



City of Las Vegas

Agenda Item No.: 12.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 8, 2017**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SUP-71018 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASA DON JUAN RESTAURANTS - OWNER: MICKY L. GUNZ for possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-58865) FOR A PROPOSED 11,076 SQUARE-FOOT EXPANSION OF AN EXISTING 7,440 SQUARE-FOOT URBAN LOUNGE USE WITH OUTSIDE DINING at 1208 South Main Street (APN 162-03-105-005), C-M (Commercial/Industrial Zone, Ward 5 (Coffin) [PRJ-69976]. Staff recommends APPROVAL.

C.C.: 9/26/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-71018 and SDR-71019 [PRJ-69976]
2. Special Map
3. Conditions and Staff Report - SUP-71018 and SDR-71019 [PRJ-69976]
4. Supporting Documentation - SUP-71018 and SDR-71019 [PRJ-69976]
5. Photo(s) - SUP-71018 and SDR-71019 [PRJ-69976]
6. Justification Letter - SUP-71018 and SDR-71019 [PRJ-69976]
7. Support Postcard - SUP-71018 and SDR-71019 [PRJ-69976]
8. Submitted after Final Agenda Executed Condition Confirmation Documentation for SUP-71018 [PRJ-69976] and Support Postcards for SUP-71018 and SDR-71019 [PRJ-69976]

Motion made by CEDRIC CREAR to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

DONNA TOUSSAINT, LOUIS DE SALVIO, VICKI QUINN, TRINITY HAVEN
SCHLOTTMAN, CHRISTINA ROUSH, CEDRIC CREAR; (Against-None); (Abstain-SAM
CHERRY); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER CHERRY abstained from voting on Items 12 and 13 as his company has a financial interest with the applicant.

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COMMISSIONER ROUSH disclosed that she owns properties within the notification area. She did not believe this would affect her properties any greater or lesser than any other property within the area; therefore, she would vote on Items 7-14.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 12 and 13.

SCOTT RUEDY, Sr. Management Analyst, reported that the applicant was proposing to expand an existing restaurant and urban lounge located at 1208 South Main Street within the 18b also known as The Las Vegas Arts District. The subject site is an existing 7,940 square-foot restaurant and urban lounge that the applicant has proposed to expand by 11,076 square feet. The expansion would include encompassing recently vacated and acquired property to the south, as well as adding a second story to the existing single-story building. Once completed, the newly expanded restaurant and urban lounge would be 19,016 square feet. Staff has reviewed the Special Use Permit (SUP) and Site Development Plan Review (SDR) and has recommended approval.

OSCAR O'KEEFE ARCHITECT appeared on behalf of RAUL GIL and stated that they were proposing to demolish the two present buildings which he pointed out on the proposed site plan. The orange section would be the new entry section, and the yellow section would be converted from a bail bonds to part of the expansion of the restaurant. The green section used to be a storage yard and would become a patio. MR. GIL has provided additional parking and has purchased the parking rights behind the alley with a total of 25 to 27 parking spaces. He has also purchased the lot in the corner of California Avenue and Commerce Street where he plans to put additional parking. MR. O'KEEFE believed that may have been a main concern. He added that the height of the building may be another concern but that they were working to lower the height of the towers by 10 feet.

ASSEMBLYWOMAN HEIDI SWANK, Executive Director of the Nevada Preservation Foundation and resident of the Beverly Green Historic District, admitted she loves Casa Don Juan. She stated this was not about whether or not the owners were good partners on Main Street but to ensure that there is good planning on Main Street. Main Street is dominated by single-story, mid-century buildings - many of which have been adapted to new uses and fit in well with the surrounding buildings. She quoted CAROL DYSON, Illinois Historic Preservation Agency, and noted that the Nevada Preservation Foundation would like to see the historic integrity of the area continued. They felt there is a place for an expansion of Casa Don Juan; however, while the proposed expansion keeps with local ordinances, it will disrupt the local, downtown vibe that is currently growing in this area. ASSEMBLYWOMAN SWANK quoted the City's Vision 2045 Downtown Master Plan and requested an abeyance of this item for conversation to occur. Renderings of the front elevation of the building were posted on social media and a lot of feedback was received. She felt the second floor could be pushed back so as to not be seen as prominently from the front and felt the towers could be problematic; however, she would be more than happy to work with the owner.

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REBECCA MILLER, Main Street Las Vegas LLC, supported the expansion but expressed concern regarding the parking. She wished for the Commission to review how many spaces two new lots would bring in. Currently, there is not enough parking and too many patrons may devastate the smaller businesses in the area. She also supported the review of the elevation as when she refaced her property, she was required to keep the mid-century look on her own building.

MR. O'KEEFE felt the proposed plan matched the existing conditions well.

COMMISSIONER QUINN wondered, with the expansion of 25 to 27 parking spaces, how many would be handicap and van accessible. MR. O'KEEFE said there were two handicap accessible spaces in the existing parking lot in front of Casa Don Juan facing California Avenue but that the building is short quite a few parking spaces.

COMMISSIONER CREAR emphasized the need for adequate parking if a business is to be expanded in the downtown area. He asked if there was a way to provide more parking on the new site to satisfy some of the requests of the neighbors. MR. O'KEEFE confirmed but that no design has been developed as of yet.

COMMISSIONER CREAR asked if MS MILLER would be okay with this. MR. MILLER said she would have to confer with the other property owners on that street. Having onsite parking would help a lot as currently Casa Don Juan's employees park in other businesses' parking spaces.

CHAIR SCHLOTTMAN knows that parking is a big issue downtown. He noted that a lot of the businesses are open during the day and Casa Don Juan's main traffic would be during lunch and dinner. CHAIR SCHLOTTMAN owns a bar within the Arts District and has 300 parking spaces next to him and most of the time, his patrons cannot park in these spaces as they are being utilized by people visiting other restaurants and bars in the area. This is an issue all over downtown. Parking meters do keep people and traffic flowing, but he did not think the parking issue could be solved immediately. Discussion has been held regarding the development of parking garages in the Arts District and downtown; however, the Commissioners and staff have attended American Planning Association (APA) conferences where it is believed that within the next 10 years, there will be empty parking garages as communities are going toward other ways of transportation.

In regards to the building, CHAIR SCHLOTTMAN agreed with ASSEMBLYWOMAN SWANK'S comments and mentioned several other buildings in the surrounding area with rooftop decks. He wished for the applicant to meet with some of the neighbors to make some modifications to which MR. O'KEEFE agreed.

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MR. O'KEEFE confirmed for COMMISSIONER DE SALVIO that the total square footage after expansion would be around 19,000 square feet. Currently, Casa Don Juan has 25 parking spaces adjacent to the alley and 19 at the existing building. The two lots on the corner have just been purchased, and he projected 50 parking spaces to be the overall space count.

In his motion, COMMISSIONER CREAR suggested the applicant meet with the neighbors. CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 12 and 13.

See Item 7 for related discussion.

