



City of Las Vegas

Agenda Item No.: 7.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

ACTING DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT:

SUP-55212 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TENAYA CREEK BREWERY, OWNER: RANK BREWING LLC - For possible action on a request for a Special Use Permit for a PROPOSED 13,170 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH A PROPOSED 13,170 SQUARE-FOOT MANUFACTURING, HEAVY USE (BREWERY) at 881 West Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 2 (Shadow) [PRJ-55210]. Staff recommends APPROVAL.

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps - SUP-55212 and SUP-55214 [PRJ-55210]
2. Conditions and Staff Report - SUP-55212 and SUP-55214 [PRJ-55210]
3. Supporting Documentation - SUP-55212 and SUP-55214 [PRJ-55210]
4. Photos - SUP-55212 and SUP-55214 [PRJ-55210]
5. Justification Letter - SUP-55212 and SUP-55214 [PRJ-55210]
6. Submitted after Final Agenda - Condition Confirmation Letter and Support Postcards for SUP-55212 and SUP-55214 [PRJ-55210]

Motion made by RICHARD TRUESDELL to Approve subject to conditions

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

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

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 7 and 8.

PETER LOWENSTEIN, Planning Supervisor, reported that both requested uses are compatible with the existing and future land uses. Staff recommends approval of the requested Special Use Permit, with conditions. If denied, no alcohol may be served on the premises.

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COMMISSIONER TRUESDELL verified with MR. LOWENSTEIN that the brewery is a permitted use in the district.

CHRISTINA ROUSH and TIM ETTER, owners of Tenaya Creek Brewery, were present.

CURTIS WILLIAMS stated he supports the job opportunities this might bring; however, he expressed concern about the pollutants, bacteria or mal odors the facility might emit into the air. MR. ETTER indicated the area is zoned for heavy manufacturing, so the brewery will not affect the environment anymore than what exists in the surrounding area. It is only vapors.

COMMISSIONER TRUESDELL commented that to his knowledge, there have been no complaints from the nearby residents. The brewery is an appropriate, ancillary use for the area.

COMMISSIONER SCHLOTTMAN said he did not know this use was in conjunction with beer and wine and that it is permitted, to which DOUG RANKIN, Planning Manager, responded that the laws changed approximately two years ago to encourage growth.

COMMISSIONER SCHLOTTMAN questioned the razor wire fencing, and MS. ROUSH explained to him that the frontage will be considerably enhanced; however, the existing razor wire abuts the freeway and flood channel, where a lot of homeless people live and cause security concerns. MR. RANKIN indicated the chain-link fence is allowed as part of an existing condition, and since the chain-link fence preceded the review and no site-plan changes are being made, the chain-link fencing is allowed.

COMMISSIONER TRUESDELL stated this involves a huge investment that will enhance the area.

See Item 9 for related discussion.

CHAIR FLANGAS declared the Public Hearing closed for Items 7 and 8.