



City of Las Vegas

Agenda Item No.: **24.**

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

ABEYANAYAKA - SUP-70769 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: 824 SOUTH DECATUR, LLC For possible action on a request for a
Special Use Permit FOR A HOTEL/RESIDENCE USE at 824 South Decatur Boulevard (APNs
133-36-802-00 and 005, C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-69479].
Staff recommends APPROVAL.

C.C.: 9/28/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-70769 and SDR-70770 [PRJ-69479]
2. Conditions and Staff Report - SUP-70769 and SDR-70770 [PRJ-69479]
3. Supporting Documentation - SUP-70769 and SDR-70770 [PRJ-69479]
4. Photo(s) - SUP-70769 and SDR-70770 [PRJ-69479]
5. Justification Letter - SUP-70769 and SDR-70770 [PRJ-69479]
6. Protest/Support Postcards for SUP-70769 and SDR-70770 [PRJ-69479]

Motion made by VICKI QUINN to Approve subject to conditions and adding the following conditions as read for the record:

- A. There shall be no check in service before the hours of 8 AM and after 10 PM.
- B. A one year administrative required review shall be conducted from the date of issuance of a business license.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 24 and 25.

PLANNING COMMISSION MEETING OF: AUGUST 8, 2017

NICOLE EDDOWES, Planner II, reported that the item was held in abeyance in order to hold a neighborhood meeting. The meeting was scheduled for August 2, 2017 and staff was not in attendance as the meeting was voluntary. The applicant proposed to construct a six-story, 133-room hotel residence within the Las Vegas Redevelopment Area. The redevelopment of the subject site would enhance the Decatur Boulevard corridor and was adequately buffered from the existing multi-family development to the west. Staff recommended approval of the request.

DIDIER HECQ and ANGELO FARRUGGIA desired approval as they held a neighborhood meeting and received no complaints. MR. FARRUGGIA added that the goal was to offer a one bedroom rental with kitchen and living room for guests.

COMMISSIONER SPREAR asked if financing was in place for the facility. MR. FARRUGGIA replied in the affirmative and stated that he would define the facility as short-term apartment living with rates ranging \$300-\$400 a week.

COMMISSIONER CHEN wondered how it could be ensured that the proposed project would not become a sullied short-term rental. MR. HECQ noted that was a concern at the neighborhood meeting with additional concerns from neighbors about the facility's possible clientele. He assured that they have put a lot of work into the building and that the total cost of the proposed project was \$10 million.

If approved, COMMISSIONER QUINN stated that she would be putting a condition on the application that no individuals would check-in before 8:00 a.m. or past 8:00 p.m. She confirmed that the applicant did his due diligence in holding a neighborhood meeting.

COMMISSIONER ROUSH thought the concern was well founded. She referenced the notification area postcards received with two in support and the rest in opposition. She asked MR. FARRUGGIA and MR. HECQ what they offered to do for the neighbors when they held the neighborhood meeting.

MR. HECQ stated that they informed the neighbors the entire property would be enclosed by a four-foot solid wall with a four-foot fence on top. In addition, a gate could be added to the front of the property. He displayed a rendering of the building. COMMISSIONER ROUSH noticed access to the site was only available from Decatur Boulevard which MR. HECQ confirmed, and he explained where the wall would be located.

COMMISSIONER ROUSH'S intent was not to encourage the limitation of access to Decatur Boulevard, but was wondering if the neighbors were concerned about limited access. MR. HECQ confirmed and stated that the neighbors expressed concern regarding security, as well. He informed the neighbors that if personal security was needed, the applicant would obtain it.

COMMISSIONER ROUSH wished for there to be some teeth in the final decision by the Commission as the neighborhood has been burdened with other issues which MR. FARRUGGIA understood.

PLANNING COMMISSION MEETING OF: AUGUST 8, 2017

COMMISSIONER QUINN reviewed her suggestions made to the applicant regarding hours of operation, card access and a dog walk. She thought the project had a lot of qualities for the downtown area as the downtown area will soon have a lot of medical professionals that may need somewhere to stay.

CHAIR SCHLOTTMAN asked COMMISSIONER QUINN about card access to which she affirmed her suggestion to include card access to get into the property and the building. He asked COMMISSIONER QUINN to rethink and noting the backing up of traffic for hotel guests. He also asked her to consider the checking in no later than 6:00 p.m.

COMMISSIONER ROUSH thought the renderings provided in the backup material as well as what MR. FARRUGGIA and MR. HECQ have shown were great as they illustrated the quality of the building. She was sensitive to COMMISSIONER QUINN'S concerns but asked for further clarification from staff regarding the conditions on the application. PETER LOWENSTEIN, Planning Section Manager, indicated the Commission did have the ability to place hours of operation and restrictions on the Special Use Permit (SUP) for the Residence Hotel. As far as specific design requirements, the Commission can place conditions for that on the Site Development Plan Review (SDR) as part of the review.

COMMISSIONER ROUSH recommended the Commission limit late check-in hours to 11:00 p.m. or midnight.

Regarding the SUP, COMMISSIONER CHERRY wondered if it was a different application for weekly/monthly type use as opposed to a hotel type use. MR. LOWENSTEIN said there is a hotel/motel type use which has maximum requirements and a maximum length of stay. A hotel residence allows for longer periods of stay than a hotel or motel would and that is what the applicant was applying for. He confirmed that this was something audited through the business licensing process. Additionally, the Commission has the ability to place a required review on the application. If it is administrative and fails to meet the requirements, it would come back to the Planning Commission. If at that time the required review is denied, the next process would be a revocation process of the land use entitlement which would be a subsequent public hearing item.

COMMISSIONER CHERRY felt if the application does go forward with an approval, it would be nice to have the ability of an administrative review.

COMMISSIONER TOUSSAINT thought putting restrictions on hours could be difficult and asked about late check-in.

MR. FARRUGGIA asserted that those who plan to stay at the facility will have planned in advance as they must stay a minimum of one week and do not have the option to stay for one, two or three nights. He did not expect the concern for late check-in and felt it was an advantage to have long-term guests. He desired to build this concept of high-end green living without the high-end price in more places and found the clientele concerns interesting.

PLANNING COMMISSION MEETING OF: AUGUST 8, 2017

COMMISSIONER QUINN asked about signage. MR. FARRUGGIA noted that a sign would not be installed; however, the name of the residence would be on the building. He also expected to utilize word of mouth advertisement. COMMISSIONER QUINN noted that MR. FARRUGGIA would have to return for approval of the sign.

LUCIEN PAET, Engineering Project Manager, indicated that there was a requirement for a traffic study and that the installation of a gate would be reviewed during that time. Most likely a gate would not be able to be built on Decatur Boulevard as there must be enough room for a vehicle to come completely off of the right-of-way and there must be enough queue lengths for the average amount of vehicles that would be on there at a given time. As far as the walls on the front of the site, there must be sight visibility triangles. Those things will happen as the project progresses.

MR. LOWENSTEIN asked for clarification regarding the hours for check-in.

COMMISSIONER QUINN stated 8:00 a.m. to 10:00 p.m. ASSISTANT CITY ATTORNEY BRYAN SCOTT expressed concern regarding this as he was unsure how the hours could be enforced. ROBERT SUMMERFIELD, Acting Director of Planning, stated that if the condition is placed upon the SU, it can also be placed upon the business license which can be enforced.

COMMISSIONER DE LUCCIO wondered what would happen to someone arriving late.

COMMISSIONER QUINN responded that if someone has already checked in, they can go to their room. If not, they would have to go to another facility as she believed if hours were not placed upon the business license, it would turn into a hotel for unsightly evening situations. She believed the Commission had to try to enforce something or else she would have to deny the entire application.

COMMISSIONER ROUSSEAU asked about the use of technology to check-in online.

MR. FARRUGGIA reassured the Commissioners there would be no walk-ins, as guests will have planned to arrive.

COMMISSIONER QUINN asked MR. LOWENSTEIN to read the added conditions for the record.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 24 and 25.