

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION

May 2, 2024

* REVISED May 22, 2024

ITEM NO: 5

DISTRICT NO.: 6

SUBJECT:

Application #: Z-69-23-6 (Camelback Lakes Residential PUD)
Location: Approximately 125 feet north and 450 feet east of the northeast corner of 26th Street and Camelback Road
From: C-O CEPCSP
To: PUD CCEPCSP
Acreage: 1.57
Proposal: Planned Unit Development to allow multifamily residential
Applicant: Hannah Blead, Withey Morris Baugh, PLC
Owner: G&I IX CAMBELBACK LAKES, LLC
Representative: Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 1/9/2024 Information only.

Camelback East 4/2/2024 Approval, per the staff recommendation with modifications and additional stipulations. Vote 16-0.

Planning Commission Recommendation: Approval, per the staff memo dated May 2, 2024.

Motion Discussion: N/A

Motion details:

Maker: Gorraiz
Second: Mangum
Vote: 9-0
Absent: N/A
Opposition Present: No

Findings:

1. The site is appropriately located within close proximity to the Village Core and with access to an arterial street.
2. The proposal will develop an underutilized site and provide additional housing options within the Camelback East Village.
3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer pedestrian environment.

Stipulations:

1. An updated Development Narrative for the Camelback Lakes Residential reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped March 20, 2024, as modified by the following stipulations:

- a. Front cover: Revise the date information on the cover page to the following: City Council Adopted: [Add Adoption Date]

- B. PAGE 4, TABLE OF CONTENTS:

- ADD A NEW SECTION K TITLED "ITEMS AGREED UPON BY THE DEVELOPER AND NEIGHBORS, BUT NOT ENFORCEABLE BY THE CITY" AND RENAME "EXHIBITS" AS SECTION L.
- ADD THE PROPOSED CONSTRUCTION PLAN TO THE LIST OF EXHIBITS.

- ~~b.~~ C. Page 10, Development Standards Table, Maximum Density: Update the density to ~~47.77~~ 38.22 dwelling per acre, 60 UNITS.

- D. PAGE 10, C. LIST OF USES, 1. PERMITTED LAND USES: AMEND STATEMENT A AS FOLLOWS:

USES ARE LIMITED TO THOSE ALLOWED IN THE PHOENIX ZONING ORDINANCE SECTION 608 (RESIDENCE DISTRICTS) AND THE MULTIFAMILY AND OFFICE USES FROM THE R-5 ZONING DISTRICT (SECTION 618).

THERE SHALL BE NO OUTDOOR LIVE MUSIC ON THE SITE.

- E. PAGE 11, D. DEVELOPMENT STANDARDS, 2. LANDSCAPE STANDARDS TABLE, PARKING LOT AREA LANDSCAPE STANDARDS: ADD THE FOLLOWING TWO SENTENCES AS SEPARATE ROWS:

PARKING LOT LANDSCAPE PLANTERS ADJACENT TO THE WEST SIDE OF THE BUILDING SHALL BE A MINIMUM OF 5 FEET WIDE AND PLANTED WITH 24-INCH BOXED DESERT MUSEUM PALO VERDE TREES, OR A MUTUALLY ACCEPTABLE SPECIES.

A LANDSCAPING BARRIER SHALL BE PROVIDED BETWEEN PARKING STALLS FOR THE EXCLUSIVE USE OF THE RESTAURANT AND ANY ADJACENT SIDEWALKS IN ORDER TO PREVENT UNAUTHORIZED PARKING.

- F. PAGE 12, D. DEVELOPMENT STANDARDS, 3. PARKING, A. VEHICLE PARKING: ADD THE FOLLOWING SENTENCE TO THE FIRST PARAGRAPH:

A MINIMUM OF 27 PARKING STALLS SHALL BE PROVIDED ADJACENT TO THE RESTAURANT PARCEL FOR EXCLUSIVE USE OF RESTAURANT CUSTOMERS AND EMPLOYEES.

- G. PAGE 14, E. DESIGN GUIDELINES, EXTERIOR MATERIALS: ADD THE FOLLOWING STANDARD AFTER THE LAST SENTENCE:

REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.

- H. PAGE 14, E. DESIGN GUIDELINES, COLOR PALETTE: ADD THE FOLLOWING AFTER THE FIRST SENTENCE:

NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LVR) GREATER THAN 75%.

- I. PAGE 15, E. DESIGN GUIDELINES, GLAZING: ADD THE FOLLOWING AFTER THE LAST SENTENCE:

REFLECTIVITY OF WINDOWS SHALL BE LIMITED TO 20%. THERE SHALL BE NO MORE THAN 50% GLAZING OR GLASS MATERIAL ALONG THE WESTERN FACING FAÇADE.

- J. PAGE 16, E. DESIGN GUIDELINES: ADD A NEW ROW AT THE END OF THE TABLE TITLED EXTERIOR LIGHTING AND ADD THE FOLLOWING:

EXTERIOR LIGHTING, SPECIFICALLY ON THE PORTION OF THE NEW RESIDENTIAL BUILDING FACING THE RESTAURANT SHALL BE MINIMIZED TO AVOID ADVERSELY AFFECTING GUEST EXPERIENCE.

LIGHTING SHALL BE A MAXIMUM OF 3,000 KELVIN WITH NO SPOT LIGHTING DIRECTED AT THE RESTAURANT.

NEW LANDSCAPE ISLAND LIGHTING SHALL MATCH THE EXISTING RESTAURANT LIGHTING.

THE ADJACENT RESTAURANT SHALL RETAIN THE RIGHT TO REVIEW AND PROVIDE INPUT ON PLANS FOR EXTERIOR LIGHTING IN EFFORTS TO MINIMIZE IMPACT ON GUEST EXPERIENCE.

- K. PAGE 16, F. SIGNS: REVISE THE SECOND PARAGRAPH TO READ AS FOLLOWS:

WALL SIGNS FOR THE MULTIFAMILY RESIDENTIAL USES MAY INCLUDE PROJECTING/BLADE SIGNS PERPENDICULAR TO THE BUILDING FACADE AND PLACED NO HIGHER THAN THE TOP OF THE SECOND STORY AS REQUIRED BY THE CEPCSP.

- L. PAGE 16, F. SIGNS: ADD THE FOLLOWING AS A THIRD PARAGRAPH:

THERE SHALL BE NO SIGNAGE ON THE PORTION OF THE NEW RESIDENTIAL BUILDING IMMEDIATELY FACING THE RESTAURANT.

- M. PAGE 21, K. UPDATE TITLE TO "ITEMS AGREED UPON BY THE DEVELOPER AND NEIGHBORS, BUT NOT ENFORCEABLE BY THE CITY" AND ADD THE FOLLOWING ITEMS IN A LIST.

- (1) THE DEVELOPER SHALL WORK WITH THE ADJACENT RESTAURANT OWNER TO DETERMINE MUTUALLY AGREEABLE COLORS, MATERIALS, AND BUILDING DESIGN ON THE BUILDING FACING THE RESTAURANT PARCEL (WESTERN FAÇADE).
- (2) CONSTRUCTION ON THE PROPERTY SHALL BE LIMITED AS FOLLOWS:
 - (A) OUTDOOR CONSTRUCTION ACTIVITY AND EXTERIOR CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. TO 5:00 P.M. ON WEEKDAYS UNLESS NOTICE IS PROVIDED TO RN PROPERTIES AT ATTN: JEREL CAMPBELL, 4455 E CAMELBACK RD, STE C-140, PHOENIX, AZ 85018 ONE WEEK BEFORE ANY DEVIATION FROM THIS SCHEDULE.
 - (B) NO OUTDOOR CONSTRUCTION ACTIVITY OR EXTERIOR CONSTRUCTION SHALL OCCUR ON WEEKENDS.
 - (C) INTERIOR CONSTRUCTION SHALL BE ALLOWED ONLY AFTER THE BUILDING'S EXTERIOR IS COMPLETED AND ONLY BETWEEN 8:00 A.M. AND 5:00 P.M.
 - (D) THE DEVELOPER SHALL, PRIOR TO DEMOLITION AND CONSTRUCTION PROVIDE CONSTRUCTION SCHEDULES TO THE OWNER OF THE PROPERTY DESIGNATED APN 164-14-027A.

CONSTRUCTION SHALL NOT BEGIN ON THE PROPERTY BEFORE JUNE 2025.

- (E) DURING CONSTRUCTION, TRAFFIC, PROPERTY ACCESS, LOADING, UNLOADING, WORKER PARKING, STORAGE OF CONSTRUCTION EQUIPMENT, AND STAGING SHALL CONFORM TO THE PROPOSED CONSTRUCTION PLAN DATE STAMPED APRIL 2, 2024 (CONSISTING OF ONE PAGE) AND SHALL NOT OCCUR OUTSIDE THE HOURS DEFINED ABOVE.

THE STORAGE AREA NOTED ON THE NORTHWEST SIDE OF THE PROPERTY/EXISTING PARKING STRUCTURE SHALL BE SCREENED WITH A TEMPORARY WALL.

THE PROPERTY OWNER SHALL REVIEW CONSTRUCTION TRAFFIC ACCESS ON A TRAFFIC STUDY AND ALL POSSIBLE TIMES, USE ITS BEST EFFORTS TO UTILIZE ALTERNATIVE ACCESS AWAY FROM 26TH STREET.

- (3) AFTER ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE, THE NOISE LEVEL SHALL NOT EXCEED 55 DB (LDN) AT THE PROPERTY LINE.
- (4) PRIOR TO FINAL SITE PLAN APPROVAL, ITEMS (2) AND (3) ABOVE SHALL BE RECORDED AGAINST THE PROPERTY IN FAVOR OF MARICOPA COUNTY APN 164-14-027A.

- (5) THE DEVELOPER WILL PLANT A DENSE ROW OF SHRUBS ON THE ARIZONA BILTMORE GOLF COURSE SIDE OF THE 8-FOOT WALL FOR THE ENTIRE LENGTH OF THE WALL. PLANT MATERIAL SHALL BE PRIVET, FICUS, FOTINIA, OR EQUAL.

THE ARIZONA BILTMORE GOLF COURSE WILL PROVIDE IRRIGATION AND MAINTENANCE FOR THE SHRUBS.

- (6) THE RESIDENTIAL BUILDING OPERATOR OR MANAGER SHALL, AT THE TIME OF CONVEYANCE TO TENANTS OR UNIT PURCHASERS, MANDATE DISCLOSURES THAT INFORM THE FOLLOWING:

- (i) DESIGNATE ASSIGNED PARKING SPACES FOR RESIDENTS AND IDENTIFY ADJACENT AREAS WHICH ARE NOT TO BE USED FOR RESIDENT AND GUEST PARKING.
- (ii) DETAIL THE RULES AND REGULATIONS ADDRESSING PROHIBITED USES OF BALCONY AND PATIO AREAS OF THE RESIDENTIAL BUILDING.
- (iii) THE ARIZONA BILTMORE GOLF COURSE IS A PRIVATE COURSE FOR THE EXCLUSIVE USE OF THE MEMBERS AND DAILY FEE PLAYERS AND IS NOT FOR RECREATIONAL USE OF THE COMMUNITY AT ANY TIME.

*N. PAGES 21 AND 81, EXHIBIT J: ADD THE PROPOSED CONSTRUCTION PLAN DATE STAMPED APRIL 2, 2024.

*O. PAGES 40 TO 43, EXHIBIT E: REPLACE THE ELEVATIONS WITH THE ELEVATIONS DATED MARCH 29, 2024 (AND DATE STAMPED APRIL 2, 2024).

2. The developer shall submit a Traffic Impact Study for this development, no preliminary approval of plans shall be granted until the study has been reviewed and approved by the City. The developer shall be responsible for any dedications, funding and construction of all recommendations in the study.
3. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
4. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
6. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
9. ~~BUILDING HEIGHT SHALL NOT EXCEED 56 FEET.~~
10. ~~THE DENSITY SHALL BE A MAXIMUM OF 60 UNITS.~~
11. DEVELOPMENT SHALL GENERALLY CONFORM TO THE CONCEPTUAL SITE PLAN DATED MARCH 19, 2024, LEVEL 1 PLAN DATED MARCH 19, 2024, LOWER-LEVEL PLAN DATED AUGUST 31, 2023, AND ELEVATIONS DATES DATED MARCH 29, 2024 (ATTACHED EXHIBIT A CONSISTING OF SEVEN PAGES included in the PUD Narrative) WITH SPECIFIC REGARD TO:
 - A. PARKING STRUCTURE ENTRANCES AND THE NUMBER AND PLACEMENT OF STRUCTURED AND SURFACE PARKING SPACES;
 - B. DUMPSTER LOCATION;
 - C. LOCATION OF ONLY A MAXIMUM OF TWO DWELLING UNITS, NEITHER WITH A BALCONY, ON THE NORTHERNMOST (NORTHEAST FACING) PORTION OF THE 5TH FLOOR; AND
 - D. LOCATION OF THE 5TH FLOOR AMENITY DECK ON THE SOUTH SIDE OF THE BUILDING;
 - E. ~~THE PARKING LOT LANDSCAPE PLANTERS ADJACENT TO THE WEST SIDE OF THE BUILDING. THESE SHALL BE A MINIMUM OF 5 FEET WIDE AND PLANTED WITH 24 INCH BOXED DESERT MUSEUM PALO VERDE TREES, OR MUTUALLY ACCEPTABLE SPECIES;~~
 - *F MAIN BUILDING ENTRANCE LOCATION ON SOUTHERN SIDE OF BUILDING AND NOT IMMEDIATELY FACING THE ADJACENT RESTAURANT, NO SECONDARY OR OTHER ENTRANCES FACING RESTAURANT.
 - G. ~~LANDSCAPING BARRIER BETWEEN PARKING STALLS FOR THE EXCLUSIVE USE OF THE RESTAURANT AND ANY ADJACENT SIDEWALKS IN ORDER TO PREVENT UNAUTHORIZED PARKING.~~
12. ~~THE DEVELOPER SHALL PROVIDE NO LESS THAN 27 PARKING STALLS ADJACENT TO THE RESTAURANT PARCEL FOR EXCLUSIVE USE OF RESTAURANT CUSTOMERS AND EMPLOYEES. THE 27 PARKING STALLS SHALL BE A MINIMUM OF 9 X 18 FEET IN SIZE.~~
13. ~~THERE SHALL BE NO RETAIL OR COMMERCIAL USES THAT ARE OPEN TO THE PUBLIC.~~

14. ~~THE DEVELOPER SHALL WORK WITH THE ADJACENT RESTAURANT OWNER TO DETERMINE MUTUALLY AGREEABLE COLORS, MATERIALS, AND BUILDING DESIGN ON THE BUILDING FACING THE RESTAURANT PARCEL (WESTERN FAÇADE), AND AS OUTLINED BELOW:~~
- ~~A. REFLECTIVITY OF WINDOWS SHALL BE LIMITED TO 20 PERCENT.~~
 - ~~B. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.~~
 - ~~C. NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LVR) GREATER THAN 75 PERCENT.~~
 - ~~D. THERE SHALL BE NO MORE THAN 50% GLAZING OR GLASS MATERIAL ALONG THE WESTERN FACING FAÇADE.~~
 - ~~E. THERE SHALL BE NO SIGNAGE ON THE PORTION OF THE NEW RESIDENTIAL BUILDING IMMEDIATELY FACING THE RESTAURANT.~~
 - ~~F. EXTERIOR LIGHTING, SPECIFICALLY ON THE PORTION OF THE NEW RESIDENTIAL BUILDING FACING THE RESTAURANT SHALL BE MINIMIZED TO AVOID ADVERSELY AFFECTING GUEST EXPERIENCE. LIGHTING SHALL BE A MAXIMUM OF 3,000 KELVIN WITH NO SPOT LIGHTING DIRECTED AT THE RESTAURANT. NEW LANDSCAPE ISLAND LIGHTING SHALL MATCH THE EXISTING RESTAURANT LIGHTING. THE ADJACENT RESTAURANT SHALL RETAIN THE RIGHT TO REVIEW AND PROVIDE INPUT ON PLANS FOR EXTERIOR LIGHTING IN EFFORTS TO MINIMIZE IMPACT ON GUEST EXPERIENCE.~~
15. ~~CONSTRUCTION ON THE PROPERTY SHALL BE LIMITED AS FOLLOWS:~~
- ~~A. OUTDOOR CONSTRUCTION ACTIVITY AND EXTERIOR CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. TO 5:00 P.M. ON WEEKDAYS UNLESS NOTICE IS PROVIDED TO RN PROPERTIES AT ATTN: JEREL CAMPBELL, 4455 E CAMELBACK RD, STE C-140, PHOENIX, AZ 85018 ONE WEEK BEFORE ANY DEVIATION FROM THIS SCHEDULE;~~
 - ~~B. NO OUTDOOR CONSTRUCTION ACTIVITY OR EXTERIOR CONSTRUCTION SHALL OCCUR ON WEEKENDS.~~
 - ~~C. INTERIOR CONSTRUCTION SHALL BE ALLOWED ONLY AFTER THE BUILDING'S EXTERIOR IS COMPLETED AND ONLY BETWEEN 8:00 A.M. AND 5:00 P.M.~~
 - ~~D. CONSTRUCTION SHALL NOT BEGIN ON THE PROPERTY BEFORE JUNE 2025.~~
 - ~~E. DURING CONSTRUCTION, TRAFFIC, PROPERTY ACCESS, LOADING, UNLOADING, WORKER PARKING, STORAGE OF CONSTRUCTION EQUIPMENT AND STAGING SHALL CONFORM TO THE PLAN SPECIFIED IN ATTACHED EXHIBIT B STAGING EXHIBIT, CONSISTING OF ONE PAGE, AND SHALL NOT OCCUR OUTSIDE THE HOURS DEFINED ABOVE. THE STORAGE AREA NOTED ON THE NORTHWEST SIDE OF THE PROPERTY/EXISTING PARKING STRUCTURE SHALL BE SCREENED WITH A TEMPORARY WALL.~~

- ~~F. BEFORE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ON THE PROPERTY, THE DEVELOPER SHALL INSTALL AN 8-FOOT HIGH, BLOCK WALL ALONG THE NORTH/NORTHEAST PERIMETER ADJACENT TO THE GOLF COURSE.~~
10. BEFORE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ON THE PROPERTY, THE DEVELOPER SHALL INSTALL AN 8-FOOT HIGH, BLOCK WALL ALONG THE NORTH/NORTHEAST PERIMETER ADJACENT TO THE GOLF COURSE, AS SHOWN ON THE PROPOSED CONSTRUCTION PLAN DATE STAMPED APRIL 2, 2024. THE WALL WILL BE CONSTRUCTED WITH STUCCO ON THE NORTH SIDE.
- ~~16. AFTER ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE, THE NOISE LEVEL SHALL NOT EXCEED 55 DB (LDN) AT THE PROPERTY LINE.~~
- ~~17. THERE SHALL BE NO OUTDOOR LIVE MUSIC ON THE SITE.~~
- ~~18. THE RESIDENTIAL BUILDING OPERATOR OR MANAGER SHALL, AT THE TIME OF~~
11. ~~CONVEYANCE TO TENANTS OR UNIT PURCHASERS, MANDATE DISCLOSURES ARE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PURCHASERS OF PROPERTY OR TENANTS WITHIN THE DEVELOPMENT(S) THAT:~~
- A. DESIGNATE ASSIGNED PARKING SPACES FOR RESIDENTS AND IDENTIFY ADJACENT AREAS WHICH ARE NOT TO BE USED FOR RESIDENT AND GUEST PARKING; AND
- B. DETAIL THE RULES AND REGULATIONS ADDRESSING PROHIBITED USES OF BALCONY AND PATIO AREAS OF THE RESIDENTIAL BUILDING.
- C. THE ARIZONA BILTMORE GOLF COURSE IS A PRIVATE COURSE FOR THE EXCLUSIVE USE OF THE MEMBERS AND DAILY FEE PLAYERS AND IS NOT FOR RECREATIONAL USE OF THE COMMUNITY AT ANY TIME.
- *12. THE DEVELOPER SHALL ERECT AN 8-FOOT WALL AS A REPLACEMENT FOR THE EXISTING PIPE AND CHAIN LINK STRUCTURE, ALONG THE NORTHEAST SIDE OF THE PROPERTY, WHICH RESIDES ENTIRELY ON THE DEVELOPER AND/OR SELLER'S PROPERTY. THE 8-FOOT WALL SHALL BE TOPPED WITH A "TOP GOLF" TYPE NETTING AS A COMPLETE REPLACEMENT FOR THE EXISTING PIPE AND CHAIN LINK SAFETY SCREEN.
- ~~19. THE DEVELOPER SHALL ADD COVERED PARKING ALONG THE NORTH SIDE OF THE OFFICE BUILDING.~~
- ~~20. PRIOR TO FINAL SITE PLAN APPROVAL:~~
- A. ~~ITEMS 7 (15), 8 (16), AND 9 (17) SHALL BE RECORDED AGAINST THE PROPERTY IN FAVOR OF MARICOPA COUNTY APN 164-14-027A.~~
- B. ~~THE DEVELOPER SHALL PROVIDE A FULLY EXECUTED AND RECORDED COPY OF THE AMENDED AND RESTATED PARKING EASEMENT AGREEMENT AND USE RESTRICTIONS, AMENDED AND RESTATED FROM THE PREVIOUSLY RECORDED PARKING EASEMENT AND AGREEMENT,~~

~~RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER ON
MAY 18, 1998 AS DOCUMENT NUMBER 98-0412811.~~

13. PRIOR TO FINAL SITE PLAN APPROVAL, THE DEVELOPER SHALL PROVIDE A FULLY EXECUTED AND RECORDED COPY OF THE AMENDED AND RESTATED PARKING EASEMENT AGREEMENT AND USE RESTRICTIONS, AMENDED AND RESTATED FROM THE PREVIOUSLY RECORDED PARKING EASEMENT AND AGREEMENT, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER ON MAY 18, 1998 AS DOCUMENT NUMBER 98-0412811.
21. ~~REVISE THE NARRATIVE ON PAGE 16 TO STATE MULTIFAMILY RESIDENTIAL BUILDINGS SHALL HAVE WALL SIGNS NO HIGHER THAN THE TOP OF THE SECOND STORY AS REQUIRED BY THE CEPCSP.~~
22. ~~THE NARRATIVE SHALL STATE THE MAXIMUM NUMBER OF UNITS WILL BE 60.~~

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