



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 11, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: 551 GA HOLDINGS, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0022-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 698

PROTESTS 0

APPROVALS 0

Conditions Page One
March 11, 2025 - Planning Commission Meeting

**** CONDITIONS ****

25-0022-SDR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped on 02/06/25, except as amended by conditions herein.
3. Coordinate with the Department of Parks Recreation and Cultural Affairs regarding the proposed mural artwork to be located on the building façade. The mural must be installed prior to the issuance of the final Certificate of Occupancy. An inspection hold will be placed at an appropriate construction stage to ensure that the mural is installed prior to the Certificate of Occupancy.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
8. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.

Conditions Page Two
March 11, 2025 - Planning Commission Meeting

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. Revised elevations shall be submitted to and approved by the Department of Community Development prior to the time application is made for a building permit to reflect:
 - A: Blank, expressionless walls of more than 10 feet of shall be replaced with appropriate materials, colors, relief, or similar architectural enhancements.
 - B: An articulated roofline and/or an articulated cornice shall be included as a continuous feature on all sides at or near the top of the building.
 - C: Architectural details shall be carried on all sides of a building.
11. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Per Title 13.12, dedicate a 10-foot radius corner at the southwest corner of Gass Avenue and 6th Street prior to the approval of construction drawings for this site such that all public sidewalks are within the public right-of-way.

Conditions Page Three
March 11, 2025 - Planning Commission Meeting

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Masterplan Plan Standards (Title 19 Appendix F) concurrent with development of this site. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
18. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Provide estimated splash pad flow rates per cycle and seasonal schedule.
19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Prior to the submittal of construction drawings for this site, in accordance with Section 2.2 of the City's Vision Zero Action Plan, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
21. Queues for the entrance to the parking garage shall not extend into the public right-of-way as a result of the gating operations on this site.
22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Conditions Page Four
March 11, 2025 - Planning Commission Meeting

Fire & Rescue

23. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Staff Report Page One
March 11, 2025 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a five-story mixed-use development consisting of 89 multi-family residential units and 3,280 square feet of commercial space on 0.48 acres at the southwest corner of Gass Avenue and 6th Street.

ISSUES

- The subject site is located within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Civic & Business District) [Area 1].
- In November 2022, the City Council approved a Site Development Plan Review (22-0360-SDR1) for a proposed five-story, 73-foot tall, mixed-use development, including 89 residential units, 3,464 square feet of commercial space and 302 square feet of office space with Waivers of Appendix F Interim Downtown Las Vegas Area 1 Development Standards on 0.48 acres at the southwest corner of Gass Avenue and 6th Street.
 - As no building permit was issued nor was an Extension of Time submitted, the application expired on November 16, 2024 and a new Site Development Plan Review is required.
 - At the time of the last review, a Condition of Approval was added requiring the applicant to coordinate with the Department of Parks Recreation and Cultural Affairs regarding the proposed mural artwork located on the building façade; this condition of approval has been added to this application.
- A Mixed Use development is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Conditional Use Permit.
- A Condition of Approval has been added requiring a future mapping action in order to consolidate the lots.

ANALYSIS

Adopted by the City Council in June 2016, the *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization in Downtown Las Vegas. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher-density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic, urban way of life and a high-quality physical environment for locals and visitors alike.

Staff Report Page Two
March 11, 2025 - Planning Commission Meeting

In November 2022, the City Council approved a Site Development Plan Review (22-0360-SDR1) for a proposed five-story, 73-foot tall, mixed-use development, including 89 residential units, 3,464 square feet of commercial space and 302 square feet of office space with Waivers of Appendix F Interim Downtown Las Vegas Area 1 Development Standards at the subject site. As no building permit was issued nor was an Extension of Time submitted, the application expired on November 16, 2024. The applicant is requesting a new Site Development Plan Review (25-0022-SDR1) to re-entitle the property with the previously approved five story mixed-use development, consisting of 89 multi-family residential units and 3,280 square feet of commercial space.

The subject 0.48-acre site consists of three undeveloped lots located at the southwest corner of Gass Avenue and 6th Street. The subject site is zoned C-1 (Limited Commercial) and subject to the Appendix F Interim Downtown Las Vegas Development Standards.

Mixed-Use is defined as “The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.” Mixed-Use is a conditional land use in the C-1 (Limited Commercial) zoning district. The Conditional Use Regulations for this use include:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts are permitted as conditional uses within a C-1 or C-2 Zoning District.

This requirement is met, as the proposed Multi-Family Residential component of the building is permitted as of right in both the R-3 (Medium Density Residential) and R-4 (High Density Residential) zoning districts.

2. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.

This requirement is met, as the submitted floor plan depicts the first floor featuring a commercial space with direct access to the public sidewalk.

3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.

This requirement is met, as the submitted floor plan depicts the proposed residential units located on floors all above the ground level.

Staff Report Page Three
March 11, 2025 - Planning Commission Meeting

4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

This requirement is met, as the submitted plan depicts parking within a garage area which will be screened from public right-of-way.

The submitted floor plan shows the building broken down by floor. The first floor contains 3,280 square feet of commercial retail space, bicycle room, and an ancillary leasing office for the apartment complex. Spread interchangeably throughout the remaining building are 89 studio-bedroom units. On the second floor, a pool deck and gym are featured amenities for the residents while the fifth floor features an observation deck.

The elevation plans depict a 73-foot tall, mixed-use building with covered parking on the ground level. The building primarily consists of a variety of colored stucco and is accented by metal wall panels and large tiles. Various portions of the proposed building including the northwest and southwest sides lack the consistent level of detailing and finish to be in compliance with Title 19.08 featuring blank white walls. The architectural design standards for Downtown Area 1 state, "Extensions of more than 10 feet of blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades." Additionally, the architectural design standards also state, "An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides. A condition of approval has been to comply with these standards.

As the property occupies less than 50 percent of the block frontage, the applicant will be required to a covenant running with land agreement for future installation of the required offsite improvements per the Appendix F Downtown Las Vegas Area 1 Streetscape Standards.

Staff Report Page Four
March 11, 2025 - Planning Commission Meeting

Vision 2045 Downtown Las Vegas Master Plan

The Vision 2045 Downtown Las Vegas Master Plan identifies the Civic & Business District as a critical employment and activity center, emphasizing higher density residential and mixed-use development. Adding density to the district in a way that supports a compact transit-oriented development may be achieved by infilling and redeveloping contiguous vacant parcels and blighted properties with diverse housing products and Class-A office spaces. Vacant parcels and underutilized properties are ideal locations for infill and redevelopment to combine affordable workforce housing, office spaces, and ground-floor retail, including key amenities such as grocery stores, restaurants, and services to promote an urban lifestyle. The plan encourages high-rise residential condos, live-work lofts, and service apartments to add density to the core and support the Civic and Business District primary employment transit hub. This proposal for a mixed-use development aligns with the Downtown Master Plan's vision of higher-density development maximizing the potential of Downtown parcels for mixed-use, transit-oriented growth, and placemaking initiatives.

As the proposed development furthers the goals and objectives for the Vision 2045 Downtown Las Vegas Master Plan for the Civic & Business, staff recommends approval subject to conditions.

FINDINGS (25-0022-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed Mixed-Use development is compatible with adjacent development within the surrounding area of the subject site.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed Mixed-Use development helps further several housing-related goals, objectives, and guiding principles identified in the 2050 Master Plan and the Vision 2045 Downtown Master Plan for the Civic & Business District.

Staff Report Page Five
March 11, 2025 - Planning Commission Meeting

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is provided by 6th Street and Gass Avenue; each of which are 80-foot Collector Streets and are adequate in size to service the scale of the proposed development.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed building and landscape materials are appropriate for a desert climate and the city. All provided landscaping is included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Various portions of the proposed building including the northwest and southwest sides lack the consistent level of detailing and finish to be in compliance with Title 19.08 featuring blank white walls. A condition of approval has been to comply with the Appendix F Downtown Las Vegas Area 1 architectural design standards.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

If approved, the development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

Staff Report Page Six
March 11, 2025 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/07/10	The City Council approved Special Use Permit (SUP-37937) for a proposed 1,807 square-foot Bailbond service use at 800 South 6th street. The Planning Commission and Staff recommended approval.
11/07/18	The City Council approved Site Development Plan Review (SDR-73908) for a proposed five-story mixed use development consisting of 1,389 square feet of commercial floor area and 27 multi-family residential units, with waivers of Downtown Las Vegas Overlay Architectural Standards on 0.16 acres at 808 South 6th Street. The Planning Commission and Staff recommended approval.
01/31/19	Staff administratively approved a Minor Amendment to a previously approved Site Development Plan Review (SDR-73908) for a proposed four-story mixed use development consisting of 256 square feet of commercial floor area and 30 multi-family residential units, with Waivers of Downtown Las Vegas Overlay Architectural Standards on 0.16 acres at 808 South 6th Street.
08/05/20	A Code Enforcement Case (CE20-04345) was reported for debris, people living out of an RV, and possible operating as a mechanic shop at 808 South 6 th Street. The case was resolved on 09/28/20.
09/01/20	A Code Enforcement Case (CE20-04812) was reported for trash behind the property at 551 Gass Avenue. The case was resolved on 09/14/21.
09/07/21	A Code Enforcement Case (CE21-03775) was reported for graffiti at 808 South 6 th Street. The case was resolved on 10/05/21.
04/18/22	A Code Enforcement Case (CE22-01893) was reported for excessive tagging and squatter activity at 551 Gass Avenue. The case was resolved on 08/11/22.
05/17/22	A Code Enforcement Case (CE22-02476) was reported for graffiti on a vacant law office at 808 South 6 th Street. The case was resolved on 05/17/22.
06/13/22	A Code Enforcement Case (CE22-02967) was reported for vagrants breaking into a building at 800 South 6 th Street. The case was resolved on 06/16/22.
11/16/22	The City Council approved a Site Development Plan Review (22-0360-SDR1) for a proposed five-story, 73-foot tall, 20,658 square-foot mixed-use development, including 89 residential units, 3,464 square feet of commercial space and 302 square feet of office space with Waivers of Appendix F Interim Downtown Las Vegas Area 1 Development Standards on 0.48 acres at the southwest corner of Gass Avenue and 6th Street. The Planning Commission and staff recommended approval. The application expired on 11/16/24.

Staff Report Page Seven
March 11, 2025 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/29/22	A Code Enforcement Case (CE22-07180) was reported for homeless encampments on a vacant property at 808 South 6 th Street. The case was resolved on 02/07/23.
02/20/24	A Code Enforcement Case (CE24-00842) was reported for squatters at 551 Gass Avenue. The case was resolved on 02/22/24
09/16/24	A Code Enforcement Case (CE24-07213) was reported for trash and high vegetation at 551 Gass Avenue. The case was resolved on 10/02/24.
09/17/24	A Code Enforcement Case (CE24-07251) was reported for weeds, refuse, and waste at 804 South 6 th Street. The case was resolved on 10/01/24.
	A Code Enforcement Case (CE24-07253) was reported for weeds, refuse, and waste at 808 South 6 th Street. The case was resolved on 10/01/24.
10/21/24	A Code Enforcement Case (CE24-08087) was reported for junk, debris, and two inoperable/abandoned vehicles at 804 South 6 th Street. The case was resolved on 10/23/24.
12/11/24	A Code Enforcement Case (CE24-09395) was reported for trash on a parcel at 551 Gass Avenue. The case was resolved on 12/12/24.

<i>Most Recent Change of Ownership</i>	
05/27/21	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
05/26/22	A Building Permit (C22-02087) was issued for the demolition of 551 Gass Avenue.
	A Building Permit (C22-02088) was issued for the demolition of 804 South 6 th Street.
	A Building Permit (C22-02089) was issued for the demolition of 808 South 6 th Street.

<i>Pre-Application Meeting</i>	
01/09/25	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review pertaining to a proposed mixed-use development at the subject site.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

Staff Report Page Eight
March 11, 2025 - Planning Commission Meeting

Field Check	
02/13/25	A routine field check was conducted at the subject site; staff found an undeveloped lot with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.48

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Office, Other than Listed		
South			
East		C (Commercial)	P-R (Professional Office and Parking)
	R-4 (High Density Residential)		
West	Mixed-Use	MXU (Mixed Use)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Civic & Business District	Y
Appendix F Interim Downtown Las Vegas Development Standards	Y
Special Area and Overlay Districts	Compliance
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

Staff Report Page Nine
March 11, 2025 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and the Appendix Interim Downtown Las Vegas Development Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	20,908 SF	Y
Min. Lot Width	100 Feet	139 Feet	Y
Min. Setbacks			
• Front	70% alignment along property line	0 Feet	Y
• Side	0 Feet	0 Feet	Y
• Corner	70% alignment along property line	0 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	As limited by setbacks	98%	Y
Max. Building Height	N/A	73 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Internal Room	Y
Mech. Equipment	Screened	Internal Room	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Gass Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y
South 6 th Street	Collector Street	Master Plan of Streets and Highways Map	80	Y

Staff Report Page Ten
March 11, 2025 - Planning Commission Meeting

Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential: Studio or 1 Bedroom Unit	89 Units	1.25 per unit	111.3				
Multi-Family Residential: Guest Parking	89 Total Units	1 per every 6 units	14.8				
General Retail	3,280 SF	1 per 175	18.7				
TOTAL SPACES REQUIRED			145				
Regular and Handicap Spaces Required			141	5	86	2	Y
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards Medium Load - Zone 2			Between 35% and 65%		51 to 95		Y

Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Mixed-Use Alternative Parking Requirement							
Land Use Type	Use Regular Parking Table	Weekdays			Weekends		
		Mid – 7AM	7AM – 6 PM	6PM – Mid	Mid – 7AM	7AM – 6PM	6PM - Mid
Retail & Professional Services		0	18.7	15.0	0	18.7	11.2
Residential		126.1	69.3	107.2	126.1	82.0	94.6
Total		126.1	88.8	122.1	126.1	100.7	105.8
Total Spaces Required		126.1					
Total Spaces Provided		88					

Staff Report Page Eleven
March 11, 2025 - Planning Commission Meeting

Department of Public Works Traffic Study

Site Development Plan Review for a Proposed Mixed-Use Development with 89 Multi-Family Dwelling Units and 3,280 Square Feet of Retail				
First Proposed Use				
Average Daily Traffic (ADT)	MULTI-FAMILY HOUSING (MID-RISE) [DU]	59	4.54	404
AM Peak Hour			0.37	33
PM Peak Hour			0.39	35
Second Proposed Use				
Average Daily Traffic (ADT)	STRIP RETAIL PLAZA [<small><40 KSF</small>] [<small>1000 SF</small>]	3.280	54.45	179
AM Peak Hour			2.36	8
PM Peak Hour			6.59	21
Average Daily Traffic (ADT)	TOTAL			583
AM Peak Hour				41
PM Peak Hour				56
Existing Traffic on Nearby Streets				
Gass Avenue				
Average Daily Traffic (ADT)			3,423	
PM Peak Hour (Heaviest 60 Minutes)			274	
6 th Street				
Average Daily Traffic (ADT)			1,518	
PM Peak Hour (heaviest 60 minutes)			121	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Gass Avenue			12,480	
6 th Street			12,480	
Summary				
This project will add approximately 583 trips per day on Gass Avenue and 6th Street. Currently, Gass Avenue is at about 27 percent of capacity and 6th Street is at about 12 percent of capacity. With this project, Gass Avenue is expected to be at about 32 percent of capacity and 6th Street to be at about 17 percent of capacity.				
Based on Peak Hour use, this development will add about 56 vehicles in the peak hour, or about one every minute.				

Staff Report Page Twelve
March 11, 2025 - Planning Commission Meeting

<i>Proposed 87 Multi-Family Units:</i>					
Student Yield		Elementary School		Middle School	High School
Multi-Family Units (87)		87 x 0.120		87 x 0.060	87 x 0.078
Total Additional Students		11		6	7
<i>Schools Serving the Area:</i>					
Name	Address	Grade	Capacity	Enrollment	Site Date
Hollingsworth Elementary School	1776 East Ogden Road	Kindergarten – 5 th Grade	722 Students	515 Students	01/02/25
Martin Middle School	200 North 28 th Street	6 th – 8 th Grade	1,694 Students	1,126 Students	01/02/25
Rancho High School	1900 Searles Avenue	9 th - 12 th Grade	2,383 Students	2,694 Students*	01/02/25

**Rancho High School is over capacity for the 2024-2025 school year. It is 113.05 percent of the program capacity.*