



City of Las Vegas

Agenda Item No.: 49.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 11, 2018

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

SUP-74814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEVAG MARDIROSIAN - OWNER: CHARLESTON MANOR SUB A, LLC - For possible action on a request for a special use permit for a PROPOSED 8,800 SQUARE-FOOT TAVERN-LIMITED ESSENTIAL USE WITH AN 845 SQUARE-FOOT OUTDOOR SEATING AREA at 102, 104, 106, 108 and 110 East Charleston Boulevard (APN 162-03-110-073), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-73696]. Staff recommends DENIAL.

P.C.: FINAL ACTION Unless Appeared Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-74814 and SDR-74815 [PRJ-73696]
2. Special Map
3. Conditions and Staff Report - SUP-74814 and SDR-74815 [PRJ-73696]
4. Supporting Documentation - SUP-74814 and SDR-74815 [PRJ-73696]
5. Photo(s) - SUP-74814 and SDR-74815 [PRJ-73696]
6. Justification Letter - SUP-74814 and SDR-74815 [PRJ-73696]
7. Support Postcards for SUP-74814 and SDR-74815 [PRJ-73696]
8. Submitted after Final Agenda Support Postcards for SUP-74814 and SDR-74815 [PRJ-73696]

Motion made by CHRISTINA ROUSH to Approve subject to conditions

Passed For: 4; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 1

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

NOTE: CHAIR CHERRY disclosed that he would be abstaining on this item because he has a working relationship with the applicant's representative, DWAYNE ESHENBAUGH.
COMMISSIONER SCHLOTTMAN disclosed that he would be abstaining on this item because of a working relationship with MR. ESHENBAUGH, but specifically with the applicant, STEVE

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MARDIROSSIAN, on this particular building doing some sole reports and other investigative work. COMMISSIONER ROUSH disclosed that she owns property down the street at Casino Center Boulevard and Imperial Avenue; however, she did not feel this property would be impacted one way or the other given the very commercial nature of Charleston Boulevard; therefore, she would be voting on the item.

Minutes:

ACTING VICE CHAIR TOUSSAINT declared the Public Hearing open for Items 49 and 50.

STEVE GEBEKE, Planning Supervisor, reported that the applicant is proposing to construct a mixed-use project consisting of six residential units over commercial uses on the first floor. The commercial uses would consist of a Tavern Limited Establishment requiring a Special Use Permit with a single provider of alcohol and multiple food service providers. Waivers of the Interim Downtown Las Vegas standards have been requested for architectural design and setback standards. No parking is proposed to be provided on-site for residents, guests, working staff or patrons of the establishment. Staff is recommending denial of the requests as the proposed use is too intense for the area. MR. GEBEKE noted that additional letters of support have been submitted since publication.

STEVE MARDIROSSIAN, applicant, stated that he purchased this property in December 2017 and did some research before finalizing the purchase. He also consulted with DWAYNE ESHENBROUGH from NV/USA Architecture and shared his vision of turning this property into a food hall that would also include an art gallery, artwork throughout the space, and some live-work lofts upstairs. They met with the City in May 2018 and have completed a lot of foundation, ground and wall testing so they would like to save the majority of the building. They are now finished with the design process and ready to move forward with construction.

MIKE GANSON stated that he is within walking distance of this facility and in favor of the project.

COMMISSIONER DE SALVIO asked where the parking would be located, as he felt this was a heavy use. MR. GEBEKE stated that because the parking, in this case, is located in the downtown area, it would be handled as a waiver as part of the site review. He read the parking condition for the record, noting that the applicant is requesting a waiver to provide zero on-site parking spaces where 141 is required, which includes the six residential uses and all the commercial uses on the main floor. COMMISSIONER DE SALVIO inquired as to staff's position, and MR. GEBEKE reiterated that staff is requesting denial on both applications.

COMMISSIONER ROUSH thought that most of the people who would be customers at this location would either live and walk, bike or take a different means of transportation to get there. She noted that there is plenty of parking on Casino Center Boulevard, as it is not a heavily traveled thoroughfare. She suggested to staff that it would be a good idea to put in angled parking instead of parallel curbside parking on Casino Center Boulevard. She felt it was a compatible use and that the neighborhood would look forward to it.

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MR. MARDIROSSIAN stated they have been holding discussions with some of the neighboring property owners about ground leases. They believe the busy times will be after 5:00 p.m. He felt that a lot of them were open to selling, leasing or subleasing their properties after 5:00 p.m. MR. MARDIROSSIAN shared that they would like to get their project started before they commit themselves to any one of these properties. Additionally, he noted that they would want to have their own parking lot and will be working to ensure that that happens.

ASSISTANT CITY ATTORNEY BRYAN SCOTT requested to ensure that the ground leases and shared parking agreements are perpetual or permanent and not something that is revocable after a specific timeframe.

See Item 50 for related backup.

ACTING VICE CHAIR TOUSSAINT declared the Public Hearing closed for Items 49 and 50.

