



City of Las Vegas

Agenda Item No.: 23.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3882 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNYH MYNH - Request for a Variance TO ALLOW 74 PARKING SPACES WHERE 91 ARE REQUIRED FOR AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (Access to 301010) (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

3

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard and Support Letters
7. Recordation Notice of Council Action and Conditions of Approval

Motion made by STEVEN EVANS 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)

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, reported that the proposed restaurant expansion will result in insufficient parking spaces, thus the need for the requested Variance. Therefore, staff recommends denial of the expansion.

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TOM GALLINA, Manager of Sofias Pizza, appeared on behalf of the pizzeria owner. MR. GALLINA explained that the business has been there for 20 years and 75 percent of the business is delivery. Dotty's opened after Sofias and expanded to accommodate a fish place. He performed a parking analysis that revealed that the parking lot is never full, not even during peak hours, and the hours of operation vary for all the businesses in the plaza. Given the economy, he urged the Commissioners to approve this matter, so that Sofias can keep business and possibly employ more people. He concurred with the conditions after reading them at the meeting.

COMMISSIONER EVANS agreed with MR. GALLINA's compelling argument that many of the businesses there differ in hours of operation.

COMMISSIONER QUINN confirmed with MR. GALLINA that adequate handicap parking would be provided.

CHAIR TRUESDELL declared the Public Hearing closed.

