



City of Las Vegas

Agenda Item No.: 21.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010**

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

☐ Consent ☒ Discussion

SUBJECT: SUP-3988 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR LG, LLC - Request for a Special Use Permit FOR A PROPOSED 21,900 SQUARE-FOOT AUTO REPAIR GARAGE MAJOR WITH A DRIVEWAY TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT-OF-WAY at 1716 and 1735 Fremont Street (APNs 139-35-315-007 and 006), C-2 (General Commercial Zone, Ward 3 (Reese). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards

Motion made by BYRON GOYNES to Withdraw without prejudice

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

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

NOTE: CHAIR TRUESDELL disclosed that MR. GOLBARIS daughter was an intern in his office during the summer, but that would not affect his vote.

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

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DOUG RANKIN, Planning and Development, reported that the site was occupied with a non-conforming garage for major auto repair that went out of business in 2009. The non-conforming status subsequently expired and a new special use permit is required. Staff recommended denial as the use cannot meet the minimum special use permit requirements. On previously submitted site plans, the applicant showed an additional parcel to be used as vehicle storage. This site is zoned C-1, where vehicle storage is not permitted, and there is a condition of approval to that regard.

RAY GOLBARI and REX HENRIOTT appeared on behalf of the applicant. MR. GOLBARI indicated the site has been in existence and has been used as an automotive repair/dealership since the 1950s. The former Special Use Permit expired because the tenant left.

TODD FARLOW, Las Vegas resident, commented that the City has gone through arduous efforts to rehab Fremont Street. This site is a mess and needs to be demolished, and the City should not accept the anemic economy as an excuse.

MR. GOLBARI said that demolition would not be simple. The owners are struggling with only one tenant. MR. HENRIOTT added that the proposed plan is adding a small portion on the northwest corner of the property to do auto sales and would consist of adding fencing to provide a shield from the street. The auto repair shop has been in place for many years. MR. GOLBARI was open to a soils report as suggested by COMMISSIONER QUINN.

COMMISSIONER EVANS agreed with MR. FARLOW that this is an inappropriate place for an auto repair shop, when Fremont Street is being redeveloped. MR. GOLBARI countered that Fremont Street is being beautified up to 4th Street. Beyond that are motel, auto repair and auto dealership uses. He offered to work with staff on ways to make improvements and to meet the goals of the redevelopment area. MR. HENRIOTT said the owner would be willing to make amendments.

CHAIR TRUESDELL stated that the plan cannot be carried up, but the applicant can come up with a new plan that would meet the Centennial Plan. MR. GOLBARI requested withdrawal without prejudice in order to meet with staff to try to come up with a new plan, as suggested by the Chair.

CHAIR TRUESDELL declared the Public Hearing closed.