

A G E N D A

CITY PLANNING COMMISSION

MAY 22, 1979

CITY CLERK

MAY 16 1 09 PM '79

RECEIVED

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the Minutes for the City Planning Commission meetings held February 27, 1979, March 8, 1979 and March 27, 1979.

OLD BUSINESS:

1. Z-33-79
(Referred back from City Commission)
Application of ABE AND EVELYNE FOX, TRUSTEES for reclassification of property generally located at the northeast corner of Sahara Avenue and Spencer Street, from R-1 and R-2 to C-2.
Proposed Use: Health Club, Restaurants, and a Mini-Warehouse Complex
2. Z-39-79
(Abeyance Item from 4/24/79)
Application of MEDALLION CORP. for reclassification of property generally located at the northwest corner of Smoke Ranch Road and Maverick Street, from R-2 to R-3.
Proposed Use: 15 Apartment Units
3. Z-45-79
(Abeyance Item from 5/10/79)
Application of THOMAS T. BEAM, ET AL for reclassification of property generally located on the southeast corner of Lamb Boulevard and Monroe Avenue, from R-1 and R-E to R-T.
Proposed Use: Mobile Home Park
4. Z-47-79
(Abeyance Item from 5/10/79)
Application of LARRY P. SCHLEUSNER for reclassification of property generally located on the east side of 6th Street, 740 feet north of Sahara Avenue, from R-1 to P-R.
Proposed Use: Office
5. TENTATIVE MAP
CASA DEL SOL
(Abeyance Item from 5/10/79)
Property generally located on the southeast corner of O'Bannon Drive and Edmond Street, R-4 zone.
Owner/Subdivider: Emerson Development
No. of Acres: 6.06 No. of Lots: 148
6. FINAL MAP
CASA DEL SOL
CONDOMINIUMS
(Abeyance Item from 5/10/79)
Property generally located on the southeast corner of O'Bannon Drive and Edmond Street, R-4 zone.
Owner/Subdivider: Emerson Development
No. of Acres: 6.06 No. of Lots: 148

OLD BUSINESS (CON"T.)

7. TENTATIVE MAP
CHARLESTON VILLAGE
GREEN, PHASE III
(Abeyance Item
from 4/24/79)
- Property generally located west of Lamb Boulevard and south of Sunrise Avenue, R-1 zone (proposed R-PD11).
Owner/Subdivider: Bonar DeMichaelis
Development Company
No. of Acres: 3.7 No. of Lots: 40

NEW BUSINESS

1. TENTATIVE MAP
CYPRESS ESTATES
- Property generally located on the south side of Vegas Drive, east of Cherokee Lane, R-1 zone.
Owner/Subdivider: Billy Sloat
No. of Acres: 1.67 No. of Lots: 8
2. TENTATIVE MAP
CONTRACTORS SQUARE
- Property generally located on the north side of Bonanza Road, east of Highland Drive, C-M and R-3 zone.
Owner/Subdivider: Jon E. Cebular
No. of Acres: 1.0 ± No. of Lots: 26
3. FINAL MAP
CONTRACTORS SQUARE
- Property generally located on the north side of Bonanza Road, east of Highland Drive, C-M and R-3 zone.
Owner/Subdivider: John E. Cebular
No. of Acres: 1.0 ± No. of Lots: 26
4. Z-40-79
- Application of J. W. ALLEN, ET AL for reclassification of property generally located at the southwest corner of Valley View Boulevard and Fulton Place, from R-1 to R-3.
Proposed Use: 56 Apartment Units
5. Z-49-79
- Application of KENNETH R. AND RUTH I. LENOX for reclassification of property located at 2101 West Bonanza Road, from R-E to C-2 and C-M.
Proposed Use: Office and Warehouse
6. Z-50-79
- Application of ROBERT SHAW CONSTRUCTION for reclassification of property generally located on the north side of Washington Avenue between Sandhill Road and Virgil Street, from R-1 to R-2 and R-T.
Proposed Use: Duplexes and Mobile Home Park
7. Z-51-79
- Application of DONALD YAHRAUS, ET AL for reclassification of property generally located on the west side of Jones Boulevard, approximately 300 feet south of Smoke Ranch Road, from R-E to R-3.
Proposed Use: Apartments (120 Units)
8. Z-52-79
- Application of ALTA G. KEELE, ET AL for reclassification of property located at 1209 South 4th Street, from R-3 to C-2.
Proposed Use: Office

9. Z-53-79 Application of A. KENT GREEN AND DENNIS PULSIPHER
for reclassification of property located at 2020
West Bonanza Road, from R-E to P-R and C-2.
Proposed Use: Professional Offices/Commercial
Storage Units
10. AV-8-79 Request of SUE C. EGGINK for an Administrative
Variance to allow a room addition in the rear
yard 13 feet from the rear property line where
15 feet is required on property located at
111 Narcissus Lane, R-1 zone.
11. Z-6-66(27) Request of C & E Construction Company for a
Review of Conditions for property located at
the northwest corner of West Charleston Boule-
vard and Upland Boulevard, C-1 zone.

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OCT 22 1979

MINUTES

CITY PLANNING COMMISSION

MAY 22, 1979

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

PRESENT: Chairman Swessel; Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

EXCUSED: Mr. Miller

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning & Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Rick Sweet, Planner
Linda McIntosh, Personnel & Employee Relations
Kathryn Kirkland, Deputy City Attorney, City Attorney

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the meetings held March 8 and February 27, 1979. MR. GUTHRIE made a Motion for APPROVAL of the Minutes of the meeting held March 27, 1979. Motions for APPROVAL carried unanimously.

ANNOUNCEMENT: MR. BROWN stated that the agenda for this regular meeting of the City Planning Commission had been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the City Clerk.

OLD BUSINESS:

MR. BROWN read the normal conditions that would apply to any approved rezoning applications heard at this meeting.

1. Z-33-79
(Referred back from City Commission)
Application of ABE AND EVELYNE FOX, TRUSTEES for reclassification of property generally located at the northeast corner of Sahara Avenue and Spencer Street, from R-1 and R-2 to C-2.
Proposed Use: Health Club, Restaurants, and a Mini-Warehouse Complex

DENIED MR. BROWN stated this item was referred back by the City Commission for reconsideration. The elevation that was submitted previously was denied and is as shown. The change the applicant has made is also as shown. The mini-warehouses are 30' from the north boundary line. The rest is as shown deleting the health club. In staff's opinion that is not a significant enough change to warrant any change in the recommendation of the staff which is still denial.

JAY DOWNEY represented the application. He stated that originally the neighbors had protested to the mini-warehouses being next to their property lines and these subsequently have been moved

south and it is felt there is an adequate buffer between the commercial and the residential. The warehouses will be controlled by a gate and there will be a watchman on the premises. A rendering of the development was presented. There will be low traffic and low noise. It is felt this proposal is better than offices next to residential.

MRS. COLEMAN asked how many stalls were planned.

MR. DOWNEY stated they are small, 8' x 10', 10' x 10' and a little larger. They would be used for personal storage.

MR. KENNEDY asked about the parking for the retail area.

MR. DOWNEY stated it is adequate. And the retail stores will block off the sight of the mini-warehouses from Sahara and Spencer.

MR. BROWN stated that at the last meeting a petition with 43 signatures in protest was presented and 7 people were present at the meeting.

CHAIRMAN SWESSEL asked those present in protest to stand. Seven persons were present in opposition.

JOSEPH DiGREGORIO, 1716 Kassabian, appeared in protest. He stated that a 12' wall on the property line would be 15' in height on the residential side, and would therefore, block the winds from the south and further, that he did not approve of the development.

PHIL REVERE, 4021 Renny Court, appeared in protest. He stated that mini-warehouses would not be the highest and best use for the property.

MR. DOWNEY stated that on the second plan, due to moving the warehouses, the proposed wall would only be 6' in height.

MR. JONES asked if the developer and everyone wanted the warehouses, not just the front commercial section.

MR. DOWNEY stated if it came to that or nothing, they would take the front commercial.

MRS. COLEMAN asked how high the warehouses would be.

MR. DOWNEY stated 15' and would be constructed of block and stucco. The only access will be on Spencer, where it will be controlled.

TOM FISHER appeared in protest.

ALLEN ATKINS, 1704 Kassabian, appeared in protest.

CHRISTINE LeBONE, 1712 Kassabian, appeared in protest.

MR. JONES made a Motion for Denial of Z-33-79 as it was felt the mini-warehouses would not be compatible with the established residential development to the north.

Voting was as follows:

"AYES" Mr. Swessel, Mrs. Coleman, Mr. Jones, Mr. Guthrie,
Mr. Kennedy and Mr. Canul

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 20, 1979 at 2:00 P.M.

2. Z-39-79

(Abeyance Item
from 4/24/79)

Application of MEDALLION CORP. for reclassification of property generally located at the northwest corner of Smoke Ranch Road and Maverick Street, from R-2 to R-3.
Proposed Use: 15 Apartment Units

DENIED

CHAIRMAN SWESSEL announced he would abstain from participating in and voting on this item. VICE CHAIRMAN JONES accepted the chair.

MR. BROWN presented the staff report and stated this item was held in abeyance because the applicant wished to revise the plot plan as submitted. Staff would recommend the current pattern be retained, with the R-3 and higher density units located south on Smoke Ranch and this parcel remain R-3.

DAVID COMPTON represented the application. He stated he had five letters of approval from property behind the project.

MRS. COLEMAN stated that is vacant property.

MR. COMPTON replied that it is currently being built on. The property is zoned R-2 and would be built with tri-plex units. The plot plan has been designed with plenty of parking. These will be two story units.

MRS. COLEMAN said one of the original conditions was for a maximum of one story, and that there had been much protest on the original action.

VICE CHAIRMAN JONES asked those present in protest to stand. Eighteen persons were present in opposition.

MR. BROWN stated there are three letters of protest on file.

CLARA LONDON, 2401 Monte Circle, appeared in protest. She stated she would lose her privacy if two story units are permitted.

MR. CANUL stated that if the property was R-1, a two story home could be built.

ROSEMARY COOPER, 6301 Rosa Lita, appeared in protest.

BOB HERNANDEZ, 2405 Monte Carlo, appeared in protest.

ROB SPEARS, 2216 Obispo Circle, appeared in protest.

ERNIE BLACK, 1708 South 7th, appeared in approval.

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

MRS. COLEMAN made a Motion for DENIAL of Z-39-79 as it was felt R-3 zoning would not be compatible with the low density residential on the north side of Smoke Ranch Road.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Guthrie and Mr. Jones

"NOES" Mr. Kennedy and Mr. Canul

ABSTAIN Mr. Swessel

Motion for DENIAL carried by a 3/2/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 20, 1979, at 2:00 P.M.

3. Z-45-79

(Abeyance Item
from 5/10/79)

ABEYANCE

Application of THOMAS T. BEAM, ET AL for reclassification of property generally located on the southeast corner of Lamb Boulevard and Monroe Avenue, from R-1 and R-E to R-T.
Proposed Use: Mobile Home Park

MR. BROWN stated this item was held in abeyance so the developer could come in with a plan that was acceptable to the neighbors and to staff. Staff's comments previously were that the 502' east part of the parcel be developed R-1 to protect the R-1 residents and that the west part be redesigned for a mobile home park. The applicant still wants the whole project to be a mobile home park. Staff recommends the east 502' be denied for mobile home park development and be redesigned. Also ingress/ egress was requested on Monroe. There is none. Three hundred units are proposed and the Traffic Engineer estimates this comes to 2400/3000 trip per day on Lamb. If this is approved, there are some other stipulations: a sanitary sewer easement on the south boundary, which the applicant has done. With a 25' setback, this would be acceptable to Public Services. Also, 30' dedication of a radius corner of Monroe and Lamb.

JAY DOWNEY represented the application. He stated with the redesign, the lots to the east are the same size as those of the abutting homes. He added that an entrance would be put on Monroe and he also agreed to the 20' sewer easement, and felt this would be compatible. He presented pictures of the types of mobile homes that would be located in the park.

CHUCK JACOBSEN, Mobile Park West, appeared in approval of the application.

MRS. COLEMAN asked what size would the mobile home lots be that buffer the residential.

MR. JACOBSEN replied 95' x 65'.

MR. JONES asked if that area could be a greenbelt buffer.

MR. JACOBSEN replied that would pose a maintenance problem, but with the bigger lots, there is a 25' setback from the houses.

MR. BROWN stated there are two letters of protest on file.

FRANK PROVENZANO appeared in protest.

LAWRENCE ESCOPION appeared in protest.

MR. DOWNEY appeared in rebuttal.

MRS. COLEMAN asked if the applicants did not want any change at all.

MR. DOWNEY replied they preferred none.

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

MR. GUTHRIE made a Motion for DENIAL of Z-45-79.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Guthrie and Mr. Jones

"NOES" Mr. Swessel, Mr. Kennedy and Mr. Canul

Motion for DENIAL resulted in no action by virtue of a tie vote.

MRS. COLEMAN made a Motion for APPROVAL of Z-45-79. Upon the advice of the Assistant City Attorney, this Motion was withdrawn and the matter will again be considered at the next regular meeting of the Planning Commission.

4. Z-47-79

(Abeyance Item
from 5/10/79)

ABEYANCE

Application of LARRY P. SCHLEUSNER for reclassification of property generally located on the east side of 6th Street, 740 feet north of Sahara Avenue, from R-1 to P-R.
Proposed Use: Office

MR. BROWN stated this matter had been held in abeyance because a plot plan had not been submitted and has not yet been submitted. Staff would defer to the Commission on whether to act on this item or hold it in abeyance.

MRS. COLEMAN made a motion to remove this item from the agenda until a development plan is submitted.

Voting was as follows:

"AYES" Mr. Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Kennedy and Mr. Canul

"NOES" None

Motion carried unanimously.

5 & 6. TENTATIVE MAP
& FINAL MAP

CASA DEL SOL
CONDOMINIUMS

(Abeyance Item
from 5/10/79)

ABEYANCE

Property generally located on the southeast corner of
O'Bannon Drive and Edmond Street, R-4 zone.

Owner/Subdivider: Emerson Development
No. of Acres: 6.06 No. of Lots: 148

MR. NULL stated these items were held in abeyance so the
parking could be worked out. The applicants have requested
that these two items be held as they are still working on
the problem.

MRS. COLEMAN made a Motion for ABEYANCE of the Tentative and
Final Maps of Casa Del Sol Condominiums.

Voting was as follows:

"AYES" Mr. Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Kennedy and Mr. Canul

"NOES" None

Motion for ABEYANCE carried unanimously.

7. TENTATIVE MAP

CHARLESTON VILLAGE
GREEN, PHASE III

(Abeyance Item
from 4/24/79)

WITHDRAWN

Property generally located west of Lamb Boulevard and south
of Sunrise Avenue, R-1 zone (proposed R-PD11).

Owner/Subdivider: Bonar DeMichaelis
Development Company
No. of Acres: 3.7 No. of Lots: 40

MR. NULL stated the applicants are requesting withdrawal of this
application due to failure of the zoning case before the
City Commission.

NEW BUSINESS:

1. TENTATIVE MAP

CYPRESS ESTATES

APPROVED

Property generally located on the south side of Vegas Drive,
east of Cherokee Lane, R-1 zone.

Owner/Subdivider: Billy Sloat
No. of Acres: 1.67 No. of Lots: 8

MR. NULL presented the staff report and stated staff would
recommend the following conditions: no vehicular access to
Vegas Drive from the abutting lots; a wall statement be
provided; dedication for Vegas Drive be shown as 50', plus
the normal conditions. With these conditions, staff would
recommend approval.

BILLY SLOAT, 617 Mayfield, represented the application, and
agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of the Tentative Map of Cypress Estates 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 (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map for, or within the extension of time 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. No vehicular access to Vegas Drive from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CCCR's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Dedication for Vegas Drive to be shown as 50 feet.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Mr. Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 20, 1979, at 2:00 P.M.

2. TENTATIVE MAP
CONTRACTORS SQUARE
APPROVED

Property generally located on the north side of Bonanza Road, east of Highland Drive, C-M and R-3 zone.

Owner/Subdivider: Jon E. Cebular
No. of Acres: 1.0 ± No. of Lots: 26

MR. NULL stated this is an existing commercial structure. The applicant wants to have a condominium office project. Staff would recommend approval with the normal conditions.

JOHN CEBULAR, 6425 Darby represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Contractors Square 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 (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time 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. Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 20, 1979, at 2:00 P.M.

3. FINAL MAP
CONTRACTORS SQUARE
APPROVED

Property generally located on the north side of Bonanza Road, east of Highland Drive, C-M and R-3 zone.

Owner/Subdivider: John E. Cebular
No. of Acres: 1.0 ± No. of Lots: 26

MR. NULL stated the final map is in substantial conformity with the tentative map and staff would recommend approval subject to approval of the tentative map.

MR. JONES made a Motion for APPROVAL of the Final Map of Contractors Square, subject to the following condition:

1. Approval of the tentative map.

Voting was as follows:

"AYES" Mr. Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

4. Z-40-79
ABEYANCE

Application of J. W. ALLEN, ET AL for reclassification of property generally located at the southwest corner of Valley View Boulevard and Fulton Place.

FROM: R-1 (Single Family Residence)

TO: R-3 (Limited Multiple Residence)

The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 31, Township 20 South, Range 61 East, M.D.B. &M.

PROPOSED USE: 56 Apartment Units

MR. BROWN presented the staff report and stated there is some real nice residential abutting on the north, then R-1 and R-PD8 extend on north. The plot plan is as depicted. There is a problem with the design, in view of the fact that the street runs into a deadend at its southern extremity. This could be taken care of with a little turn around. To introduce this density on this strip next to a school and adjacent to R-1 on the north is not compatible introduction of density, and would also exceed the density recommended by the General Plan. Staff would, therefore, recommend denial.

CHAIRMAN SWESSEL declared the public hearing open.

HERB JONES, Attorney at Law, represented the application. He stated that immediately to the south is a shopping center and that this is a unique piece of property, long and narrow in size, and will take a unique type of development. There is a large drainage ditch so the land will need a unique development. The applicant will give 20' in front to widen the road.

MR. KENNEDY asked if the rear of the buildings would face Valley View.

MR. JONES replied that is correct.

RICHARD THORNTON represented the application as one of the owners of the property.

CHAIRMAN SWESSEL asked what would happen to Fulton and Hinson with regard to the elevation.

MR. THORNTON replied that a lot of dirt would be taken out and there would be a gradual sloping down.

COMMISSIONER JONES asked how many parking spaces would be provided.

MR. THORNTON stated that it would be 56 units times 1 $\frac{1}{2}$ spaces.

CHAIRMAN SWESSEL asked if covering the ditch in back had been considered.

MR. THORNTON stated that would be an expensive operation, but that it has been considered. If this were to be a condominium project, it would be covered for additional parking.

MR. Kennedy asked what the depth of the property is.

MR. BROWN replied it is 123' deep.

CHAIRMAN SWESSEL asked what kind of fence would be on top of the retaining wall.

MR. THORNTON stated possibly wrought iron.

CHAIRMAN SWESSEL stated he did not want to see a chain link fence.

MR. GUTHRIE asked if the applicant intended to retain ownership after development.

MR. THORNTON stated that was their intention.

MR. BROWN stated that two petitions with 37 signatures against the application are on file.

CHAIRMAN SWESSEL asked those present in protest to stand. Nineteen persons were present in opposition.

JOE GREEN WOOD, 4001 Stormcrest, appeared in protest and presented a petition with 64 signatures in protest plus a letter of protest. He stated that property to the north of the development he lived in has a piece of property that is exactly the same dimensions as that in question and has been developed with single family residences. He stated he was a policeman and was familiar with increased crime in apartment areas which are introduced into single family areas. He added he felt this development would create additional problems at the school across the street. Also, high density housing would cause an impact on the park in the area. There would also be a parking problem at election time. There are no apartments closer than Decatur and the people of the area wished it to remain that way.

JIM SCARBOROUGH, 3908 Fulton Place, appeared in protest.

T. W. HOWELL, 4013 Stormcrest Drive, appeared in protest.

DENILEE JORDAN, 3900 Fulton Place, appeared in protest.

ROY HOWELETT, 3912 Fulton Place, appeared in protest.

HERB JONES appeared in rebuttal.

MR. KENNEDY stated that he was familiar with this property and that it was economically feasible to construct single family homes. He added he had been a recent unsuccessful bidder on the property in question.

MR. JONES stated he wanted the record to reflect that Mr. Kennedy had been an unsuccessful bidder on this property.

MR. KENNEDY stated that he also owned the shopping center on the corner and if the apartments were approved, it would enhance the total number of people going to the shopping center.

JOHN ROZELLE, 3904 Fulton, appeared in protest.

MR. CANUL stated he thought Mr. Kennedy should refrain from voting on this item.

CHAIRMAN SWESSEL stated that inasmuch as Mr. Kennedy did not have a financial interest, he did not need to refrain from voting.

MRS. COLEMAN stated the lack of open space concerned her.

COMMISSIONER JONES said he didn't know why, but he had the funniest feeling that there must be a full moon tonight. He asked the applicants if they would like to possibly come up with a new design for the property.

MR. JONES stated the applicant probably, would, but that it was not economically feasible to have R-1. He stated they would rather have the application held.

MR. CANUL asked that the applicant work closely with staff.

MR. JONES made a Motion for ABEYANCE of Z-40-79.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy
and Mr. Canul

"NOES" Mr. Swessel

Motion for ABEYANCE carried by a 5/1 vote.

5. Z-49-79

APPROVED

Application of KENNETH R. and RUTH I. LENOX for reclassification of property located at 2101 West Bonanza Road.

FROM: R-E (Residence Estates)

TO: C-2 (General Commercial) and
C-M (Commercial Industrial)

The above property is legally described as a portion of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29 and/or the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M.D.B. &M.

PROPOSED USE: Office and Warehouse

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff thinks this is in concert with the development between Bonanza and the Freeway and recommends approval with the stipulations that 15' of right-of-way

be dedicated on Bonanza; the building to the south be moved north 15'; landscaping on the freeway be put in the 15' strip plus the normal conditions.

CHAIRMAN SWESSEL declared the public hearing open.

K. LENOX, 2101 West Bonanza, represented the application.

PAUL HOLDER, 10 Onyx Way, appeared in protest. He stated there is no landscaping in the area and with zone changes, signs go up as well as billboards. He presented photographs of the area to the Commission.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-49-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 15 feet of right-of-way on Bonanza Road as required by the Department of Public Services.
3. Continue the landscaping pattern along the freeway with a 15 foot building setback on the south side for that landscaping as required by the Department of Community Planning and Development.
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 system 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 as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" Mr. Swessel

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 20, 1979, at 2:00 P.M.

6. Z-50-79

DENIED

Application of ROBERT SHAW CONSTRUCTION for reclassification of property generally located on the North side of Washington Avenue between Sandhill Road and Virgil Street.

FROM: R-1 (Single Family Residence)
TO: R-2 (Two Family Residence) and
R-T (Trailer Residence)

The above property is legally described as a portion of the South Half (S $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, M.D.B.&M.

PROPOSED USE: Duplexes and Mobile Home Park

MR. BROWN presented the staff report and stated the plot plan is as shown. Approximately three months ago a similar request was heard for a mobile home part to the north. The thinking of the Planning Commission at that time was that mobile home park development should cease at Sandhill and not go west. Staff would retain that consistency in making the recommendation that it not go west. The density would be increased more than what the General Plan recommends. Denial is recommended.

CHAIRMAN SWESSEL declared the public hearing open.

The applicant or a representative was not present.

CHAIRMAN SWESSEL asked those present in opposition to stand. Twenty-five persons were present in protest.

CHAIRMAN SWESSEL stated he had been contacted by Sam Bowler and Roy Woofter who are in opposition to this project.

DENNIS ARMSTRONG, 1400 Stevens, appeared in protest, and presented 7 letters of protest as well as a petition containing 151 signatures. He stated he was concerned about the high density and the traffic which would go through his area. He added that those who bought their homes had thought this property would remain R-1.

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

MR. KENNEDY made a motion for DENIAL of Z-50-79 as it was felt the use would not be compatible with the residential development in the area.

Voting was as follows:

"AYES" Mr. Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Kennedy
Mr. Jones and Mr. Canul

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 20, 1979, at 2:00 P.M.

7. Z-51-79
ABEYANCE

Application of DONALD YAHRAUS, ET AL for reclassification of property generally located on the West side of Jones Boulevard, approximately 300 feet South of Smoke Ranch Road.

FROM: R-E (Residence Estates)

TO: R-3 (Limited Multiple Residence)

The above property is legally described as the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 23, Township 20 South, Range 60 East, M.D.B.&M.

PROPOSED USE: Apartments (120 Units)

MR. BROWN presented the staff report and stated that a request had been received from the applicant that states due to design problems, they would like to be heard at the June 14, 1979, meeting.

CHAIRMAN SWESSEL asked those present in opposition to stand. Twenty-three persons were present in protest.

CHAIRMAN SWESSEL declared the public hearing open.

JAY DOWNEY represented the application and stated he had talked to staff and it was thought the applicant should redesign to provide a buffer area to the south.

MR. BROWN stated that staff is suggesting a R-1 tier of lots be extended along Rosa Lita and the north two thirds be rezoned to R-3, the south tier to be R-1.

CHAIRMAN SWESSEL asked if the applicant would be coming in with an R-1 buffer zone.

MR. DOWNEY replied that was correct.

RICHARD WALD, 2212 Obispo Circle, appeared in protest. He stated when purchasing his home, he thought this would be an R-1 area, not apartments, and that he does not want apartments across the street. There will be increased traffic and an increased crime rate.

R. PHILLIP REED, 6125 Rosa Lita, appeared in protest.

ROB SPEARS, 2216 Obispo Circle, appeared in protest.

LANILA WONG, 2212 Obispo Circle, appeared in protest.

WILLIAM BELST, 2209 Obispo Circle, appeared in protest.

MR. JONES asked if this matter could not be held in abeyance.

MR. DOWNEY stated that is what staff would like to do. Based on the protest, they did not see how they could get all apartments. He added he would like this held in abeyance.

MR. JONES made a Motion for ABEYANCE of Z-51-79.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Guthrie, Mr. Jones and Mr. Canul

"NOES" Chairman Swessel and Mr. Kennedy

Motion for ABEYANCE carried by a 4/2 vote.

8. Z-52-79

APPROVED

Application of ALTA G. KEELE, ET AL for reclassification of property located at 1209 South 4th Street.

FROM: R-3 (Limited Multiple Residence)

TO: C-2 (General Commercial)

The above property is legally described as Lot 3, Block "L", Park Place Addition.

PROPOSED USE: Office

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff thinks this makes sense. There are a couple of stipulations: the curb cut be increased to 20' and the house be removed to the extent that there is 10' of driveway going to the rear parking. Applicant says this can be done. With those conditions and the normal conditions, staff would recommend approval.

CHAIRMAN SWESSEL declared the public hearing open.

EARL HAWLEY represented the application and agreed to staff stipulations.

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

MR. JONES made a Motion for APPROVAL of Z-52-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A ten foot minimum wide driveway be provided to the rear of the parcel.
3. A 20 foot curb cut be required on 4th Street.
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 system 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 as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 20, 1979, at 2:00 P.M.

9. Z-53-79
ABEYANCE

Application of A. KENT GREENE and DENNIS PULSIPHER for reclassification of property located at 2020 West Bonanza Road.

FROM: R-E (Residence Estates)
TO: P-R (Professional Offices & Parking) and
C-2 (General Commercial)

The above property is legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M.D.B.&M.

PROPOSED USE: Professional Offices/Commercial Storage Units

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff thinks the development along the north side of Bonanza is different from the south and would recommend that such a commercial request for P-R be denied in view of the fact that the established pattern on the north side is different and should be retained at its present development.

CHAIRMAN SWESSEL declared the public hearing open.

KENT GREENE represented the application and stated this use to be a nice residential property which has been vacated and is now run down. This development would be an improvement to the property and that he thought this would be compatible. He added he had talked to the neighborhood and had not had any protest from anyone.

CHAIRMAN SWESSEL asked the applicant if he had any signatures of approval.

MR. GREENE stated he did not, because there had been no protests.

CHAIRMAN SWESSEL stated the neighborhood is transitional.

MRS. COLEMAN stated but in a different way. The heavy commercial is to the south.

MR. JONES asked why something hadn't been done to keep the property up.

MR. GREENE stated they felt the P-R would be an improvement. He asked if they could request approval on the P-R and the other be held in abeyance as they have divided them into a half acre parcel and a one and half acre parcel.

CHAIRMAN SWESSEL stated it was possible to hold this item in abeyance for a new plan.

MR. GREEN stated they would consider apartments or whatever is right for the area.

MRS. COLEMAN stated it would be better to come back with a plot plan on the entire parcel.

DON WINTER, 721 Clarkway Drive, appeared in favor of the P-R.

MR. CANUL made a Motion for ABEYANCE of Z-53-79.

Voting was, as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for ABEYANCE carried unanimously.

10. AV-8-79
APPROVED

Request of SUE C. EGGINK for an Administrative Variance to allow a room addition in the rear yard 13 feet from the rear property line where 15 feet is required on property located at 111 Narcissus Lane, R-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as submitted. Inasmuch as it is not any closer to the front yard and only encroaches 13' into the rear yard, staff would recommend approval.

SUE EGGINK represented the application.

MR. JONES made a Motion for APPROVAL of AV-8-79, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

11. Z-6-66(27)
Review of
Conditions

Request of C & E CONSTRUCTION COMPANY for a Review of Conditions for property located at the northwest corner of West Charleston Boulevard and Upland Boulevard, C-1 zone.

APPROVED

MR. BROWN presented the staff report and read a letter of explanation of the applicant. Staff feels it makes sense. Why build the fence now when the property is vacated it will have to be torn down and another fence built. Staff would suggest to extend the time until action on the vacation on Alpine has been taken.

MR. CANUL announced he would abstain on this item.

MRS. COLEMAN made a Motion for APPROVAL of the review of conditions under Z-6-66(27) subject to the following conditions:

1. Extension of time be granted until the vacation of Alpine Street, adjoining this property, is acted upon by the City Commission.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones and Mr. Kennedy

"NOES" None

ABSTAIN Mr. Canul

Motion for APPROVAL carried by a 5/0/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 20, 1979 at 2:00 P.M.

12. RANCHO BEL AIR
REVIEW OF APPROVED
TENTATIVE MAP

Request of G. C. WALLACE CONSULTING ENGINEERS to amend the approved Tentative Map of Rancho Bel Air Subdivision by replacing a 60 foot wide private street with a 20 foot wide emergency vehicle access lane.

APPROVED

MR. NULL presented the staff report and stated the tentative map

was approved with Lantern Lane as a 60' private street. Rather than the 60' street the applicant would reduce this to a 20' private alley. The emergency crash gate at the west end of the private street would remain. Staff does not object.

MRS. COLEMAN made a Motion for APPROVAL of the review of the approved Tentative Map of Rancho Bel Air.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones
Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 20, 1979, at 2:00 P.M.

MR. CANUL excused at this time.

13. Z-18-68

Use Review

APPROVED

Request of SPEEDY OFFICE SERVICE for a Use Review on property located at 2628 W. Charleston Boulevard to allow an employment agency and temporary secretarial service, C-D zone.

MR. BROWN presented the staff report and stated staff would recommend approval with the condition that only uses applied for at this location and physically located at this location be approved.

CARL STEVENS represented the application and agreed to staff stipulations.

MR. KENNEDY made a Motion for APPROVAL of Z-18-68, subject to the following conditions:

1. This approval does not allow the display of business licenses for uses at this location which have not been approved by the City Commission.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

14. Z-71-76 and

Z-72-76

PLOT PLAN REVIEW
APPROVED

Request of AMERICAN TIRE AND RUBBER COMPANY for a Plot Plan Review to allow a new franchise car dealership in addition to the existing new tire sale operation on property located at 4201 W. Charleston Boulevard, C-2 zone, and Plot Plan Review to allow a new franchise car dealership in addition to the existing new

tire sale operation on property located at 1765 East Charleston Boulevard, C-2 zone.

MR. BROWN presented the staff report and stated staff would recommend approval with the following conditions: the normal conditions plus no used vehicles older than three years be displayed or stored; no public address system; the hours of operation from 8:00 A.M. to no later than 9:00 P.M.; no body or fender work or major repairs at these locations.

BILL SHOEN represented the application and stated he would also like to display classic and antique automobiles older than three years of age. He added that he also has an enclosed structure for any repair work.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-71-76 and Z-72-76, subject to the following conditions:

1. No used vehicles older than three years shall be displayed or stored on the premises with the exception of antiques and classic automobiles.
2. No outside public address system or bell system shall be allowed.
3. Hours of operation shall be from 8:00 A.M. to no later than 9:00 P.M.
4. No body or fender work or major repairs shall be made on automobiles at this location.
5. 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 system 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, license, or prior to occupancy.
7. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan as amended to reflect the above conditions.
9. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy

"NOES" None

Motion carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 6, 1979 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:42 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR