



City of Las Vegas

Agenda Item No.: 43.

**AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

SUBJECT: VAR-64863 - VARIANCE - PUBLIC SEATING - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE DEVELOPMENT GROUP, GENERAL PARTNERSHIP - For possible action on a request for a variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHEN SEVEN ADDITIONAL SPACES ARE REQUIRED FOR THE CONVERSION OF 10,000 SQUARE FEET OF FLOOR AREA TO PUBLIC SEATING AND WAITING FOR AN ESTABLISHING RESTAURANT on 10.49 acres at 23 North Mojave Road, Suite D (APN 139-36-812-005), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-64856]. Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

3

City Council Meeting

0

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. Support Postcards - VAR-64863 [PRJ-64856]
7. Submitted after Final Agenda - Support Postcards

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

CEDRIC CREAR, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GLENN TROWBRIDGE, GUS FLANGAS)

Minutes:

CHAIR MOODY declared the Public Hearing open.

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PETER LOWENSTEIN, Planning Section Manager, reported that this applicant appeared before the Planning Commission in May of this year with a request to allow for the expansion of a Beer/Wine/Cooler On-Sale use to expand into the adjacent suite as part of an overall restaurant expansion. At that time, there was a balanced ratio of seating area to back-of-house area, which did not create a parking demand beyond the available on-site parking. The applicant has since amended the ratio of seating to back-of-house, which resulted in a self-imposed parking deficiency. As such, staff recommended denial.

YESENIA FELIX RODRIGUEZ, applicant/restaurant owner, stated she now has her license and asked the Commission for the opportunity to expand and grow her business.

COMMISSIONER SCHLOTTMAN pointed out that this business is in the industrial district and close to where he lives. He has been to the restaurant and found that there is more than enough parking. Therefore, he has no issue with this request.

CHAIR MOODY declared the Public Hearing closed.