Public Hearing

App. Number/Owner/Description of Request

**DR-18-0677-USA & Clark County Lease:**

**Design Review** for a proposed building addition (fitness room expansion) in conjunction with an existing public park (Hollywood Regional Park) on a portion of a 60.0 acre parcel in a P-F (Public Facility) Zone.

Generally located on the east side of Hollywood Boulevard, 1,400 feet south of Charleston Boulevard within Sunrise Manor. CG/mk/ml (For possible action)

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**Related Information:**

**APN:**
161-02-201-004; 161-02-201-005

**Land Use Plan:**
Sunrise Manor - Public Facilities

**Background:**

**Project Description**

General Summary
- Site Address: 1650 S. Hollywood Boulevard
- Site Acreage: 60
- Project Type: Building addition (existing fitness building)
- Number of Stories: 1
- Building Height: 22 feet
- Square Feet: 1,470
- Parking Required/Provided: 190/214

**Site Plan**

This request is to add an approximate 1,470 square foot room addition to an existing fitness room in conjunction with the existing Hollywood Regional Park. The building expansion is located on the southwest corner of the Hollywood Recreation Center. The existing parking and the remainder of site will remain unchanged.

**Landscaping**

The plans show site improvements on the west side of the proposed building addition, which will include a new accessible route for the public right-of-way and new landscaping around the
walkway and adjacent to the building. Due to construction activities, all destroyed landscaping will be re-established to match the existing landscape areas within the park.

**Elevations**
The building addition is 22 feet high, which is similar to the existing building and constructed of CMU cap block walls with storefront and glazing windows and doors to match the existing building.

**Floor Plans**
The plans show a 1,470 square foot room addition as an expansion of the existing fitness room.

**Signage**
Signage is not a part of this request.

**Applicant’s Justification**
The applicant states that the proposed addition will provide additional amenities to the public and the existing site and parking will remain unchanged.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0309-09</td>
<td>Allow hazardous material storage in conjunction with an aquatic center and design review for an aquatic center with an outdoor pool in conjunction with a public park</td>
<td>Approved by PC</td>
<td>June 2009</td>
</tr>
<tr>
<td>ADR-0294-07</td>
<td>3 additional shade structures in conjunction with an existing park</td>
<td>Approved Administratively</td>
<td>April 2007</td>
</tr>
<tr>
<td>ADR-0197-05</td>
<td>2 shade structures in conjunction with an existing public park</td>
<td>Approved Administratively</td>
<td>March 2005</td>
</tr>
<tr>
<td>ZC-0276-01</td>
<td>Reclassified an approximate 20 acre parcel to the west of this site across Hollywood Boulevard to a P-F zone for an elementary school which used to be one parcel with the subject parcel</td>
<td>Approved by BCC</td>
<td>April 2001</td>
</tr>
<tr>
<td>ZC-0147-01</td>
<td>Reclassified approximately 160 acres of this parcel, including this site, to a P-F zone for a park</td>
<td>Approved by BCC</td>
<td>March 2001</td>
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**Surrounding Land Use**

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North &amp; East</td>
<td>Public Facility</td>
<td>P-F</td>
<td>Part of the existing Hollywood Regional Park</td>
</tr>
<tr>
<td>South</td>
<td>Public Facility</td>
<td>P-F</td>
<td>Undeveloped parcels</td>
</tr>
<tr>
<td>West</td>
<td>Public Facility</td>
<td>P-F</td>
<td>Elementary school (Iverson Elementary)</td>
</tr>
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</table>
STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
This request is an expansion of the existing fitness room to add more area for fitness activities for the neighboring community. Staff finds that the building addition will be similar in height to the existing building and will be constructed of similar materials, and colors to match the existing buildings. Therefore, staff can support this request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review
- Applicant is advised that Clark County Real Property Management (CCRPM) must submit plans to Bureau of Land Management (BLM) to update their Plan of Development (POD).

Building Department - Fire Prevention
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0107-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.
TAB/CAC:  
APPROVALS:  
PROTESTS:  

APPLICANT:  CLARK COUNTY, REAL PROPERTY MANAGEMENT  
CONTACT:  JOHN HADDAD, 241 W. CHARLESTON BLVD, STE 107, LAS VEGAS, NV 89102