



City of Las Vegas

Agenda Item No.: 66.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

UP-7130 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: RAFEL SHAKER
OWNER: XIMZ FAMILY LLC [PRJ-71257] - For possible action on a request for a Special Use
Permit FOR PROPOSED 1,002 SQ FT FOOT BEER/WINE/COOLER OFF-SALE
ESTABLISHMENT at 1801 East Charleston Boulevard (APN 139-35-814-019), C-1
(Limited Commercial Zone, Ward 3 (Coffin) [PRJ-71257]. Staff recommends APPROVAL.

C.C.: 12/18/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

13

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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. Support Comment Form
7. Submitted after Final Agenda - Protest/Support Postcards and Protest Comment Forms

Motion made by SAM CHERRY to Approve subject to conditions and adding the following condition as read for the record:

A. The sale of individual containers of any size beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original packaging shall be permitted.

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

DONNA TOUSSAINT, CEDRIC CREAR, VICKI QUINN, TRINITY HAVEN

SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, LOUIS DE SALVIO; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

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NOTE: CHAIR SCHLOTTMAN disclosed that although he lives in the notification area, he would not be affected any lesser/greater than anyone else in the neighborhood. Therefore, he would vote.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, reported that there are no protected land uses within 400 feet of the subject site and the minimum requirements for a beer/wine/cool off-sale establishment have been met. Staff recommended approval.

LORA DREJA, 520 S. Fourth Street, representing the applicant, who moved here from San Diego, California, requested approval.

DAYVIL FICLER, John S. Park Neighborhood Association President, expressed concern about another beer/wine establishment possibly being allowed near his neighborhood. He read comments against this matter that were posted on social media from one of the neighborhood activists who has had significant dealings with the City in the Westwood Neighborhoods. MR. FICLER requested that a condition be imposed against the sale of single containers and 40 ounce bottles if approval is granted. MIKE GANSON, John S. Park Neighborhood resident, also requested a condition against the sale of single containers.

MIKE BROWN-CESTER requested denial as he felt the area is saturated with liquor establishments and debris from single containers.

MS. DREJA said the applicant has been made aware that because there have been problems with the sale of singles in the area, it will be under more scrutiny. She agreed with a one-year review if necessary.

CHAIR SCHLOTTMAN appreciated the concerns brought up and gave some history on the uses, including gaming, and some of the signage issues for this location. But since this use is not more intense than what it once was, he asked if the applicant would be willing to accept a condition prohibiting the sale of singles. MS. DREJA said the applicant is aware of the distance requirements, and she confirmed for COMMISSIONER CHERRY that the condition against the sale of singles would be acceptable.

CHAIR SCHLOTTMAN declared the Public Hearing closed.