



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: OCTOBER 10, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CARIDAD, INC. - OWNER: YSBM
INVESTMENT, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0265-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 339

PROTESTS 11

APPROVALS 1

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**** CONDITIONS ****

23-0265-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Rescue Mission or Shelter for the Homeless use.
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 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.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow a proposed Rescue Mission or Shelter for the Homeless use at 1150 South Las Vegas Boulevard.

ISSUES

- This application is the result of a Code Enforcement action [*Case Number CE23-01323*].
- As of July 2023, there are 56 open Code Enforcement cases at the subject site.
- In December 2021, a Business License (G69-07555) was issued for a charity providing homeless services for residents only at 1150 South Las Vegas Boulevard. Based on further review, the operation of this business fell outside of the scope of the license as services were being provided for non-residents. Therefore, a Special Use Permit is requested for a Rescue Mission or Shelter for the Homeless use.
- The Rescue Mission or Shelter for the Homeless use is permitted in the C-2 (General Commercial) zoning district through the approval of a Special Use Permit.
- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Gateway District) [Area 1] and the Las Vegas Boulevard Scenic Byway Overlay.

ANALYSIS

The subject site is a C-2 (General Commercial) zoned property located at 1150 South Las Vegas Boulevard along the iconic Las Vegas Boulevard corridor and within the Gateway District of Downtown Las Vegas. Since 1963, a commercial motel has been built and operating on the property in varying capacities. The most recent ownership change occurred in July 2012. In December 2013, the City Council approved a Special Use Permit (SUP-51411) for a single-room occupancy residence, converting the motel into a hotel residence, a multi-dwelling facility for extended stay lodging, consisting of:

1. Efficiency units or suites with a kitchen containing a refrigerator, sink and cooking facilities (such as a stove or microwave) suitable for long term occupancy;
2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and
3. Optional resident and guest amenities such as meeting rooms, club house and recreation facilities.

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Following this approval, the subject site has been primarily operating and licensed (G62-03867) as a residence hotel since 2014. Following an adopted bill by the City Council in April 2021 (amending Title 16 for non-transient lodging properties such as the subject site), a new Business License (G69-07700) was issued for a residence hotel in December 2021. In conjunction with this license, an additional Business License (G69-07555) was issued for a charity providing homeless services to their residents (of the residence hotel) only. Based on a complaint received and confirmed by Code Enforcement, the operation of this business fell outside of the scope of the license as resources such as food were being distributed to the general public.

In March 2023, a City Code Enforcement officer relayed to the onsite manager that food distribution to the general public fell outside of their business licenses that were issued, resulting in Code Enforcement action [*Case Number CE23-01323*]. In addition, food bundles intended for off-site distribution are unauthorized to be assembled at the subject site. To allow the distribution of goods and services to the general public, the applicant is requesting a Special Use Permit to allow a Rescue Mission or Shelter for the Homeless land use at 1150 South Las Vegas Boulevard.

The Rescue Mission or Shelter for the Homeless use is defined as “A building that is used or intended to be used to provide to homeless individuals temporary accommodations, shelter, meals or any combination thereof. For purposes of the preceding sentence, a “homeless individual” includes an individual who lacks a fixed, regular and adequate nighttime residence.” There are no Minimum Special Use Permit Requirements associated with this land use.

2050 City of Las Vegas Master Plan

Homelessness occurs when a combination of an individual’s personal health, economic, or social systems and networks break down, ultimately leading to the loss of their home. Coupled with a variety of economic and social factors, homelessness represents an evolving challenge that has grown over time and has required the City to rise to the challenge in response. Homelessness is a multi-faceted challenge layered with complexity. Bold action and leadership are required to break the cycle of homelessness within Las Vegas. Considerable effort, funding, and resources have been placed toward combatting homelessness with the City’s Office of Community Services leading direct efforts.

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During the 2019 Housing and Urban Development (HUD) Point-in-Time Count, Southern Nevada recorded 5,530 unsheltered homeless individuals. The City estimates that more than 60% of this population is on the streets, in vehicles, or in encampments, largely concentrated in the districts of Downtown Las Vegas. Similarly, Nevada has the third highest rate of total unsheltered homeless individuals in the United States.

The City of Las Vegas has committed over \$20 million to develop and launch The Courtyard Homeless Resources Center, an innovative one-stop shop with access to medical, housing, and employment services. As an emergency resource center, it has low-barrier, 24-hour access with few or no access requirements. Additionally, the facility has received support from regional public safety partners such as the Las Vegas Metropolitan Police Department, City of Las Vegas Marshals, as well as paramedics from the Las Vegas Fire and Rescue. The City of Las Vegas 2050 Master Plan supports the efforts taken by the Corridor of Hope and Courtyard Homeless Resource Center in concentrating these resources within proximity of each other. Staff supports the recommendations outlined in The City of Las Vegas 2050 Master Plan for centralizing homeless resources and services in the Corridor of Hope in an overall effort for finding employment and housing. As the proposed use is located in the Gateway District of Downtown Las Vegas, staff finds that the proposed use would be counterintuitive to the City's investments and resources.

Vision 2045 Downtown Las Vegas Master Plan

Adopted by the City Council in June 2016, the Vision 2045 Downtown Las Vegas Master Plan (Downtown Master Plan) is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization in Downtown Las Vegas. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher-density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic, urban way of life and a high-quality physical environment for locals and visitors alike.

Marked by the landmark Stratosphere Tower, the Gateway District establishes the southern gateway to Downtown from the Strip. Currently, the district is primarily composed of low-rise multi-family uses. A significant amount of vacant and declined properties surrounding the Stratosphere generally present a negative image of the area and visually disconnect the area from the Strip.

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To address these challenges, the Gateway District has recently undergone a rebranding campaign, reinforcing the district as the gateway to Downtown Las Vegas. Further improvements are forthcoming, including a circular pedestrian bridge over the intersection of Sahara Avenue and Las Vegas Boulevard. Through these improvement efforts, the City aims to encourage infill redevelopment promoting higher-density, transit-oriented residential developments within the Gateway and other neighboring downtown districts. Similarly, the revitalization of commercial areas along Las Vegas Boulevard, the major thoroughfare spine linking the City's commercial and cultural attractions, is a major component of the Vision 2045 Downtown Master Plan.

While these projects are defined as being located in a different Downtown District from the subject site, the Gateway District boundary is located directly west of the property with the adjacent 4th Street right-of-way serving as the boundary. Staff finds that approval of the proposed land use would be a deterrent for significant downtown revitalization and redevelopment projects. A summary of surrounding notable downtown redevelopments that further the Vision 2045 Downtown Las Vegas Master Plan are noted in the table below:

Entitlement Approval	Summary of Project	General Location	Downtown District	Feet Away
SDR-76716	Eight-Story Mixed Use with 501 Residential Units and 20,313 SF of Commercial	Southwest corner of Charleston Boulevard and 4th Street	18b Arts District	87
21-0827-SDR1	Six-Story Mixed Use with 335 Residential Units and 10,884 SF of Commercial	California and 3rd Street	18b Arts District	157
22-0325-SDR 1	32-Story Mixed Use with 433 Residential Units and 3,940 SF of Commercial	North side of Colorado Avenue between 3rd Street and 4th Street	18b Arts District	207

Staff finds that the proposed use would be contrary to the objectives set forth in the Vision 2045 Downtown Master Plan. Approval of a homeless shelter at this location would discourage redevelopment in Downtown Las Vegas, while encouraging the repurposing of blighted properties into additional homeless shelters. Instead, the Vision 2045 Downtown Master Plan encourages access to the collection of social services and homeless support services located within the "Corridor of Hope" located just north of Downtown.

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Conclusion

Staff finds that the proposed land use would be counterintuitive to the objectives set forth in both the City of Las Vegas 2050 Master Plan regarding homelessness as well as objectives for the Gateway District set forth in the Vision 2045 Downtown Master Plan. The City of Las Vegas 2050 Master Plan supports the efforts taken by the Corridor of Hope and Courtyard Homeless Resource Center in centralizing homeless resources and services within proximity of each other. Approval of a homeless shelter at this location would decentralize services away from the Corridor of Hope, discourage redevelopment in Downtown Las Vegas, while encouraging the repurposing of blighted properties into additional homeless shelters. As such, staff recommends denial of this request, if approved subject to conditions.

FINDINGS (23-0265-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The City of Las Vegas 2050 Master Plan supports the efforts taken by the Corridor of Hope and Courtyard Homeless Resource Center in centralizing homeless resources and services within proximity of each other in an overall effort for finding employment and housing.

The Vision 2045 Downtown Las Vegas Master Plan encourages infill redevelopment promoting higher-density, transit-oriented residential developments. Currently, within 210 feet of the subject site are three sites that have been entitled for mixed-use redevelopment. The approvals of these mixed-use developments combine for nearly 1,270 residential units and just over 35,000 square feet of commercial floor area within 210 feet of the subject site. Staff finds that approval of the proposed land use would be a deterrent for significant downtown revitalization and redevelopment projects.

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2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is located along the scenic Las Vegas Boulevard Corridor. A major component of the Vision 2045 Downtown Las Vegas Master Plan, is the revitalization of commercial areas along Las Vegas Boulevard, the major thoroughfare spine linking the City's commercial and cultural attractions. Approval of a homeless shelter at this location would discourage redevelopment in Downtown Las Vegas, while encouraging the repurposing of blighted properties into additional homeless shelters.

Additionally, as of July 2023, there are 56 open Code Enforcement cases at the subject site. As such, the subject site is not physically suitable for the proposed land use as evidenced by the hazardous building conditions.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Site access is provided by Las Vegas Boulevard, a 100-foot-wide Primary Arterial as defined by the Master Plan of Streets and Highways which is adequate in size to service the proposed use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Rescue Mission or Shelter for the Homeless use would be subject to regular inspections by multiple government agencies and would therefore not compromise the public health, safety, or welfare. However, as of July 2023, there are 56 open Code Enforcement cases at the subject site. Based on these hazardous conditions, additional precautions may be necessary to satisfy the health code.

5. The use meets all of the applicable conditions per Title 19.12.

There are no minimum requirements for the Rescue Mission or Shelter for the Homeless use in Title 19.12.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
1963	A commercial hotel building was constructed.
01/18/95	The City Council approved a Special Use Permit (U-0312-94) for four slot machines in an existing 126-room motel at 1150 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval.
11/04/09	The City Council approved a Rezoning (ZON-35723) from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) on 1.40 acres at 1150 South Las Vegas Boulevard. The Planning Commission recommended approval.
	The City Council denied a Special Use Permit (SUP-35724) for a hotel, residence (extended stay) on 1.40 acres at 1150 South Las Vegas Boulevard. The Planning Commission recommended approval.
12/18/13	The City Council approved a Special Use Permit (SUP-51411) for a proposed single-room occupancy residence on 1.40 acres at 1150 South Las Vegas Boulevard. The approval of this Special Use Permit allowed for weekly rental of rooms for temporary housing of military veterans. The report notes that the rooms were recently renovated to include kitchen facilities. The Planning Commission recommended approval.
04/21/21	The City Council adopted an Ordinance (Bill No. 2021-13) amending LVMC Title 16 to add a new chapter establishing an inspection program for certain non-transient lodging properties, including certain residence hotels/motels, and amends various provisions of LVMC Title 6 to provide parallel licensing changes, including a change in the definition of "apartment house" to include structures with four dwelling units.
03/06/23	A Code Enforcement Case (CE23-01275) was reported for a hotel-motel that was converted into shared living spaces for a non-sober facility without permits at 1150 South Las Vegas Boulevard. The case was resolved on 05/09/23.
03/08/23	A Code Enforcement Case (CE23-01323) was reported for non-permitted food distribution at 1150 South Las Vegas Boulevard. As a result, a Special Use Permit is requested for a Rescue Mission Or Shelter For The Homeless use. Code Enforcement has closed this case, as Business Licensing Enforcement will be monitoring the use from now on.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/06/23	There are 56 open Code Enforcement cases at the subject site.
	A Code Enforcement Case (CE23-03358) was reported for vehicular fluid spills, dead trees, outdoor storage, inoperable or unregistered recreational vehicles, refuse and waste in the common areas, an overflowing trash receptacle, an infestation, not having fire alarms, electrical hazards, and general nuisances at 1150 South Las Vegas Boulevard, Suite. The case is open.
	A Code Enforcement Case (CE23-03362) was reported for a lack of ventilation equipment at 1150 South Las Vegas Boulevard, Suite #106. The case is open.
	A Code Enforcement Case (CE23-03365) was reported for a smoke alarm replacement at 1150 South Las Vegas Boulevard, Suite # 112. The case is open.
	A Code Enforcement Case (CE23-03367) was reported for a lack of ventilation equipment requiring the repair or replacement of an exhaust fan at 1150 South Las Vegas Boulevard, Suite #114. The case is open.
	A Code Enforcement Case (CE23-03375) was reported for dilapidated portions of the unit including portions of the bathtub and missing coverings on light fixtures at 1150 South Las Vegas Boulevard, Suite #122. The case is open.
	A Code Enforcement Case (CE23-03376) was reported for a lack of ventilation equipment requiring the repair or replacement of an exhaust fan at 1150 South Las Vegas Boulevard, Suite #123. The case is open.
	A Code Enforcement Case (CE23-03377) was reported for dilapidated portions of the unit including missing coverings on light fixtures at 1150 South Las Vegas Boulevard, Suite # 124. The case is open.
	A Code Enforcement Case (CE23-03378) was reported for a lack of ventilation equipment requiring the repair or replacement of an exhaust fan at 1150 South Las Vegas Boulevard, Suite #125. The case is open.
	A Code Enforcement Case (CE23-03379) was reported for a lack of ventilation equipment requiring the repair or replacement of an exhaust fan at 1150 South Las Vegas Boulevard, Suite #126. The case is open.
	A Code Enforcement Case (CE23-03383) was reported for dilapidation involving missing tiles in the shower enclosure at 1150 South Las Vegas Boulevard, Suite #130. The case is open.
	A Code Enforcement Case (CE23-03384) was reported for general nuisances involving storage blocking a doorway at 1150 South Las Vegas Boulevard, Suite #131. The case is open.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
	A Code Enforcement Case (CE23-03385) was reported for dilapidation involving a missing covering on a light fixture at 1150 South Las Vegas Boulevard, Suite #132. The case is open.
	A Code Enforcement Case (CE23-03392) was reported for the removal of debris and obstructions from ventilations interfering with the functionality at 1150 South Las Vegas Boulevard, Suite #139. The case is open.
	A Code Enforcement Case (CE23-03394) was reported for a smoke alarm replacement and dilapidation involving a missing covering on a light fixture at 1150 South Las Vegas Boulevard, Suite #141. The case is open.
	A Code Enforcement Case (CE23-03395) was reported for electrical hazards, removal of debris and obstructions from ventilations interfering with functionality, and general nuisances involving storage blocking a doorway at 1150 South Las Vegas Boulevard, Suite #143. The case is open.
	A Code Enforcement Case (CE23-03396) was reported for general nuisances involving storage blocking a doorway, removal of debris and obstructions from ventilations interfering with functionality, and dilapidation regarding a missing covering on a light fixture at 1150 South Las Vegas Boulevard, Suite # 145. The case is open.
	A Code Enforcement Case (CE23-03397) was reported for electrical hazards and the removal of debris and obstructions from ventilations interfering with functionality at 1150 South Las Vegas Boulevard, Suite #146. The case is open.
	A Code Enforcement Case (CE23-03401) was reported for general nuisances involving storage blocking a doorway at 1150 South Las Vegas Boulevard, Suite #150. The case is open.
	A Code Enforcement Case (CE23-03402) was reported for dilapidation regarding a missing covering on a light fixture at 1150 South Las Vegas Boulevard, Suite # 151. The case is open.
	A Code Enforcement Case (CE23-03404) was reported for no floor covering throughout the unit at 1150 South Las Vegas Boulevard, Suite #153. The case is open.
	A Code Enforcement Case (CE23-03405) was reported for dilapidation regarding a missing covering on a light fixture at 1150 South Las Vegas Boulevard, Suite # 154. The case is open.
	A Code Enforcement Case (CE23-03412) was reported for general nuisances involving storage blocking a doorway at 1150 South Las Vegas Boulevard, Suite #161. The case is open.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
	A Code Enforcement Case (CE23-03416) was reported for general nuisances involving storage blocking a doorway and lack of ventilation equipment requiring the repair or replacement of an exhaust fan at 1150 South Las Vegas Boulevard, Suite #164. The case is open.
	A Code Enforcement Case (CE23-03418) was reported for a wall-mounted smoke alarm located too low on the wall and dilapidation portions of the unit including portions of the bathtub and missing coverings on light fixtures at 1150 South Las Vegas Boulevard, Suite #201. The case is open.
	A Code Enforcement Case (CE23-03424) was reported for lack of access to the unit at 1150 South Las Vegas Boulevard, Suite # 207. The case is open.
	A Code Enforcement Case (CE23-03428) was reported for lack of ventilation equipment requiring the repair or replacement of an exhaust fan and general nuisances involving storage blocking a doorway at 1150 South Las Vegas Boulevard, Suite # 211. The case is open.
	A Code Enforcement Case (CE23-03429) was reported for a wall-mounted smoke alarm located too low on the wall and an electrical repair necessary for a light switch for the main living area at 1150 South Las Vegas Boulevard, Suite #212. The case is open.
	A Code Enforcement Case (CE23-03431) was reported for general nuisances involving the rehabilitation of a vacant unit at 1150 South Las Vegas Boulevard, Suite #214. The case is open.
	A Code Enforcement Case (CE23-03432) was reported for general nuisances involving storage blocking a doorway at 1150 South Las Vegas Boulevard, Suite #215. The case is open.
	A Code Enforcement Case (CE23-03434) was reported for electrical hazards involving excessive extension cord usage and dilapidation involving a missing covering on a light fixture at 1150 South Las Vegas Boulevard, Suite #217. The case is open.
	A Code Enforcement Case (CE23-03436) was reported for general nuisances involving storage blocking a doorway and dilapidation involving a missing covering on a light fixture at 1150 South Las Vegas Boulevard, Suite #219. The case is open.
	A Code Enforcement Case (CE23-03437) was reported for dilapidation involving a missing covering on a light fixture at 1150 South Las Vegas Boulevard, Suite #220. The case is open.
	A Code Enforcement Case (CE23-03439) was reported for general nuisances involving storage blocking a doorway at 1150 South Las Vegas Boulevard, Suite #222. The case is open.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
	A Code Enforcement Case (CE23-03440) was reported for general nuisances involving storage blocking a doorway and lack of ventilation equipment requiring the repair or replacement of an exhaust fan at 1150 South Las Vegas Boulevard, Suite #223. The case is open.
	A Code Enforcement Case (CE23-03442) was reported for electrical hazards regarding a broken light switch and air conditioner connected through an extension cord at 1150 South Las Vegas Boulevard, Suite #225. The case is open.
	A Code Enforcement Case (CE23-03445) was reported for a broken light switch, non-functional lighting and air conditioning, and dilapidated portions of the unit including missing coverings on light fixtures at 1150 South Las Vegas Boulevard, Suite #228. The case is open.
	A Code Enforcement Case (CE23-03446) was reported for lack of access to the unit at 1150 South Las Vegas Boulevard, Suite #229. The case is open.
	A Code Enforcement Case (CE23-03451) was reported for general nuisances involving the rehabilitation of a vacant unit at 1150 South Las Vegas Boulevard, Suite #234. The case is open.
	A Code Enforcement Case (CE23-03453) was reported for general nuisances involving the rehabilitation of a vacant unit at 1150 South Las Vegas Boulevard, Suite #236. The case is open.
	A Code Enforcement Case (CE23-03455) was reported for general nuisances involving storage blocking a doorway, lack of ventilation equipment requiring the repair or replacement of an exhaust fan, and dilapidated portions of the unit including missing coverings on light fixtures at 1150 South Las Vegas Boulevard, Suite #238. The case is open.
	A Code Enforcement Case (CE23-03456) was reported for general nuisances involving storage blocking a doorway and electrical hazards regarding excessive extension cord usage at 1150 South Las Vegas Boulevard, Suite #239. The case is open.
	A Code Enforcement Case (CE23-03457) was reported for excessive storage restricting entry to the unit and debris obstructing an air vent at 1150 South Las Vegas Boulevard, Suite #240. The case is open.
	A Code Enforcement Case (CE23-03458) was reported for a wall switch and outlet not connected to a light at 1150 South Las Vegas Boulevard, Suite #241. The case is open.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
	A Code Enforcement Case (CE23-03459) was reported for no unit number displayed at 1150 South Las Vegas Boulevard, Suite #242. The case is open.
	A Code Enforcement Case (CE23-03463) was reported for dilapidation regarding a missing covering on a light fixture at 1150 South Las Vegas Boulevard, Suite #246. The case is open.
	A Code Enforcement Case (CE23-03467) was reported for a lack of ventilation equipment requiring the repair or replacement of an exhaust fan at 1150 South Las Vegas Boulevard, Suite #250. The case is open.
	A Code Enforcement Case (CE23-03470) was reported for excessive storage restricting entry to the unit and a lack of ventilation equipment requiring the repair or replacement of an exhaust fan at 1150 South Las Vegas Boulevard, Suite #253. The case is open.
	A Code Enforcement Case (CE23-03471) was reported for a clogged sink that may not have water flow and a lack of ventilation equipment requiring the repair or replacement of an exhaust fan at 1150 South Las Vegas Boulevard, Suite #254. The case is open.
	A Code Enforcement Case (CE23-03472) was reported for dilapidated portions of the unit including portions of the bathtub at 1150 South Las Vegas Boulevard, Suite #255. The case is open.
	A Code Enforcement Case (CE23-03475) was reported for general nuisances involving the rehabilitation of a vacant unit at 1150 South Las Vegas Boulevard, Suite #258. The case is open.
	A Code Enforcement Case (CE23-03477) was reported for excessive storage restricting entry to the unit at 1150 South Las Vegas Boulevard, Suite #260. The case is open.
	A Code Enforcement Case (CE23-03478) was reported for a lack of ventilation equipment requiring the repair or replacement of an exhaust fan at 1150 South Las Vegas Boulevard, Suite #261. The case is open.
	A Code Enforcement Case (CE23-03479) was reported for dilapidated portions of the unit including missing coverings on light fixtures at 1150 South Las Vegas Boulevard, Suite #262. The case is open.
	A Code Enforcement Case (CE23-03480) was reported for a lack of ventilation equipment requiring the repair or replacement of an exhaust fan and the resurfacing of a shower enclosure at 1150 South Las Vegas Boulevard, Suite #263. The case is open.
	A Code Enforcement Case (CE23-03484) was reported for excessive storage restricting entry to the unit and debris obstructing an air vent at 1150 South Las Vegas Boulevard, Suite #106. The case is open.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/08/23	The Planning Commission voted (7-0) to HOLD IN ABEYANCE a request FOR AN EXISTING RESCUE MISSION OR SHELTER FOR THE HOMELESS USE on 1.40 acres at 1150 South Las Vegas Boulevard (APNs 162-03-112-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Diaz).

<i>Most Recent Change of Ownership</i>	
07/17/12	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
1963	A Business License (M-08-00087) was issued for a 127-unit motel (less than weekly stays) at 1150 South Las Vegas Boulevard. The license expired on 11/01/14 as a new license, G62-03867 was approved allowing extended stays.
01/22/13	A Building Permit (C-227999) was issued for reroofing at 1150 South Las Vegas Boulevard.
05/15/13	A Building Permit (C-235008) was issued for a tenant improvement at 1150 South Las Vegas Boulevard.
10/08/14	A Business License (G62-03867) was issued for a 120-unit residence hotel rented toward armed force veterans at 1150 South Las Vegas Boulevard. The license expired on 12/21/21. A Business License (G62-06953) was issued for coin-operated laundry at 1150 South Las Vegas Boulevard. The license expired on 12/21/21.
10/19/15	A Business License (G63-07192) was issued for the rental of mobilization devices at 1150 South Las Vegas Boulevard. The license expired on 03/30/18
12/14/21	A Business License (G69-07555) was issued for a charity providing homeless services for residents only at 1150 South Las Vegas Boulevard. The license is currently active and set to expire on 12/01/23. Based on further review, the operation of this business fell outside of the scope of the license as services were being provided for non-residents. Therefore a Special Use Permit is required for a Rescue Mission Or Shelter For The Homeless use. A Business License (G69-07700) was issued for a residence hotel at 1150 South Las Vegas Boulevard. The license is currently active and set to expire on 12/01/23.
01/04/22	A Business License (G69-08081) was issued for a non-profit outreach program administrative office at 1150 South Las Vegas Boulevard. The license is currently active and set to expire on 01/01/24.

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Pre-Application Meeting	
05/25/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a Rescue Mission or Shelter for the Homeless use.

Neighborhood Meeting	
07/26/23	<p>A neighborhood meeting was held at the John S. Park Elementary School, at 931 Franklin Avenue at 6:00 PM. Approximately 75 members of the public were in attendance, as well as two representatives for the applicant, two City Council Ward 3 staff members, and one Department of Community Development staff member. The applicants provided a brief overview of the site, project, and ownership histories as well as the proposed project in itself. It was stated by the applicant that the primary reasoning for applying for this Special Use Permit was to maintain conformance with a Three Square requirement, having their food pantry open to the general public. After, the forum was open to questions from the public, some of which included:</p> <ul style="list-style-type: none"> • If approved for this Rescue Mission or Shelter for the Homeless use allowing their food pantry to the general public, what would prevent the applicant from switching to a different use (such as a Rescue Mission or Homeless Shelter)? • How do users come to the site? <ul style="list-style-type: none"> ○ <i>They usually drive or walk up to the site. The applicant does not profile the individuals or ask for specifics about their situations.</i> • Does the applicant/property owner clean up the street on neighboring properties? Why do they not? <ul style="list-style-type: none"> ○ <i>No, they are not required to clean up properties that are not their own.</i> • What assistance is being provided to the homeless? <ul style="list-style-type: none"> ○ <i>Typically toiletries or water</i> • The previous operator was for units that did not have a kitchen, did that change? <ul style="list-style-type: none"> ○ <i>Some units do while others do not. There is a community kitchen.</i> • Are there any alternatives for the applicant instead of this request? <ul style="list-style-type: none"> ○ <i>In order to meet the requirements by Three Square, no, their food pantry would need to be open to the public which is why the applicant is requesting the Special Use Permit.</i>

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Neighborhood Meeting	
	<ul style="list-style-type: none"> • If denied, what would happen to the subject site? <ul style="list-style-type: none"> ◦ <i>The site would continue to operate with the tenants that pay rent. Like any other multi-family type housing, tenants are required to pass a background check and those that do not pay rent are evicted.</i> • Would the applicant be willing to schedule community clean-up days? • Would the applicant be willing for additional conditions at the Planning Commission or City Council such as a Required Review? <ul style="list-style-type: none"> ◦ <i>Yes. Other possible Conditions or Approval were discussed but would need to be stated on the record at a public hearing.</i> • Would the applicant be willing to provide dog-related improvements, such as doggie bags? • Is this the applicant/property owner's only location? • Are there any documents stating good neighbor policies or partners? • What kind of security does the site have? <ul style="list-style-type: none"> ◦ <i>The applicant has separately contacted the Department of Community Development for additional security such as a front gate and fence.</i> <p>This portion of the John S. Park Neighborhood meeting was concluded by 7:00 PM with the overall meeting concluded by 7:30 PM.</p>

Field Check	
07/19/23	A routine field check was conducted of the subject site; staff found an existing hotel residence with nothing additional noted of concern.

Details of Application Request	
Site Area	
Net Acres	1.40

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Hotel Residence	C (Commercial)	C-2 (General Commercial)
North	Mini-Storage Facility		
	Vacant		
South	Undeveloped		
East	Auto Repair Garage, Minor		
	Sexually Oriented Business		
West	Wedding Chapel		C-1 (Limited Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	N*
Vision 2045 Downtown Las Vegas Master Plan	N**
Appendix F Interim Downtown Las Vegas Development Standards	Y
Downtown Design Review Committee Area	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	N**
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	Y
Project of Significant Impact	Y
Project of Regional Significance	Y

**The City of Las Vegas 2050 Master Plan supports the efforts taken by the Corridor of Hope and Courtyard Homeless Resource Center in centralizing homeless resources and services within proximity of each other in an overall effort for finding employment and housing.*

***As indicated by the Vision 2045 Downtown Las Vegas Master Plan, an approval of a Rescue Mission or Shelter for the Homeless in the Gateway District would discourage redevelopment in Downtown Las Vegas, while encouraging the repurposing of blighted properties into additional homeless shelters.*

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DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Residence	122 Rooms	1 per Guest Room	122				
TOTAL SPACES REQUIRED (weighted requirement, see below)			122		83		
Regular and Handicap Spaces Required			117	5	80	3	Y
Downtown Form-Based Code Parking Standards - Title 19.09.100.G							
Parking Standards High Load – Zone 3			Between 40% and 70%		49 to 86		Y

Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

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<i>City of Las Vegas 2050 Master Plan - Outcomes and Plan Evaluation</i>			
Chapter 3: Economy and Workforce			Fifty by 50 Objective
III B.	Homelessness	The total unsheltered homeless population is reduced by 50% by 2035, with functional-zero homelessness by 2050	Y
III B.	Homelessness	The percentage of total residents and household living below the poverty line decreases by 25% by 2030 and those extremely low-income households living at 30% of AMI decreases by 50% by 2030	Y
III B.	Homelessness	The number and percentage of families, women, youth, LGBTQ, and additional homeless subpopulations that are homeless or living below the poverty line decreases over time	
III B.	Homelessness	The total unit count of bridge, transitional, and rapid-rehousing unit types increases to meet or exceed demand	