



*City of Las Vegas*

Agenda Item No.: 79.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF DECEMBER 3, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
VAR-2944 - ABEYANCE ITEM 1 - PUBLIC HEARING -  
APPLICANT: OWNER: HUNTRIDGE HOLDINGS, LLC - Request for a Variance TO ALLOW 136  
PARKING SPACES WHERE 15 ARE REQUIRED, AND TO ALLOW ONE LOADING  
ZONE WHERE TWO ARE REQUIRED on 2.62 acres at 1208 East Charleston Boulevard  
(APN 162-02-110-0000) ZC-2 (General Commercial Zone, Ward 3 (Reese). Staff recommends  
DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	6	Planning Commission Mtg.	2
City Council Meeting	2	City Council Meeting	3

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest/Support Postcards
7. Backup Referenced from the 10-23-2008 Planning Commission Meeting Item 17

Motion made by GARY REESE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

**Minutes:**

MAYOR GOODMAN declared the Public Hearing open for Items 79-81.

ELI MIZRACHI, ECT Holdings, LLC, 1200 East Charleston Boulevard, stated that it was a struggle for him and his wife to make the project work, while keeping 95 percent of the historic Huntridge Theater intact. After months of jostling ideas, he decided to redevelop the entire corner and incorporate the adjacent buildings. He showed a rendering and pointed to the area of

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the existing building that would house the retail-space component and the office component.

MR. MIZRACHI commented that the two new buildings would also include retail, and he was trying to affect a fast-food restaurant tenant. Regarding the Huntridge building, he intends to have multiple users, with access to be provided through the lobby.

He explained that the variances requested were necessary in order to be able to redevelop the property around the existing buildings. Regarding the parking variance, he mentioned that it was for 14 spaces less than the required 156, which he felt is a reasonable request given that a bus turnout encroaching onto the property would be provided. He explained that a request was also made not to put in landscaping fingers, which, if required, would necessitate a further reduction in parking spaces. He offered to disperse the required trees throughout the perimeter instead.

MR. MIZRACHI noted that he had very positive meetings with most of the neighbors, members of the State Historical Office, Cultural Affairs, and members of Save the Huntridge. He concluded by stating that a fence would be erected around the entire property as a safety measure until construction is completed. Also, lighting would be added, the existing block wall through the center of the property would be demolished, and the driveway would be cleaned up.

COUNCILMAN BARLOW questioned the location of the loading areas. MR. MIZRACHI explained that access would be located at the rear of the buildings with a dock to allow loading into each individual door. The access will be off of Charleston Boulevard, and the trash containers will be inside an enclosure from the front of the property. The alley will also be used as ingress/egress. COUNCILMAN BARLOW noted that the project is beautiful.

MAYOR GOODMAN expressed his admiration for the applicants for doing everything possible to preserve the historic Huntridge building, which has always been the goal of the Council in preserving part of the city's history. He mentioned that he read an article in the newspaper that the project had not yet been funded. MR. MIZRACHI explained that if he gets 50 percent of the tenants, he would pursue bank financing. Even though he only had three tenants and tough economic times, he felt confident this project would be funded. MAYOR GOODMAN advised MR. MIZRACHI that maintaining the property would help him attract tenants.

TOM MCGOWAN, Las Vegas resident, clarified that the project is for basic commercial uses, such as a nail salon, a coffee shop, and office space. He recommended approval.

PAM HARTLY, 1700 Rexford Place; JACK LEVINE, 1818 South 8th Place, member of Save The Huntridge Committee; BRYAN BACKIUS, member of Save The Huntridge Committee; and MARY ALDERMAN, 1550 Bracken Avenue, member of Vintage Vegas, were in support of and very excited about this project, noting that the MIZRACHIS worked very hard with the neighbors and the Huntridge preservation committees to come up with a project that would revitalize the area yet retain the historic value of the Huntridge.

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COUNCILMAN REESE said that this project, along with the plans for the nearby park, will make this a viable area. He thanked the neighbors for attending the meetings.

MAYOR GOODMAN declared the Public Hearing closed for Items 79-81.

