



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: YSBM INVESTMENT, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-51411	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-51411 CONDITIONS

Planning

1. At least four handicap spaces, including one van accessible space, designed to federal standards shall be provided, as required by the Las Vegas Downtown Centennial Plan Section VIII.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for a Special Use Permit for a Single Room Occupancy Residence use for 120 multi-family units in a two-story motel building at 1150 South Las Vegas Boulevard. Approval of the Special Use Permit would allow for weekly rental of rooms for temporary housing of military veterans. The rooms have recently been renovated to include kitchen facilities. The use meets all applicable Title 19 standards and can be conducted in a manner that is compatible with the surrounding land uses. Staff recommends approval with conditions. If denied, the building could still be used as a Motel.

ISSUES

- A Single Room Occupancy Residence use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/18/95	The City Council approved a Special Use Permit (U-0312-94) to allow four slot machines in an existing 126-room Motel at 1150 South Las Vegas Boulevard. The Board of Zoning Adjustment and staff recommended approval.
03/25/97	The Board of Zoning Adjustment denied a Variance (V-0020-97) to allow a wall sign to project eight feet from the building where six feet is allowed and to allow a 44 square-foot projecting sign where 32 square feet is the maximum allowed at 1150 South Las Vegas Boulevard. Staff recommended denial.
11/04/09	The City Council approved a Rezoning (ZON-35723) from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) on 1.40 acres at 1150 South Las Vegas Boulevard. The Planning Commission and staff recommended approval.
	The City Council denied a request for a Special Use Permit (SUP-35724) for a Hotel, Residence for 40 of the 120 units at an existing Motel at 1150 South Las Vegas Boulevard. The Planning Commission recommended denial; staff recommended approval.

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03/04/10	An application for Final Map Technical Review (FMP-37578) was submitted to revert to acreage 1.56 acres in the Park Place Addition including the subject site. The map was not recorded and the application expired 01/29/13.
12/03/10	Code Enforcement processed a complaint (96579) for interior remodel of rooms, office, and the addition of a laundromat without permits at 1150 South Las Vegas Boulevard. The case was closed by Code Enforcement on 01/12/12 and transferred to the Department of Building and Safety.
09/03/13	Code Enforcement processed a complaint (132811) of electrical, plumbing, HVAC, building and sanitary issues at a motel at 1150 South Las Vegas Boulevard. The inspection found no major violations, and the case was closed by Code Enforcement 09/16/13.
10/22/13	Code Enforcement processed a complaint (134704) of bed bugs in rooms and roaches in common areas at 1150 South Las Vegas Boulevard. The case was resolved 10/23/13.

<i>Most Recent Change of Ownership</i>	
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07/17/12	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>	
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1963	The building on the subject property was constructed.
	A business license was issued for a motel at 1150 South Las Vegas Boulevard. The license is currently classified as M08-00087 and is in pending status.
07/02/96	A business license (M06-02118) was issued for general retail sales at 1150 South Las Vegas Boulevard. The license is still active as G50-05362.
05/06/97	A building permit (#97009152) was issued for a 28 square-foot projecting sign at 1150 South Las Vegas Boulevard. A final inspection was completed on 06/03/97.
04/10/09	An application (137410) for a building permit was submitted for a tenant improvement (interior and exterior remodel) at 1150 South Las Vegas Boulevard. The permit was not issued.
08/24/10	A business license (B10-02632) was issued for building maintenance and supplies at 1150 South Las Vegas Boulevard. The license is still active as B50-00483.
	A business license (M01-10521) was issued for a cleaning (maid) service at 1150 South Las Vegas Boulevard. The license is still active as R60-02448.
09/08/10	A business license (H02-01584) was issued for a handbill distributor at 1150 South Las Vegas Boulevard. The license is still active.
	A business license (P10-01208) was issued for a printing service at 1150 South Las Vegas Boulevard. The license is still active as P60-00077.

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08/03/11	A building permit (193148) was issued for water line and sewer vent repair at 1150 South Las Vegas Boulevard. A final inspection was completed 10/04/11.
01/22/13	A building permit (227999) was issued for re-roofing at 1150 South Las Vegas Boulevard. A final inspection has not been completed.
05/15/13	A building permit (235008) was issued for a tenant improvement for replacement of HVAC units at 1150 South Las Vegas Boulevard. A final inspection has not been completed.

Pre-Application Meeting

The applicant did not submit a pre-application meeting request, but met with staff regarding the Special Use Permit application for a Single Room Occupancy Residence. Submittal requirements were discussed.

Neighborhood Meeting

10/08/13	A voluntary neighborhood meeting was held at the Veterans Village lobby, 1150 South Las Vegas Boulevard, to discuss the Special Use Permit request. No staff members were present at the meeting.
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Field Check

10/03/13	The site contains a renovated motel in good exterior condition. Some graffiti was noted on the pole of the freestanding sign facing Las Vegas Boulevard.
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Details of Application Request

Site Area

Net Acres	1.40
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Motel and Hotel, Residence	C (Commercial)	C-2 (General Commercial)
North	Auto Repair Garage, Minor	C (Commercial)	C-2 (General Commercial)
South	Undeveloped (Vacant)	C (Commercial)	C-2 (General Commercial)
East	Sexually Oriented Business	C (Commercial)	C-2 (General Commercial)
West	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)

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<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
DC-O (Downtown Centennial Plan Overlay District – Downtown South)	Y
Live/Work Overlay District	Y
Las Vegas Boulevard Scenic Byway Overlay District	N
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 13.12, the following parking standards apply:

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Las Vegas Blvd.	Primary Arterial	Master Plan of Streets and Highways Map	80	N

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Single Room Occupancy Residence	120 units	0.75 spaces per unit	90				
TOTAL SPACES REQUIRED			90		83		N*
Regular and Handicap Spaces Required			86	4	83	0	N*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

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ANALYSIS

The Single Room Occupancy Residence use is defined by Title 19.18 as “a residential facility in which furnished rooms are rented on a weekly or monthly basis and which provides common facilities and services for laundry, cleaning and meals.” The proposed use meets this definition, as 120 rooms of varying sizes are proposed to be rented on a weekly basis, and facilities are provided for laundry, cleaning and meals. The site also includes an outdoor swimming pool, patio area and TV room. The building does not contain an elevator.

There are no Minimum Special Use Permit Requirements for this use.

The existing building, which was constructed at the perimeter of the subject property, would be utilized as transitional housing for U.S. veterans. While referrals for support services such as mental health counseling, life skills training and employment assistance are anticipated, according to the applicant this use does not include components of a Social Service Provider; those services are offered in other locations. The facility operator is a locally established 501(c)(3) nonprofit organization that provides assistance to the disadvantaged.

Onsite parking facilities are adequate for this area, as Las Vegas Boulevard is well served by public transportation, and not all residents are expected to own vehicles. The submitted site plan does not indicate any handicap accessible parking spaces. At least four handicap spaces designed to federal standards shall be provided, as required by the Downtown Centennial Plan Section VIII.

The site contains an existing refaced freestanding sign. It is noted that the site is located within the Las Vegas Boulevard Scenic Byway Overlay District, and that any newly proposed signage would be subject to Title 19.10.160 requirements, as well as review by the Downtown Design Review Committee.

The use is located within an area of established, more intense commercial uses primarily in operation during the daytime. In addition, the building is oriented toward Las Vegas Boulevard. The use is permitted in the C-2 (General Commercial) zoning district and can be conducted in a manner that is compatible with the surrounding uses. Staff therefore recommends approval.

FINDINGS (SUP-51411)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

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The proposed Single Room Occupancy Residence use would be similar in operation to the previous Motel use on this site, which is a permitted use in the C-2 (General Commercial) zoning district. Surrounding uses are of a similar or greater intensity and are well established in this area. The site is oriented towards Las Vegas Boulevard, which contains exclusively commercial uses.

2.The subject site is physically suitable for the type and intensity of land use proposed.

The site already contains a building that is suited for temporary residential rental, with ancillary amenities and adequate parking facilities.

3.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Access to the property is provided from Las Vegas Boulevard, which is adequate in size to meet the requirements of the proposed Single Room Occupancy Residence use.

4.Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed use will maintain adequate standards for public health, safety and welfare by adhering to all local, state and federal requirements for construction, permitting and licensing, and will be subject to regular inspections.

5.The use meets all of the applicable conditions per Title 19.12.

There are no Minimum Special Use Permit Requirements for this use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

30

NOTICES MAILED

287

APPROVALS

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PROTESTS

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