



City of Las Vegas

Agenda Item No.: 32.

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: SUP-5476 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: SMART & FINAL PROPERTIES 1, LLC - OWNER: CHA WILSON VEGAS NO. 1, LLC - For possible action on a request FOR PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OR SALE USE WITHIN PROPOSED 30,800 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED WITH A WAIVER TO ALLOW A 243-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 4440 East Charleston Boulevard (CPN 140-32-401-013), C-1 (Limited Commercial) Zone, Ward 3 (City of Las Vegas) [SUP-5476]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

Planning Commission Mtg.

2

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard
7. Submitted after Final Agenda - Protest/Support Postcards

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions and adding the following conditions as read for the record: A. The sale of individual containers of any size beer or wine coolers is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, the repackaging of containers into groups smaller than the original shipping container size shall be prohibited.

B. The area dedicated to the sales of liquor shall be limited to 287 square feet of shelf area, as illustrated within the 06/25/14 date stamped floor plan.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

PLANNING COMMISSION MEETING OF: August 12, 2014

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.

GREG KAPOVICH, Planner, reported that the proposed retail establishment with Accessory Package Liquor use will be located within a grocery store. There is a distance separation waiver to allow an alcohol use 243 feet from a house of worship. The religious facility should not be negatively impacted, as the closest entrance is approximately 800 feet away from the proposed use. The proposed retail establishment with Accessory Package Liquor use can be in a harmonious and compatible manner with the existing surrounding land uses. Therefore, staff recommended approval with two additional conditions.

PAT BARBER, Vice President of Real Estate for Smart and Final, stated the intent is to open a Smart and Final Extra supermarket as a way to revitalize a rundown center; Smart and Final will be a major anchor. The proposed building was previously used for many years by Vons Grocery and then by El Dorado Market for a short time. Smart and Final Extra will be a full line supermarket. The property behind the shopping center includes the church but it is a long distance from the supermarket. A total of less than 15 percent will be used for the sale of alcoholic beverages. MR. BARBER pointed out that he met with COUNCILMAN COFFIN, who supports the proposed supermarket. COMMISSIONER SCHLOTTMAN indicated that he met with the applicant and believes the project will be a great addition to this area as this was a grocery store in the past. He verified MR. BARBER'S concurrence with the added conditions as proposed by the Planning staff. COMMISSIONER SCHLOTTMAN remarked that he informed the applicant about the condition of approval regarding the window signage as well as confirming that they will be clean this property.

CHAIR FLANGAS declared the Public Hearing closed.