



City of Las Vegas

Agenda Item No.: 27.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 22, 2019**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: VAR-7508 - VARIANCE - PUBLIC HEARING - APPLICANT: DHS SIGNS - OWNER: TRIBUCA, LLC - For possible action on request for a Variance TO ALLOW A PROPOSED 47 SQUARE-FOOT PROTECTING SIGN WHERE 32 SQUARE FEET IS ALLOWED AND TO EXTEND SETBACK FROM THE BUILDING WHERE SIX FEET IS ALLOWED on 0.48 acres at 720 South Green (APN 139-84-401-024), C-2 (General Commercial) Zone, Ward 3 (Cofin) [PRJ-74463]. Staff recommends DENIAL.

C.C.: 3/6/2019

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Support Postcards and Support Documentation Not Vetted - Comment Form (1)

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions

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

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

NOTE: CHAIR CHERRY disclosed he lives within the notification area but that does not affect him any greater or lesser than anyone else, and he would be voting on this item.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: JANUARY 22, 2019

ERIC McCAMMOND, Senior Management Analyst, stated the applicant is requesting a Variance to allow a projecting sign to extend seven feet from the building where six feet is the maximum and to allow the sign to be 47 square feet where 32 feet is the maximum for an existing office building. There are no impediments to visibility along South Fourth Street and staff concluded that the hardship is preferential in nature. Therefore, staff recommended denial. He noted additional letters of support were received since publication.

MARIA VAN DEN OUDEN, DHS Sign Company, appeared representing the building owner. She stated the building is a renovation, and this would be the only visible sign to the public. The need for the additional one foot extension is due to the balcony area extending beyond the building feature. If the sign were to be 32 square feet, the letters on the sign would be too small to illuminate. Even at 47 square feet, the height of the letter O is only 15 inches tall. She emphasized the sign was designed as such because of the building elevation and has two rows of neon on the border with front and back lit illuminated lettering and logo.

COMMISSIONER ROUSH commented it is a very attractive sign and in keeping with what they would like to see downtown as long as it does not pose any type of hardship for a bus or impediment to street traffic or pedestrian traffic on the sidewalk. She thought it appropriate and attractive for the area and helped to identify the building for what it is. She supported this request and thought the sign added to the desirability of downtown.

MS. VAN DEN OUDEN added the sign does not encroach into the right-of-way.

COMMISSIONER SCHLOTTMAN stated initially he was against this request, but now understands that it will not encroach on the public right-of-way. He thought it proportionate to the overall size of the building and that it looked good.

CHAIR CHERRY declared the Public Hearing closed.