



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: MAIN STREET INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
EOT-74150	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

EOT-74150 CONDITIONS

Planning

1. This Special Use Permit (SUP-65405) shall expire on August 9, 2020 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval for Special Use Permit (SUP-65405) and all other site related actions as required by the Department of Planning and the Department of Public Works.

Staff Report Page One
September 11, 2018 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a two-year Extension of Time of approved Special Use Permit (SUP-65405) for a proposed 1,657 square-foot Tavern-Limited Establishment Use at 60 East California Street.

ISSUES

- Special Use Permit (SUP-65405) will be expired as of August 9, 2018 unless an Extension of Time is granted.
- An application for an Extension of Time was received on August 7, 2018 for Special Use Permit (SUP-65405).

ANALYSIS

On August 9, 2016 the Planning Commission approved a request for a Special Use Permit (SUP-65405) for a proposed 1,657 square-foot Tavern-Limited Establishment Use at 60 East California Street. As stated by the applicant in the justification letter date stamped 08/09/18, the original tenant was not able to fulfill their original plan and open for business. The applicant is currently securing a new tenant and obtaining bids for the tenant improvement. The applicant is requesting more time to finalize the lease and obtain building permits for the tenant improvement.

In accordance with 19.16.260 which states: “an application for an Extension of Time shall be heard by the Planning Commission or City Council, whichever body took final action to approve the item subject to an Extension of Time,” The applicant has submitted the request for an Extension of Time of both Special Use Permit (SUP-65405) to be considered by the Planning Commission, as the Planning Commission was the body whom took final action on the application.

The purpose of an Extension of Time is to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the City Council or Planning Commission. The original time limitation set by the Planning Commission on August 9, 2016 was two years. As stated by the applicant in the justification letter the applicant is currently finalizing a lease with a new tenant and is requesting more time to complete the tenant improvements and open the proposed establishment.

Staff Report Page Two
September 11, 2018 - Planning Commission Meeting

FINDINGS (EOT-74150)

Staff finds the request to be in accordance with Title 19, as the applicant has demonstrated “good cause” for this request by demonstrating the need for additional time to find a new tenant and complete tenant improvements; therefore, staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
08/09/16	The Planning Commission approved a Special Use Permit (SUP-65405) for a 1,657 square-foot Tavern-Limited Establishment Use at 60 East California Street. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
08/12/15	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/13/18	A building permit (L18-01069) was issued for a sidewalk at 1201 South Main Street and California Street. The permit is open as of August 20, 2018.

<i>Pre-Application Meeting</i>	
08/07/18	Staff conducted a pre-application meeting via the telephone to discuss the submittal requirements for an Extension of Time and provide the applicant a project number for submittal.

<i>Neighborhood Meeting</i>	
A Neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
08/02/18	Staff conducted a routine field check of the subject site. Nothing of concern was noted by staff.

Staff Report Page Three

September 11, 2018 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.34

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Vacant	C (Commercial)	C-M (Commercial/Industrial)
North	General Retail Store, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
South	Secondhand Dealer	C (Commercial)	C-M (Commercial/Industrial)
East	Office, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Urban Lounge	C (Commercial)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	Compliance
No applicable Master or Neighborhood Plan Area	N/A
Special Area and Overlay Districts	Compliance
Downtown Las Vegas Overlay District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Downtown	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
California Street	Collector	Master Plan of Streets and Highways	74 Feet	Y
Main Street	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y

NE