



City of Las Vegas

Agenda Item No.: 54.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYANEE - DIR-35476 - DIRECTOR - BUSINESS - PUBLIC HEARING -
APPLICATION: WESTLEIGH NEIGHBORHOOD ASSOCIATION - OWNER: PEDRO
FLORES, ET AL - Request to designate the Westleigh Neighborhood as an Historic District on
the City of Las Vegas Historic Property Register, as approved by Historic Preservation
Commission (HPC-35007), generally bounded by a public alley approximately 160 feet south of
Charleston Boulevard on the north, Valley View Boulevard on the west, Oakley Boulevard on the
south and Cashman Drive on the east, (APNs Multiple), R-1 (Single Family Residential) Zone,
Ward 1 (Tarkanian)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

176

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

80

City Council Meeting

0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Historic Preservation Commission (HPC-35007) Westleigh Application
4. Historic Preservation Commission Staff Report (HPC-35007)
5. Historic Preservation Commission Protest/Support Postcards
6. Westleigh Neighborhood Historic Resource Survey Text
7. Westleigh Neighborhood Historic Resource Survey Images
8. Protest Postcards/Westleigh Neighborhood Activity Calendar/Petition/Letters and Support Postcards

Motion made by VICKI QUINN to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL,
STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-GLENN
TROWBRIDGE); (Excused-None)

NOTE: CHAIR TROWBRIDGE explained that he had personally attended a number of
meetings, outside of the normal Planning Commission venue, that was sponsored by the City and

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residents of the area in order to understand the concerns of the residents of Westleigh Neighborhood. Having attended those meetings and in an abundance of caution, he would abstain from voting on this matter.

Minutes:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DEPUTY CITY ATTORNEY JAMES LEWIS clarified that there were a number of individuals who alleged that the Chairman had pre-determined his stand on this matter. DEPUTY CITY ATTORNEY LEWIS emphasized that pre-determination is not a violation of State Law or Nevada Revised Statutes and is completely within the Chairmans discretion to decide whether to abstain on this matter.

COURTNEY MOONEY, Planning and Development, surmised that over a period of several months, there were a number of meetings held regarding the designation of the Westleigh Neighborhood as a Historic District. At those meetings, detailed information, the designation process and timelines were provided to the residents. As a result, a consultant was hired to prepare a historic survey inventory using Centennial Commission funds and subsequently a determination of eligibility was forwarded to the local Historical Property Register.

MS. MOONEY noted that on July 2009, the nomination was approved, whereby a public hearing was scheduled at the Planning Commission. At that meeting, the application was held in abeyance with the Commissions recommendation that an additional meeting be held to address unresolved issues.

A number of residents appeared in protest against the Historical Designation of Wesleigh Neighborhood. Many have lived in this community over 20 years and attended all of the meetings held. There was comment about property owners who did not reside in the neighborhood, but were out-of-state owners and further discussion on government intervention restricting property owners from making improvements to their homes. There was a strong expression of pride among the residents, many of whom acknowledged that although many of the homes are small in square footage, many of the lots are large and the character and distinct architectural designs of the homes speak to the historic nature of the neighborhood. Residents balked at the idea that the NHPA would make the final decisions on types of remodeling. Neighbors came out in force to ask the Commission to deny the request as they expressed their desires to maintain the integrity of the Wesleigh Community. Another property owner remarked that the neighborhood is unique, its secure, but addressing the historical designation, stated that there has been so much negativity that it has divided the community. Lastly, speaking on behalf of those who spoke in opposition, one neighbor appealed to the Commission to listen to the objections from the residents who were in attendance and to consider the number of people who were unable to attend but noted their opposition by signing a protest petition.

Residents favoring the Historic Designation spoke of increased market value to each of the properties. One resident expressed that many of those in opposition did not take the time to

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attend the many meetings that were held to provide information and answer questions. Speaking in support of the designation, one neighbor stated that Las Vegas must preserve its history and to ensure protection for the neighborhood along with maintaining its serenity, urged the Commission to approve the Historical Designation of the Wesley Neighborhood.

COMMISSIONER ELLSWORTH commended the residents for taking the time to express themselves and for actively participating in this long-drawn process. He stated that he likes the intent of historic districts as it preserves the history, culture and uniqueness of neighborhoods and further remarked that a lot of time and energy has been spent on this effort. Conveying his observation that this neighborhood does not significantly qualify as a historical district, hearing the verbal opposition and feeling the overwhelming opposition, he stated that he would not be able to support the approval of the Historical Designation.

COMMISSIONER FLANGAS spoke in agreement with COMMISSIONER ELLSWORTH'S perception that this area does not qualify as a historical district. He remarked that the emotion and closeness of this community was so evident and hearing the neighbors express their opposition, he did not feel it would be appropriate to go against those wishes and stated he would not support the request.

COMMISSIONER EVANS expressed amazement at the misinformation and the feeling that rights would be taken away. Despite those feelings, he understood and respected the wishes of those who opposed the historical designation.

COMMISSIONER GOYNES stated that initially he believed this effort was a good idea; however, after attending several meetings and hearing the residents express their opposition and voice their concerns, he stated that he too would not be able to support this request.

VICE CHAIRMAN TRUESDELL expressed his appreciation to everyone and commended those who first appeared in support, believing in the preservation of the elements of the City.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.