



City of Las Vegas

Agenda Item No.: **96.**

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 21, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: VAR-38114 - VARIANCE - PUBLIC SEASONING - APPLICANT/OWNER: SEA BREEZE VILLAGE LLC - Request for a Variance to ALLOW A NINE-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW AN INCIDENTAL SIGN (CLEARANCE ARM) THAT IS 13 FEET TALL, 27 SQUARE FEET IN AREA AND CONTAINS A LOGO MAKING UP 67 PERCENT OF THE SIGN AREA WHERE SEVEN FEET IN HEIGHT, 12 SQUARE FEET IN AREA AND 50 PERCENT LOGO COVERAGE ARE ALLOWED on 0.52 acres at the northeast corner of Buffalo Drive and Vegas Drive (APN 138-2-4-3-10) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

14

City Council Meeting

18

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

4

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-38114 and MSP-38116
2. Conditions and Staff Report - VAR-38114 and MSP-38116
3. Supporting Documentation
4. Photos - VAR-38114 and MSP-38116
5. Justification Letter
6. Protest/Support Postcards for VAR-38114 and MSP-38116
7. Backup referenced from the June 24, 2010 Planning Commission Meeting Items VAR-38114 and MSP-38116

Motion made by LOIS TARKANIAN to Hold in abeyance Items 96 and 97 to 8/18/2010

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN,
GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-
STAVROS S. ANTHONY); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 96 and 97.

CITY COUNCIL MEETING OF: JULY 21, 2010

STEVE ROSENBLUM, representing the applicant and the tenant, 13580 5th Street, Chino, California, 91710, indicated that the application includes requests for placement of the menu at an average height so that drive-thru sport utility vehicles can read the lower part of the menu and installation of a drive-thru clearance arm to ensure no one crashes into the building.

COUNCILWOMAN TARKANIAN stated that the residents want nice palm trees to beautify the property, but some are in opposition of the variance because they feel existing regulations are sufficient to advertise the business. With 40 residents in opposition and very few in support, the Councilwoman suggested MR. ROSENBLUM meet with the neighbors. MR. ROSENBLUM indicated that most of the opposition is to the monument sign which is in compliance. However, he agreed to hold this matter to meet with the residents.

MAYOR GOODMAN declared the Public Hearing closed for Items 95 and 96.

