



*City of Las Vegas*

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: AUGUST 12, 2014**

DEPARTMENT: PLANNING  
DIRECTOR: FLINN BAGG

Consent  Discussion

**SUBJECT:**  
CON-5456 - REZONING - PUBLIC HEARING - APPLICANT: AMY PAN - OWNER:  
SANTA GOOD REALTY LLC - Public Hearing on request for a Rezoning FROM: P-R  
(PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.44  
acres located at 1711 Santa Paula Drive (APNs 162-03-311-003 and 004), Ward 3  
(Coffin) [PRJ-542] Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 9/17/2014  
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

**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
7. E Comments Received in Opposition
8. Submitted after Final Agenda Protest/Support Postcards

Motion made by TRINITY HAVEN SCHLOTTMAN to Withdraw without prejudice

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2  
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS,  
TODD L. MOODY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-  
RICHARD TRUESDELL, RICHARD P. BONAR)

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

PETER LOWENSTEIN, Planning Supervisor, reported that the existing P-R (Professional Office and Parking) zoning district is designed to be a transitional zone to allow low intensity

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administrative and professional offices, characterized by low volumes of direct daily client and customer contact. The goal of the district is to allow for office uses in an area which is predominantly residential. Office uses typically permitted in the P-R zoning district require less parking and vehicle trips than the more intense uses allowed in the C-1 (Limited Commercial) zoning district. For these reasons, the existing P-R zoning district is more appropriate, as it provides a better transition from the residentially zoned properties to the south and east.

Therefore, staff recommended denial.

AMY PAN stated that both properties have been vacant and she is trying to see what options she has to develop this property, and at the same time improve the neighborhood. This area has more residential than commercial and she believes commercial would provide better opportunities to develop this site. She spoke with COUNCILMAN COFFIN, who did not believe the Planning Commission would approve this application.

PAM HARTLEY and JOHN DELIKANAKIS, Las Vegas residents, appeared in opposition of the commercial request because it is not compatible with the surrounding residential neighborhood. MR. DELIKANAKIS suggested the applicant meet with COUNCILMAN COFFIN and adjacent residents for ideas that would be more compatible in this area.

JACK LEVINE, Las Vegas resident, pointed out that residents currently oppose commercial encroachment in the Historic Downtown neighborhoods. The commercial request is a slippery slope because it could be a precedent and it does not help build strong, healthy neighborhoods.

STEVE EVANS, Las Vegas resident, appeared in opposition of the zone change and stated that this is spot zoning and inappropriate because it is too intense. The applicant did not submit a site plan and it is difficult to approve a zone change without a site plan. He opined that it would be a great location for a good residential project. He suggested the applicant reach out to the neighbors and provide a site plan.

COMMISSIONER SCHLOTTMAN remarked that area residents want to maintain a residential feel, and it is difficult to transition from residential into commercial. It is difficult to look at changing the zoning without having a plan. He suggested a Professional Office or Residential would be best. MS. PAN replied that she does not yet know what she plans on doing with the property, but she will work with COUNCILMAN COFFIN to find the best fit for this property. COMMISSIONER SCHLOTTMAN suggested the applicant work with the Planning Department and COUNCILMAN COFFIN to see what the neighbors really want.

COMMISSIONER GOYNES suggested MS. PAN reach out to the residents for ideas that might be compatible in the area.

COMMISSIONERS MOODY and SCHLOTTMAN suggested MS. PAN withdraw the application without prejudice. FLINN FAGG, Director of Planning, clarified that a withdrawal without prejudice would allow the applicant to bring back a new application.

CHAIR FLANGAS declared the Public Hearing closed.

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Agenda Item No.: 18.

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