



CASE NO: Z2005026 C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission: Continuance from February 15, 2005

Date: June 09, 2005

Zoning Commission Meeting Date: April 05, 2005

Council District: 1

Ferguson Map: 581 F5

Applicant:

Michael Olguin

Owner:

Michael Olguin

Zoning Request:

From R-5 Residential Single Family District to C-2 C Commercial District with Conditional Use for Automobile Sales with a maximum of 5 cars for sale on the lot at any one time

West 210 feet of Lot 7, Block 2, NCB 8417

Property Location:

1012 Vance Jackson

Intersection of Greenlawn and Vance Jackson

Proposal:

For office, retail use and auto sales

Neighborhood Association:

Los Angeles Heights

Neighborhood Plan:

Near Northwest Neighborhood Plan

TIA Statement:

A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent. The land use plan indicates urban low density development residential development at this location.

Approval pending a plan amendment. This area is generally zoned for and developed as commercial use or high density residential development adjacent to Vance Jackson.

Zoning Commission Recommendation:

Approval

CASE MANAGER: Fred Kaiser 207-7942

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2005026 – February 15, 2005

Applicant: Michael Olguin

Zoning Request: "R-5" Residential Single Family District to "C-2" C Commercial District with a Conditional Use for Automobile Sales with a maximum of 5 cars for sale on the lot at any one time.

Applicant/Representative not present.

Staff stated there were 10 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Los Angeles Heights Neighborhood Association. Staff has received a letter from Dorothy Clark expressing opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Avila to recommend a continuance until March 15, 2005.

1. Property is located west 210 feet of Lot 7, Block 2, NCB 8417 at 1012 Vance Jackson.
2. There were 10 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila
NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005026 C – April 5, 2005

Applicant: Michael Olguin

Zoning Request: "R-5" Residential Single Family District to "C-2" C Commercial District with a Conditional Use for Automobile Sales with a maximum of 5 cars for sale on the lot at any one time.

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Chuck Christian, 14400 Northbrook, representing the owner, stated they currently operate a tile business and intent is to expand their facilities, which is the purpose of this zoning request. He stated they have met with Los Angeles Heights Neighborhood Association and have agreed with the conditions as stated:

1. No signs on property. All signage shall be located at 1022 Vance Jackson.
2. Maximum of used cars on property for resale is limited to 5.
3. Erect a 6' high by 15' long privacy fence between the buildings located at 1012 Vance Jackson and 1022 Vance Jackson.
4. Used cars for resale shall be placed behind garage in rear of property.
5. Landscaping of the property shall be compatible with that of an ordinary residence.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Los Angeles Height Neighborhood Association is in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Dixon to find inconsistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval pending plan amendment with the conditions as stated below:

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1. No signs on property. All signage shall be located at 1022 Vance Jackson.
 2. Maximum of used cars on property for resale is limited to 5.
 3. Erect a 6' high by 15' long privacy fence between the buildings located at 1012 Vance Jackson and 1022 Vance Jackson.
 4. Used cars for resale shall be placed behind garage in rear of property.
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1. Property is located on the west 210 feet of Lot 7, Block 2, NCB 8417 at 1012 Vance Jackson.
 2. There were 10 notices mailed, 0 returned in opposition and 0 in favor.
 3. Staff recommends approval.

**AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila,
Stribling, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.