



City of Las Vegas

Agenda Item No.: 25.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 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 CONSIDER 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 138-2-4-8-10) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

14

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

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 Postcards VAR-38114 and MSP-38116
7. Submitted after Final Agenda Protest/Support Postcards for VAR-38114 and MSP-38116

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL, KEEN ELLSWORTH, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: Chair Truesdell indicated he has worked with the applicant on other locations in the past but has no interest in this site and will vote on this item.

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 25 and 26.

PLANNING COMMISSION MEETING OF: JUNE 24, 2010

DOUG RANKIN, Planning and Development, paraphrased staffs report and pointed out that there are no hardships dealing with the characteristics of the site that would justify the requested variances. Staff recommended denial on both applications.

STEVE ROSENBLOOM, 13580 Fifth Street, Chino, CA, appeared on behalf of the applicant and stated the drive-through clearance arm will be standard as others in the Valley. However, due to some concerns with being able to read the menu board, the applicant is requesting a height increase. MR. ROSENBLOOM showed photos to the Commission and informed CHAIR TRUESDELL that the proposed height will be the new standard for Cals Jr. establishments. They are designed with a metal canopy for cover when rain occurs and to prevent individuals from accidents. The clearance arm will be non-illuminated. Chairman was concerned that aside from this application, the proposed height could be a distraction at other locations. MR. ROSENBLOOM responded that the applicant is considering remodeling some of the older establishments.

CHAIR TRUESDELL declared the Public Hearing closed for Items 25 and 26.

