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CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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November 15, 2023

Anna Olin
Siegel Sunset LLC
3960 West Point Loma Boulevard Suite H 365
San Diego, California 92100

**RE: 23-0288 [ZON1, SUP1, SUP2, VAC1 AND SDR1]
PLANNING COMMISSION MEETING OF NOVEMBER 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 14, 2023* voted to recommend **APPROVAL** on the following Land Use Entitlement project requests on 1.37 acres at the northwest corner of Coolidge Avenue and Casino Center Boulevard (APNs 139-34-401-010, 015 through 017, and 034 through 038), Ward 3 (Diaz).

23-0288-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) AND C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)

23-0288-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTOMOBILE RENTAL USE

23-0288-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A SURFACE PARKING LOT ALONG THE STREET FRONTAGE

23-0288-VAC1 - PETITION TO VACATE - TO VACATE THE SOUTHERN PORTION OF A PUBLIC ALLEYWAY GENERALLY LOCATED BETWEEN 1ST STREET AND CASINO CENTER BOULEVARD

23-0288-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED EIGHT-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 114 CONDOMINIUM UNITS, 214 HOTEL RESIDENCE ROOMS, AND 31,644 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

23-0288-ZON1 is approved with no conditions.

23-0288 SUP1 Conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Automobile Rental use.

2. Approval of Rezoning (23-0288-ZON1) and conformance to the Conditions of Approval for Special Use Permit (23-0288-SUP2), Petition to Vacate (23-0288-VAC1), and Site Development Plan Review (23-0288-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. No sales, display, or storage of rental vehicles shall take place in the public right-of-way.

23-0288 SUP2 Conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mixed-Use.
2. Approval of Rezoning (23-0288-ZON1) and] Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0288-SUP1), Petition to Vacate (23-0288-VAC1), and Site Development Plan Review (23-0288-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0288-VAC1 Conditions:

1. The limits of this Petition of Vacation shall be approximately the southern 220' portion of a north-south running public alleyway generally located between 1st Street and Casino Center Boulevard, and between Coolidge Avenue and Hoover Avenue.
2. The Order of Vacation shall be recorded prior to or concurrently with the recordation of a map or issuance of a permit for this site, whichever may occur first.
3. Dedicate appropriate right-of-way for the proposed eastern leg of the alley as depicted on the site plan for 23-0288-SDR1 to replace the southern portion prior to or concurrent with the recordation of an Order of Vacation.
4. Provide a sewer relocation plan acceptable to the City of Las Vegas Public Work Sanitary Sewer Engineering prior to the recordation of the Order of Vacation.
5. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 23-0288-SDR1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
7. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
8. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
9. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
10. All development shall be in conformance with code requirements and design standards of all City Departments.

11. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
12. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

23-0288-SDR1 Conditions:

Planning

1. Approval of Rezoning (23-0288-ZON1) and conformance to the Conditions of Approval for Special Use Permit (23-0288-SUP1), Special Use Permit (23-0288-SUP2), Petition to Vacate (23-0288-VAC1), and Site Development Plan Review (23-0288-SDR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/02/23, except as amended by conditions herein.
4. Prior to the submittal of a building permit application, the applicant shall receive a letter from Republic Services to coordinate trash pickup for the subject site.
5. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow no articulated roofline where such is required.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
9. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
10. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a *building permit*, to reflect the changes herein.
11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Landscaping shall be in compliance with the streetscape standards listed in the Appendix F Interim Downtown Las Vegas Standards for all adjacent streets (Coolidge Avenue, Casino Center Boulevard, and 1st Street).
12. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
13. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

16. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to the submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
17. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
18. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian-activated flashers, and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
20. The geometric design of the driveways on Casino Center Boulevard shall meet the approval of the City Traffic Engineer.
21. Queues for the site shall not extend into the public right-of-way as a result of the pick-up and drop-off operations on this site.
22. The applicant shall submit a letter that documents operations related to the use of public rights-of-way adjacent to this site. The letter shall include the proposed delivery routes, commercial loading zones, and anything to be handled through the alleys. Additionally, the letter shall identify nearby parking opportunities for customers and employees. If traffic concerns arise from the operation of this site, the applicant shall remedy such concerns, to the satisfaction of the City Traffic Engineer within 60 days of written notice from the City. This requirement may be addressed through the required Traffic Impact Analysis.

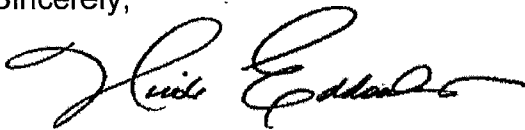
23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site. The drainage study required by 23-0288-VAC1 may be used to satisfy this requirement.

Fire & Rescue

24. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
25. Applicant shall provide a fire protection report that will be required prior to submittal of Civil or Building permit Plans. Approval of the Civil or Building permit plans will not be allowed until Fire Protection report approval.

This item will be considered by the City Council on December 20, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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San Diego, California 92100