



City of Las Vegas

Agenda Item No.: 38.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 9, 2015**

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING

Consent Discussion

SUBJECT: UP-5891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PPS2, LLC - OWNER: BECCA PARK MARKETING ASSOCIATIONS GROUP, LLC - For possible action on an application for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 3,409 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #1000 (PRJ-58831-28-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-58831]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="6"/>	Planning Commission Mtg.	<input type="text" value="4"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="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. Photo(s)
5. Justification Letter
6. Protest and Support Postcards
7. Submitted after Final Agenda - Protest/Support Postcards

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and the following added condition as read for the record:

A. A six (6) month required review shall be publically heard before the Planning Commission from the date of issuance of a business license.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
VICKI QUINN, BYRON GOYNES, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, RICHARD TRUESDELL, GLENN TROWBRIDGE; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GUS FLANGAS)

Minutes:
CHAIR MOODY declared the Public Hearing open.

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PETER LOWENSTEIN, Planning Section Manager, stated that the proposed instructional arts studio is located within an existing commercial building. The proposed Beer/Wine/Cooler On-Sale use and instructional arts studio would occupy a suite. The proposed use is compatible with the other restaurants, retail and office uses located within the surrounding community. Staff recommended approval.

ATTORNEY JONATHAN WINN appeared on behalf of the applicant and indicated that his client wants to operate a painting studio at this location, and would like to add the beer and wine element to the business. ATTORNEY WINN asked if Condition 6 could be clarified or modified because it is ambiguous; it could mean that no minors could be inside the painting studio.

COMMISSIONER TRUESDELL asked how the presence of kids would be addressed. ATTORNEY WINN replied that they submitted a security plan that addresses all the different contingencies. If there is an under-21 class, an employee greets people at the door to instruct them of no alcohol service. Minors would not be allowed to go into the area where alcohol would be served. COMMISSIONER TRUESDELL pointed out that there is a horrendous package liquor problem in the community. ATTORNEY WINN clarified that only beer and wine would be served and no drinking off premise is allowed. COMMISSIONER TRUESDELL was concerned about people taking an art class and getting drunk. ATTORNEY WINN responded that they would not over-serve their clients. COMMISSIONER TRUESDELL wondered how to make the facility friendly to minors. ATTORNEY WINN pointed out that there are similar painting studios in the City of Las Vegas.

COMMISSIONER TROWBRIDGE asked how other studios are regulated in terms of minors accessing the facility. ATTORNEY WINN replied that they have worked extensively with Business Licensing and they have submitted their security plan that lays out how it works. They have a very detailed protocol about when minors are allowed.

COMMISSIONER QUINN stated that she has been to a similar establishment, and she explained how it was laid out and that it worked. ATTORNEY WINN agreed with the six-month review by the Planning Commission from date of issuance of a business license. He verified that Condition 6 would remain as written.

CHAIR MOODY declared the Public Hearing closed.