



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MAY 17, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA, INC. - OWNER: EASTERN LAND, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0075-GPA1	Staff recommends APPROVAL.	
23-0075-SDR1	Staff recommends APPROVAL, subject to conditions:	23-0075-GPA1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 381 (by City Clerk)

PROTESTS 1

APPROVALS 1

**** CONDITIONS ****

23-0075-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (23-0075-GPA1) shall be required.
2. Conformance to the conditions of approval for Site Development Plan Review (20-0264-SDR1), except as amended herein.
3. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/16/23, except as amended by conditions herein.
6. A Waiver from Title 19.06.040 is hereby approved, to allow a 61-foot residential adjacency setback from the north property line where 117 feet is required.
7. An Exception from Title 19.08.110.C.12 is hereby approved, to allow 26 parking lot trees where 33 trees are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.

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11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. 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 and Section 2.2 of the City's Vision Zero Action Plan to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
14. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
15. Contact the City Engineer's Office at 702-229-6272 to coordinate the design and construction of any off-site improvements with the "Sidewalk Infill 2A" project, the "Eastern Bus Turnouts" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
16. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
17. Comply with the approved Drainage Plan and Technical Drainage Study on file with the Department of Public Works.
18. Comply with all applicable conditions of approval for 20-0264-SDR1 and any other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant proposes to construct a three-story, 60-unit Senior Citizen Apartments building on a midblock site on Eastern Avenue between Harris Avenue and Washington Avenue. A similar building containing 60 Senior Citizen Apartment units is currently under construction on this site and is expected to be occupied by May 2023, along with related onsite improvements.

ISSUES

- Although this is intended to be a phased project, only 60 of the 120 units planned for this site were presented for review in 2020. The additional 60 units proposed as part of this Phase 2 request will increase net density to 38.71 dwelling units per acre, which will exceed the maximum allowed density in the M (Medium Density Residential) designation. The applicant has requested a General Plan Amendment from M (Medium Density Residential) to H (High Density Residential) to accommodate the increase in net density. Staff recommends approval of this request.
- A Waiver is requested pursuant to Title 19.06.040.1.2.e to allow a 61-foot residential adjacency setback from the north property line where 117 feet is required. Staff recommends approval.
- Title 19.06.040.1.2.e states, “any multi-family residential project that is intended to meet the affordable housing objectives of the General Plan if the City Council determines that the waiver is critical to the viability of the project.”
- All perimeter landscaping was shown and approved with Phase 1. No waivers of perimeter landscape buffer standards are proposed for this phase. Perimeter walls and fences were approved as part of the original request.
- An Exception is requested to allow 26 parking lot trees where 33 trees are required. Staff approves the Exception.
- The request qualifies as a Major Amendment of the approved Site Development Plan Review (20-0264-SDR1) for a Senior Citizens Apartments development on this site, as a Waiver of residential adjacency standards is required.

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ANALYSIS

Development of this site is subject to Title 19 requirements. A previous action for a Site Development Plan Review (20-0264-SDR1) established a 60-unit Senior Citizens Apartment development within a single three-story building on the south portion of the site, noting the area for a future phase. This plan included parking and amenities for the 60 units as well as perimeter walls and landscaping. An amendment to this plan is proposed to include a second three-story multi-family residential building with additional parking and interior landscaping. The changes to the Phase 1 portion of the site are minor and include reconfiguration of parking spaces and interior landscaping. If approved, the amended site plan and landscape plan will replace those previously approved; however, the conditions of approval for 20-0264-SDR1 will remain, except those amended by this proposal.

The site is zoned R-3 (Medium Density Residential) with a General Plan designation of M (Medium Density Residential), which allows up to 25.49 dwelling units per acre. The previous approval (20-0264-SDR1) on this site approved 60 units on what was then 2.99 acres, yielding a net density of 20.01 dwelling units per acre in conformance with the General Plan. Since the time of approval, the land has been remapped into a larger lot and a portion was dedicated for a bus stop. The additional 60 units proposed as part of this Phase 2 request would increase net density to 38.71 dwelling units per acre, exceeding the maximum allowed density in the M designation. The applicant has therefore requested a General Plan Amendment to H (High Density Residential), which does not have an upper density limit. The R-3 District will allow up to 50.0 dwelling units per acre; therefore, a companion Rezoning request is unnecessary.

A parcel containing a small office building at the southeast corner of Constantine Avenue and Eastern Avenue has a General Plan designation of TOC-2 (Transit-Oriented Corridor - Low); otherwise, all adjacent properties to the north have an L (Low Density Residential) designation, which allows a maximum of 5.49 dwelling units per acre. Properties to the east are designated PF (Public Facilities) and the property to the south containing an existing public multi-family residential development is designated M (Medium Density Residential). The area at the periphery of the single-family residential lots is characterized by higher residential density and higher intensity of use, including schools and other civic uses. Parcels to the west of the subject site are also designated as Low, but are separated from this site by Eastern Avenue, a 100-foot right-of-way that provides a buffer from denser existing development. The urban infrastructure and services are already in place to support additional density in this area. For these reasons, the H (High Density Residential) designation on the subject site is deemed to be compatible with the surrounding land uses, and staff therefore recommends approval of the General Plan Amendment.

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The Housing Choices section of the Las Vegas 2050 Master Plan contains goals for increasing availability, affordability and access to housing in the city. The two primary goals of this section are to “increase affordable housing types and choices for all income levels near existing and new employment centers” and to “develop services that help the homeless and prioritize the needs of the most vulnerable members of the community.” The Master Plan notes that since the Great Recession, wages in Las Vegas generally have been static or increasing at a slower rate than housing and rental prices, creating a widening housing affordability gap. The demand for affordable housing units in Las Vegas is growing while the supply is well below the national rate of affordable units per 100 eligible households. The proposed multi-family residential addition addresses these goals by providing an affordable housing option to senior citizens. According the applicant’s justification letter, 10 units will serve households below 30 percent of area median income (AMI), 31 units will serve households below 50 percent of AMI and 19 units will serve households with incomes below 60 percent of AMI. The site’s location along a major corridor facilitates access to public transportation and commercial services. Within the site itself, ancillary amenities such as a food bank are planned to support residents. Common areas will include a library, computer lab, exercise room, barbecue and picnic area, dog park, garden and secure outdoor landscaped areas.

The East Las Vegas Area plan currently under development encourages affordable high-quality housing and high-density mixed-use development along Eastern Avenue. Eastern Avenue is a major transportation corridor with capacity to accommodate additional demand created by future projects of this type.

Access to the site will remain from a single driveway from Eastern Avenue. Ingress and egress will be right-in, right-out due to a median island in Eastern Avenue. Projections from the Department of Public Works Traffic Engineering Section indicate that the development will have minimal impact to area traffic. Based on peak hour usage, this development will add into the area roughly 15 additional peak hour trips, or about one every four minutes. This project is expected to add an additional 194 trips per day on Eastern Avenue and Washington Avenue. Currently, Eastern Avenue is at about 57 percent of capacity and Washington Avenue is at about 54 percent of capacity. With this project, Eastern Avenue is expected to be at about 58 percent of capacity and Washington Avenue to be at about 55 percent of capacity.

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The site conforms to all R-3 (Medium Density Residential) development standards. Parking requirements for the full site are met by this proposal. In addition, Title 19.06.040.I requires multi-family residential developments that are adjacent to single-family residential properties to meet a 3:1 height to setback proximity slope ratio requirement. The submitted elevations indicate that the proposed Phase 2 three-story building would be 39 feet in height nearest the adjacent R-1 zoned properties, requiring a 117-foot setback. A Waiver of residential adjacency standards may be requested for any multi-family residential development that is intended to meet the affordable housing objectives of the Las Vegas 2050 Master Plan. This Waiver must be approved by the City Council. Accordingly, the applicant has requested a Waiver to allow a 61-foot setback from the protected properties, a 48 percent deviation from Title 19. An above-ground utility corridor runs along the north property line of this site between the R-1 properties and a 10-foot combination CMU wall for screening and retaining, as there is a grade difference from the adjacent residential properties. Additional separation is provided by a minimum 10-foot landscape buffer with Shoestring Acacia trees, an interior private drive and parking. Staff has determined that the impacts of building height to the adjacent properties is adequately mitigated and recommends approval of the Waiver request.

All perimeter landscaping was established and approved with Phase 1 of the project. No Waivers of perimeter landscape buffer standards are proposed for this phase. Perimeter walls and fences were also approved as part of the original request. Within the parking lot, seven trees have been omitted from planter islands or at the ends of parking rows, prompting the applicant to request an Exception from Title 19.08.110. Two of the trees conflict with placement of fire hydrants; omission of the other trees will allow for conformance with parking requirements. Additional trees have been provided within a large island separating two rows of parking at the rear of the property, mitigating the heat island effect associated with large areas of impervious surfaces. Staff therefore approves the requested Exception to allow 26 parking lot trees where 33 are required.

For-rent apartment units will be limited to senior citizens aged 55 and older with incomes at or below 30 percent, 50 percent and 60 percent of area median income (AMI). All units will be constructed for independent living. One and two-bedroom unit options are available.

The submitted building elevations indicate white and teal painted stucco exteriors on all sides with flat roofs. The building features multiple changes in wall plane and rooflines for visual interest. These characteristics mirror those of the Phase 1 building on this site. Both buildings are designed to be oriented to maximize northern and southern sun exposure and have metal sunshades over windows to control sunlight.

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The proposed development provides affordable housing units that support the goals of the Las Vegas 2050 Master Plan, the increased density of the site is compatible with other land uses in this area and measures have been considered to mitigate the height of the Phase 2 building. Staff has determined that the proposed development is compatible with development in the surrounding area and therefore recommends approval of the Site Development Plan Review, subject to conditions.

FINDINGS (23-0075-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed H (High Density Residential) General Plan designation is compatible with the adjacent TOC-2 (Transit Oriented Corridor - Low), M (Medium Density Residential) and PF (Public Facilities) designations and will be located on the periphery of lots designated L (Low Density Residential) to the north and west. The area east of Eastern Avenue and south of the parcels designated as Low is characterized by higher residential density and higher intensity of use. The parcels

designated as Low to the west are separated from this site by Eastern Avenue, a 100-foot Primary Arterial Street as designated by the city's Master Plan of Streets and Highways.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The proposed H (High Density Residential) designation allows for R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and R-4 (High Density Residential) zoning districts, which will be compatible with the adjacent R-3 (Medium Density Residential), C-V (Civic), P-R (Professional Office and Parking) and R-1 (Single Family Residential) zoning districts for the reasons stated above. The existing R-3 zoning district on the subject site is expected to remain.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

This area of the city is fully improved with the street network, utilities, educational, police and fire services to sufficiently accommodate the proposed H (High Density Residential) designation. Gary Reese Freedom Park is located approximately one half-mile from the subject site.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed amendment to the H (High Density Residential) designation is supported by the housing goals of the 2050 Las Vegas Master Plan and development objectives of the East Las Vegas Area Plan.

FINDINGS (23-0075-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 Senior Citizens Apartments development is compatible with the existing Senior Citizens Apartment building on the subject property. The site is adequately screened from residential uses to the north and south and is compatible with the existing office to the north and school to the east.

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

A General Plan Amendment to the H (High Density Residential) General Plan designation is required with the proposed increased density. Staff supports the amendment. A Waiver of residential adjacency standards is required, as well as an Exception of parking lot landscaping requirements. These deviation requests do not detract from the compatibility of the development with adjacent properties.

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

The sole access to the site is from Eastern Avenue, a 100-foot Primary Arterial Street as designated by the city's Master Plan of Streets and Highways. Due to a median in the street, all turns will be right-in, right-out. A radius style driveway will lessen the impact of ingress and egress. Circulation around the site is logical with no potential conflicts. Impact to area traffic will be minimal.

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

Building materials are typical for mid-rise multi-family developments and take into account sustainability practices to limit sun and heat exposure. Landscape materials are drought-resistant and are appropriate for the area.

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;

The proposed building design will create an aesthetically pleasing environment that will complement the surrounding area and will be harmonious with adjacent developments.

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

The proposed development is subject to regular City inspections for building and licensing and will therefore not compromise the public health, safety, and welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/28/63	The Board of Zoning Adjustment approved a Special Use Permit (U-0005-63) to allow a Church/House of Worship in the R-E (Residence Estates) zoning district on the east side of 25th Street [now Eastern Avenue] between Harris Avenue and Washington Avenue. Staff recommended approval.
04/26/90	The Board of Zoning Adjustment approved a Variance (V-0031-90) to allow the storage of live nursery plants for an offsite commercial nursery (Davis Nursery) at 832 North Eastern Avenue where such use is not permitted. Staff recommended denial.
04/17/02	<p>The Planning Commission approved a request for a Rezoning (Z-0092-01) from R-E (Residence Estates) to R-3 (Medium Density Residential) on 2.99 acres at 832 North Eastern Avenue. The Planning Commission and staff recommended approval.</p> <p>The City Council approved a Site Development Plan Review [Z-0092-01(1)] and a reduction in the amount of required parking lot landscaping for a proposed 3,948 square foot Daycare/Preschool facility, a 14,000 square foot recreational facility with seven apartments and a 5,594 square foot Church/House of Worship building on 2.99 acres at 832 North Eastern Avenue. The seven apartments were stricken from the request by the City Council. A condition of approval required removal of the existing plant nursery within one year of approval. The Planning Commission and staff recommended approval.</p>
09/17/03	The City Council approved a Review of Condition (ROC-2951) of Condition Number 2 of an approved Site Development Plan Review [Z-0092-01(1)], which required the removal of a nursery storage area from the property located at 832 North Eastern Avenue. Staff recommended approval. The condition was amended to require removal of the plant nursery on this site no later than March 1, 2004.
12/08/20	The Planning Commission approved a request for a Site Development Plan Review (20-0264-SDR1) for a proposed 43-foot tall, three-story, 60-unit Senior Citizen Apartments development with a Waiver of the perimeter landscape buffer standards on 2.99 acres at 832 North Eastern Avenue. Staff recommended approval.
10/13/21	A one-lot Parcel Map (100149-PMP) on 3.11 acres at 820 North Eastern Avenue was recorded.
04/11/23	The Planning Commission voted (6-0) to recommend APPROVAL of 23-0075 [GPA1 and SDR1].

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Most Recent Change of Ownership	
03/08/22	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/06/18	A building permit (C18-03838) was issued to demolish an existing church building at 832 North Eastern Avenue. A final inspection has not been approved.

Pre-Application Meeting	
02/08/23	A pre-application meeting was held with the applicant to discuss submittal requirements for General Plan Amendment and Site Development Plan Review applications. The applicant requested to amend the previously approved Site Development Review in order to review the site as a whole. A Waiver of the residential adjacency standards will be required due to the location and height of the proposed building.

Neighborhood Meeting	
03/22/23	<p>A neighborhood meeting was held at Robert Lunt Elementary School Cafeteria, 2701 East Harris Avenue in Las Vegas. There were four members of the public, five members of the applicant's development team, one member of Department of Community Development staff and one member from the Ward 3 City Council office staff in attendance.</p> <p>The project lead architect justified the General Plan Amendment request, stating it was always part of the overall plan to have a second apartment building with the same number of units as for the first phase; however, the first phase met density requirements and therefore did not require a change to the General Plan at the time of review. As the intent is to create affordable housing, which involves a long-term commitment to meet certain mandatory requirements, he stated that it is very unlikely that the density of this site would increase in the future. There is a large shortage of affordable housing units in the Las Vegas Valley that this project will help alleviate. Because of the height and placement of the proposed 60-unit Phase 2 building, the applicant is requesting a waiver of the residential adjacency requirements. The architect explained that Phase 1 improvements are already in place, including a screen and retaining wall with landscaping adjacent to residential properties on the north side of the site.</p>

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Neighborhood Meeting	
03/22/23	<p>Phase 1 of the project is nearly complete and is slated to open in May 2023. If approved, Phase 2 is anticipated to break ground in the first quarter of 2024.</p> <p>All units are age restricted to 55 and older. Onsite amenities include a food bank and community garden.</p> <p>Neighbor concerns included the following:</p> <ul style="list-style-type: none"> • Construction workers are parking in the residential neighborhood to the north. In addition, construction noise can be heard late in the evening. The applicant said it would investigate and discuss these concerns with the general contractor and make any necessary changes to avoid these issues. • Where will construction equipment be staged if a building will be constructed in the area where they are now located? The applicant is looking at offsite locations to stage the equipment. <p>The one neighborhood resident who publicly voiced concerns was not opposed to affordable housing, but was concerned about the closeness of the proposed building to her property. The perimeter wall and trees along the north property line will not be adequate screening devices.</p> <p>Additional time was afforded neighbors after the meeting to view plans and ask questions.</p>

Field Check	
03/02/23	<p>The site contains a three-story building currently under construction on the south side of the property, as well as various site improvements including a tall perimeter wall and landscaping along the north property line. The front of the property along Eastern Avenue was enclosed by temporary chain link fencing.</p>

Details of Application Request	
Site Area	
Net Acres	3.10

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<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	Senior Citizen Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Office, Other Than Listed	TOC-2 (Transit-Oriented Corridor - Low)	P-R (Professional Office and Parking)

<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>
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Senior Citizen Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Public School, Primary	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 and 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	135,254 SF	Y
Min. Lot Width	N/A	242 Feet	N/A
Min. Setbacks			
• Front	10 Feet	33 Feet	Y
• Side (north)	5 Feet	61 Feet	Y
• Side (south)	5 Feet	10 Feet	Y
• Rear	20 Feet	156 Feet	Y
Min. Distance Between Buildings	10 Feet	22 Feet	Y
Max. Lot Coverage	N/A	+/- 30%	N/A
Max. Building Height	5 Stories/55 Feet	3 Stories/44 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Mech. Equipment	Screened	Parapet Screened	Y

Pursuant to Title 19.06.040, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope - north	117 Feet	61 Feet	N*
3:1 proximity slope - west	117 Feet	194 Feet	Y
Matching setback - north	15 Feet	61 Feet	Y
Matching setback - west	20 Feet	33 Feet	Y
Trash Enclosure	50 Feet	211 Feet	Y

* A Waiver pursuant to Title 19.06.040.I is requested.

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Existing Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	13.00 to 50.00 du/ac	155*
Proposed Zoning	Permitted Density	Units Allowed
N/A	N/A	N/A
Existing General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	Up to 25.49 du/ac	79
Proposed General Plan	Permitted Density	Units Allowed
H (High Density Residential)	Unlimited	Unlimited

*The number of units is limited by the subject site's General Plan land use designation.

Pursuant to Title 19.06 and Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	27 Trees	27 Trees	Y
• South	1 Tree / 20 Linear Feet	27 Trees	27 Trees	Y
• East	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• West	1 Tree / 20 Linear Feet	9 Trees	10 Trees	Y
TOTAL PERIMETER TREES		74 Trees	75 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	33 Trees	26 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		10 Feet	Y
• South	6 Feet		1 Feet	Y*
• East	6 Feet		6 Feet	Y
• West	15 Feet		24 Feet	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Wall Height	N/A		<p>Existing 6' screen wall and 4' retaining wall along north property line</p> <p>Existing 6' chain link and CMU wall along east property line</p> <p>Existing 4'8" CMU wall along south property line</p>	N/A

*A Waiver was approved with 20-0264-SDR1.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Eastern Ave	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Senior Citizen Apartments	120 units	0.75 spaces per unit	90				
TOTAL SPACES REQUIRED			90		97		Y
Regular and Handicap Spaces Required			86	4	89	8	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Buildings subject to Title 19.06.040.I shall at minimum maintain a setback adhering to a 3:1 proximity slope from the property line of a protected property to the north of the subject site	To allow a 61-foot residential adjacency setback where 117 feet is required	Approval

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
One 24" box shade tree every 6 uncovered parking spaces, plus one tree at the ends of each row	To allow 26 parking lot trees where 33 trees are required	Approval