located at 3807 Surfrider Lane, R-2 PUD zone.

MR. NULL gave the staff report indicating this was a request in a planned unit development to enclose the portion of a patio underneath a second-story bedroom. He pointed out this had been done previously in this type of development. He indicated there was a 6 ft. high wall enclosing their property. He said staff had no objection but would like it approved by the Homeowners Association for this subdivision as well as requiring the other normal conditions. He said if the Planning Commission desires, they could delegate the authority to approve such requests to staff so these routine matters would not have to come before the Planning Commission.

MRS. COLEMAN stated she never did see a reason for this type of thing to come before the Planning Commission.

MR. SAYLOR pointed out when they approve a plot plan, it is for a specific development and this would be a deviation from that approved plan. He said he felt the Planning Commission would be concerned with the open area if this would be involved in a change.

After discussion, MR. TIBERTI made a Motion for APPROVAL of Z-50-70, subject to the following conditions:

1. Submittal of a letter of approval from the Homeowners Association for this proposed enclosure.
2. Conformance to the Housing Code requirements.
3. Conformance to the plot plan.
4. Conformance to the code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

MR. TIBERTI further made a Motion that staff have the authority to approve requests of this nature.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

9. Z-100-64 (95)

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by ROBERT T. BIGELOW to allow an apartment complex on property generally located at the northwest corner of Hoover Avenue and Casino Center Boulevard (ROI to C-2).

MR. NULL gave the staff report presenting the proposed elevation and indicating there is an enclosed court. He said this was a C-2 zone in which parking is not required. He said staff would recommend approval; however, in so doing, this did not imply approval of the size or floor space of the units. He said staff would recommend approval subject to the normal conditions.

MR. TIBERTI made a Motion for APPROVAL of Z-100-64 (95) 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. Tiberti, Mr. Miller, Mr. Ward, Mr. Busch
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 April 6, 1977, at 9:00 A.M.

10. FINAL MAP

JADE PARK UNIT #5

APPROVED

Property generally located at the southeast corner of Craig Road and Lorenzi Boulevard, R-MH zone.

Owner/Subdivider: Home Savings Association
No. of Lots: 60
No. of Acres: 16.51

MR. NULL gave the staff report indicating Public Services wanted a definite design worked out for the elimination of the water problem at Hartman and Amethyst, and they would have to find an acceptable way to get rid of the water. Public Services doesn't want any more final maps approved until this problem has been resolved. He said staff also requires the posting of a bond for the wall along the south property line of this unit prior to recordation of this final map. He indicated this was necessary because it has not been determined exactly how far south the project boundary would finally be and this bond would provide for the wall and could be transferred to another unit which could be built further south when the south boundary of the project is finally determined.

MR. TIBERTI asked if the water was an existing problem.

MR. NULL indicated it was.

MR. TIBERTI indicated this was developed with this problem and now Public Services wants it cleared up.

MR. NULL stated staff would recommend approval subject to the conditions suggested and the normal requirements.

MR. BOB CAMPBELL appeared and stated their only question was on the drainage. He said Home Savings did not build the original park, and it appeared that they had a drainage channel and someone put tiles and a walkway across it. He said they did not have anything to do with that. He stated they talked with the City Engineer about redesigning the streets. He said Mr. Ray Novatney was there and would show the Commission that this unit would not affect the drainage problem at all and felt they should not have to post a \$2,000 bond for something they had no control over.

MR. SAYLOR pointed out the bond was just for the south wall.

MR. CAMPBELL stated there was no problem with the wall. He said, however, their plan for Unit #5 had nothing to do with the drainage on the other portion, and he had no control over that.

MRS. COLEMAN indicated some protestants indicated that water runs out of the mobile home park onto Torrey Pines.

MR. RAY NOVATNEY appeared. He said from the topography they took before Units #4 and #5, they had approximately 18 acres going down to Hartman Street which was natural drainage. He said they now would have only 16 acres which they were draining down Hartman. This drains to the south of the subdivision towards Alexander.

MRS. COLEMAN asked if this went to Torrey Pines.

MR. NOVATNEY said to Torrey Pines also. He said the top two acres have been taken out and now the drainage goes to Craig Road.

MR. TIBERTI stated he did not feel this was their problem and Public Services should take care of it.

After further discussion, MR. BUSCH made a Motion for APPROVAL of the Final Map of Jade Park Unit #5, subject to the following conditions:

1. Conformance to the zoning requirements.
2. Posting of a bond for construction of the wall along the south boundary line.

3. Posting of the bond for the wall to take place prior to recordation of the final map.
4. Drainage to meet the requirements of the Department of Public Services.
5. Street names shall be provided in accord with the City's Street Name Policy.
6. Subject to code requirements and design standards of all City departments.
7. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

11. Z-5-63

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by COLEBRUK CONSTRUCTION COMPANY to allow the construction of an apartment complex on property generally located on the west side of Highland Drive, south of the freeway in a C-1 zone, and R-6 zone.

MR. NULL gave the staff report indicating the request was for an apartment development in a C-1 and R-6 zone with the C-1 section of the project being proposed for tennis courts. He pointed out there was a median on Highland and access to the proposed project would be limited. He presented the elevation indicating the buildings were two-story and quite attractive. He said staff does have some concern about the ingress since their access is on Highland. The Traffic Engineer will not provide a curb cut in the median right now so they will have to go past the development and then double back to get in, and staff felt this could be of some concern regarding fire protection. Staff felt, therefore, an emergency access should be provided at the southwest corner of the project. He indicated the applicant did not want to put Mesquite through.

MR. SAYLOR stated Mesquite is a single family area and they didn't want high density and/or commercial to be coming through the single family area, and at the time the zoning was allowed, it was indicated Mesquite would not be going through.

MRS. COLEMAN asked if this was the property across from the Sun Newspaper.

MR. NULL said "yes", but just a portion of it. He said if they can live with the private drive situation, staff has no objection as long as they meet the normal requirements and provide an emergency access.

MRS. COLEMAN asked how many units there were.

MR. NULL said there would be 288 units.

MR. NULL stated they only planned to have 22% coverage of the property.

After further discussion, MR. JENKINS made a Motion for APPROVAL of Z-5-63, subject to the following conditions:

1. Drainage to be provided as required by the Department of Public Services.
2. An emergency access to be provided as required by the Department of Community Planning and Development.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan and elevation plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

12. Z-13-76

REINSTATEMENT/
EXT. OF TIME

APPROVED

Extension of Time and Reinstatement requested by HARUKO and KATSUMI KAZAMA for property generally located on the south side of Sahara Avenue, between Richfield and Teddy Drive, ROI to C-1.

No previous extensions.

MR. NULL gave the staff report indicating the proposed use was for a restaurant. He said they would not be changing the plot plan and would like a reinstatement and one-year extension. Staff would recommend approval along with compliance with the previous conditions under the zoning.

MR. MILLER made a Motion for APPROVAL of Z-13-76, subject to the following conditions:

1. All other conditions of approval to be applicable.
2. All requirements imposed by ordinances adopted subsequent to the initial approval of this application shall be adhered to.
3. Extension of time to be granted for a time period of one year.

Voting was as follows:

"AYES" - Mr. Miller, Mr. Tiberti, Mr. Busch, Mr. Ward,
Mrs. Coleman, 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 April 6, 1977, at 9:00 A.M.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 8:40 P.M.

CITY PLANNING COMMISSION



DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

DJS:kt