



City of Las Vegas

Agenda Item No.: 16.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: REBAYAN'S RENOTIFICATION - SP-157 - SPECIAL USE PERMIT - PUBLIC HEARING APPLICANT: GEORGE HERRIGUEZ - OWNER: G CAPITAL INVESTMENT, LLC For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BOOTH/INDUSTRIAL USE at 200 West Sahara Boulevard (APN 162-04-815-428) C-2 (General Commercial) Zone, Ward 3 (Coffee). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

47

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Condition Confirmation Letter
6. Justification Letter
7. Protest Postcard
8. Comments Submitted by Craig Sukekane
9. Submitted after Final Agenda - Protest Postcards

Motion made by TRINITY HAVEN SCHLOTTMAN to Deny

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1

TRINITY HAVEN SCHLOTTMAN, BYRON GOYNES, GUS FLANGAS, TODD L. MOODY, RICHARD P. BONAR; (Against-None); (Abstain-RICHARD TRUESDELL); (Did Not Vote-None); (Excused-VICKI QUINN)

NOTE: COMMISSIONER TRUESDELL abstained from voting, as he owns property located within the notification area.

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: JULY 9, 2013

PETER LOWENSTEIN, Planning, indicated the proposal can be conducted in a harmonious manner with the surrounding area, so staff's recommendation was for approval.

Applicant, GEORGE RODRIGUEZ, explained for the Commission his request and asked that his license be granted.

KENYATA ROBINSON; KATHRYN ANDERSON; MARILYN MONSKEW; PATRICIA and GEORGE ROTH; BARBARA and JERRY PALUA, all wished the applicant success; however, they opposed his request as there is plenty of retail space in alternate locations. The proposal will have a negative impact on property values, is not conducive to a luxury high-rise development, is a safety issue with handling of needles and there is a lack of available parking for this business.

Concerning the needles being used on site, MR. RODRIGUEZ explained to the Commissioners that he has to be registered appropriately and needles can be picked up daily if desired.

COMMISSIONER GOVILLES understood the applicants investment, given the business is situated on a corner site. It is important to address how this type of use can be placed within residential and blend with the commercial uses along the corridor. He recognized that the request consisted of a retail nature and staff did not recommend approval.

Referring to the CC&R, COMMISSIONER BONAMARE asked the applicant to address the conflict with the hours of operation, as the City cannot enforce such CC&Rs. He, too, agreed with the residents in not desiring a business in their backyards. MR. RODRIGUEZ'S associate replied that the Commission would address the hours of operation and noted there is a coffee shop and beauty parlor in the building as well.

COMMISSIONER SCHLOTMAN commented on CC&Rs and the fact that this business should not be operating in this building. A more positive reception would be achieved if it was located in another area, as this is a special use permit and compatibility has to work. He had a hard time supporting the request, given the number of residents who were present and voiced their opposition.

See Item 6 for related discussion.

CHAIR FLANGAS declared the Public Hearing closed.