



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LASVEGAS.NET HOTEL - OWNER: SIMCHA 260, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-67897	Staff recommends APPROVAL, subject to conditions:	
SDR-67901	Staff recommends APPROVAL, subject to conditions:	SUP-67897

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 183

APPROVALS 0

PROTESTS 0

**** CONDITIONS ****

SUP-67897 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.
2. 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.
3. 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.
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. Minors shall only be permitted in such areas wherein spirituous, malt or fermented liquors or wines are served only in conjunction with regular meals and where dining tables or booths are provided separate from the bar in conformance with Title 6.50.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-67901 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-67897) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/23/16, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the existing driveways adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Conditions Page Three

January 10, 2017 - Planning Commission Meeting

10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review and Special Use Permit for a proposed Tavern-Limited Establishment use within an existing Hotel/Motel use located at 2601 Westwood Drive.

ISSUES

- The Tavern-Limited Establishment use is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit.
- The applicant has proposed a 3,151 square-foot building addition and renovation to the existing 37,800 square-foot building, which requires a Major Site Development Plan Review.

ANALYSIS

A Tavern-Limited Establishment is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the M (Industrial) zoning district with an approved Special Use Permit.

This project is located in the Las Vegas Downtown Centennial Plan – Industrial Corridor District. The subject site currently operates as an existing Hotel, Motel or Hotel Suites land use and is located within the M (Industrial) zoning district. The applicant has proposed to construct a 3,151 square-foot addition to the existing 37,800 square-foot building, which represents an 8% increase in floor area. Since the expansion is associated with a Special Use Permit for the proposed Tavern-Limited Establishment use, a Major Site Development Plan Review is required. The new Tavern-Limited Establishment is intended to operate in conjunction with the existing Hotel, Motel or Hotel Suites use at the subject site.

The applicant has indicated that the proposed establishment will host a live DJ at least two nights per week in conformance with Title 6.50.250 requirements for a Tavern-Limited license. The submitted floor plan indicates the 968 square-foot basement floor will be utilized as a storage area, the 953 square-foot first floor will provide a dining room and kitchen area and a 1,230 square-foot second floor area, which will provide a

Staff Report Page Two

January 10, 2017 - Planning Commission Meeting

rooftop deck including a 40 square-foot area designated for a DJ booth. The applicant has indicated that they do not wish to operate as a Night Club. Also, there is a 4,063 square-foot outdoor pool deck/ outdoor patio area adjacent to the proposed building addition which will be utilized with the proposed Tavern-Limited Establishment use.

The submitted building elevations indicate the proposed building will remain at 32.75 feet in height to the top of the parapet, and will be accented with a white and blue stucco building façade and red tile roof. The submitted landscaping plan indicate a combination of 24"-box Washington Robusta trees and five-gallon red salvia shrubs will be used within the existing landscape buffers on the western and eastern perimeter of the subject site. The proposed use and design of this proposal will make a positive contribution to the urban design for the residents in the immediate area and of the community at large. Staff recommends approval of the requested Special Use Permit to allow a Tavern-Limited Establishment use and the Site Development Plan Review for the proposed addition to the existing structure.

FINDINGS (SUP-67897)

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.

The proposed Tavern Limited Establishment is located in the Downtown Centennial Plan overlay and will serve as an establishment which provides live entertainment through the use of a DJ at least two times per week, which is complimentary to the other restaurants and taverns in the neighborhood and is the type of use that is encouraged in the Downtown Overlay District. It can be conducted in a manner that is harmonious and compatible with the surrounding land uses, and with the future surrounding land uses.

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

The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity to other similar land uses in the area.

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.

Staff Report Page Three

January 10, 2017 - Planning Commission Meeting

Access to the site will not change. The site is accessed by Westwood Drive, which is a 60-foot Local Street. This street is sufficient in size to accommodate the needs of the proposed 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.

Approval of this proposed Special Use Permit will not compromise the public health, safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

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

The proposed use meets all applicable conditions for a Tavern-Limited Establishment per Title 19.12.

FINDINGS (SDR-67901)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1.The proposed development is compatible with adjacent development and development in the area;

The proposed Tavern-Limited Establishment is located in the Downtown Centennial Plan Overlay and will serve as a as an establishment which provides live entertainment through the use of a DJ at least two times per week, which is complimentary to the other restaurants and taverns in the neighborhood and is the type of use that is encouraged in the Downtown Centennial Plan Overlay District. The parking standards of Title 19 are not automatically applied for proposals within the Downtown Centennial Plan; however, the applicant anticipates utilizing nearby public parking-lots and on-street parking meters to satisfy the developments parking demand. Staff finds that a sufficient amount of available parking is located within a one-block radius of this proposal.

2.The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

This project is consistent with the General Plan and the uses allowed in the Downtown Centennial Plan Overlay District.

Staff Report Page Four**January 10, 2017 - Planning Commission Meeting****3.Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site will not change. The site is accessed by Westwood Drive, which is a 60-foot Local Street. This street is sufficient in size to accommodate the needs of the proposed use.

4.Building and landscape materials are appropriate for the area and for the City;

The building will be renovated with a white and blue stucco building façade and red tile roof, which is appropriate for this area of the city.

5.Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed building elevations have been designed with white and blue stucco building façade to prevent blank and expressionless walls and red tile roof.

6.Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/12/61	The Board of City Commissioners approved a request for Rezoning (Z-0062-60) from R-E (Residence Estates) to M-1 (Light Industry) on property generally located south of San Francisco (Sahara Avenue) between Highland Drive and the proposed freeway (I-15).
10/28/93	The Planning Commission approved a request for a Plot Plan [Z-0062-60(1)] to review building elevations.
10/16/96	The City Council Tabled indefinitely a request for a Special Use Permit (U-0070-96) for a 14-foot by 48-foot Off-Premise Sign at 2501 Westwood Drive. The Board of Zoning Adjustment recommended denial.

Staff Report Page Five

January 10, 2017 - Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/12/97	The City Council approved a request for a Variance (V-0025-97) to allow a 14-foot by 48-foot Off-Premise Sign to be approximately 200 feet from another billboard where 300 feet is the minimum setback required at 2501 Westwood Drive. The Board of Zoning Adjustment recommended denial.
05/11/00	The Planning Commission denied a request for a Site Development Plan Review [Z-0062-60(3)] for a proposed Used Car Lot on 0.80 acres on the east side of Highland Drive, south of Sahara Avenue.
04/16/03	The City Council approved a request for a Special Use Permit (SUP-1499) for a proposed 40-foot tall, 24-foot by 26-foot Off-Premise Sign (Billboard) adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue. The Planning Commission recommended approval.
12/17/03	The City Council approved a request for a Special Use Permit (SUP-3140) for a proposed 55-foot tall, 24-foot by 26-foot Off-Premise Sign (Billboard) adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue. The Planning Commission recommended approval.
04/19/06	The City Council approved a request for a Required Review (RQR-11401) of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign at 2601 Westwood Drive. The Planning Commission recommended approval.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission recommended approval.
04/15/09	The City Council approved a request for a Required Review (RQR-33271) of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign at 2601 Westwood Drive. The Planning Commission recommended approval.
09/10/12	The Department of Planning administratively approved a Minor Site Development Plan Review (SDR-46697) for a 1.145-foot by 5.56-foot embellishment for an Off-Premise Sign at 2601 Westwood Drive.
12/19/12	The City Council approved a request for a Required Review (RQR-46132) of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign at 2601 Westwood Drive.
12/16/15	The City Council approved a request for a Required Review (RQR-59004) of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign at 2601 Westwood Drive.

Staff Report Page Six

January 10, 2017 - Planning Commission Meeting

Most Recent Change of Ownership	
05/20/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1979	The building at 2601 Westwood Drive was constructed.
06/03/03	A building permit (#3011259) was issued for an Off-Premise Sign at 2601 Westwood Drive. The permit was not finalized.
05/27/04	A Code Enforcement case (#15680) was processed for graffiti on the building at 2601 Westwood Drive. The case was closed on 06/10/04.
02/28/06	A business license (#H05-01029) was issued for a Hotel at 2601 Westwood Drive. The license was marked out of business on 04/14/10.
05/05/06	A Code Enforcement case (#40964) was processed for maintenance issues at 2601 Westwood Drive. The case was closed on 05/23/06.
04/24/07	A Code Enforcement case (#52522) was processed for graffiti on the building at 2601 Westwood Drive. The case was closed on 04/25/07.
02/18/09	A building permit (#132808) was issued for a 'final inspection only' for an Off-Premise Sign at 2601 Westwood Drive. The permit was finalized on 02/18/09.
08/15/11	A business license (#H05-01036) was issued for a 93-room Hotel (Claremont Hotel Las Vegas) at 2601 Westwood Drive. The license was marked inactive on 11/19/14.
	A business license (#G50-05812) was issued for General Retail Sales (Claremont Hotel Las Vegas) at 2601 Westwood Drive. The license was marked inactive on 11/19/14.

Pre-Application Meeting	
11/15/16	A pre-application meeting was held with the applicant to discuss the submittal process for the Site Development Plan Review and Special Use Permit for a proposed Tavern-Limited Establishment use.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
12/05/16	A field inspection was conducted by staff which revealed a commercial site with trash and debris in the parking lot area, overgrown weeds and vegetation in the landscaping buffers and graffiti on the perimeter walls.

Staff Report Page Seven

January 10, 2017 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	1.27

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Motel	C (Commercial)	M (Industrial)
North	I-15 ROW (Right of Way)	ROW (Right of Way)	ROW (Right of Way)
South	Motel	C (Commercial)	M (Industrial)
East	Offices/Retail Establishment	Li/R (Light Research/Industry)	M (Industrial)
West	I-15 ROW (Right of Way)	ROW (Right of Way)	ROW (Right of Way)

Master Plan Areas	Compliance
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	Compliance
Downtown Centennial Plan Overlay District – Industrial Corridor District	Y
A-O (Airport Overlay) District (175 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
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 Downtown Centennial Plan, the following standards apply:**

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	70% along Property Line	0%	Y*
• Side	N/A	0 Feet	Y
• Corner	70% along Property Line	N/A	Y
• Rear	N/A	8 Feet	Y

Staff Report Page Eight

January 10, 2017 - Planning Commission Meeting

Standard	Required/Allowed	Provided	Compliance
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

* The building at 2601 Westwood Drive was constructed prior to the establishment of the Downtown Centennial Plan development standards.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Westwood Drive	Local Street	Title 13.12	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Motel or Hotel Suites w/ Accessory Tavern-Limited Establishment	95 Units	One space per guest room	95				
TOTAL SPACES REQUIRED			95		46		Y*
Regular and Handicap Spaces Required			91	4	44	2	Y*

*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.