

City of Las Vegas

**DOWNTOWN DESIGN REVIEW COMMITTEE
CITY HALL, 495 S. MAIN STREET
CITY CLERKS 2ND FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov**

MINUTES

May 19, 2015

12:15 P.M.

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM LUANN D. HOLMES, ACTING CITY CLERK, AT THE CITY CLERKS OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

1. [CALL TO ORDER](#)

Minutes:

CHAIR TRUESDELL called the meeting to order at 12:17 p.m.

PRESENT: CHAIR TRUESDELL and MEMBERS ABRAMO, NOLAN, BRATCHER, SCHLOTTMAN, DYLAG and CORNOYER

ALSO PRESENT: STEVE SWANTON, Senior Planner, JAMES LEWIS, Deputy City Attorney and JACQUIE MILLER, Deputy City Clerk

2. [ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW](#)

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive.

3. [PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED](#)

Minutes:

None.

4. [For possible action to approve the Final Minutes by reference of the Regular Meetings of November 18, 2014 and April 21, 2015](#)

Motion made by MIKE NOLAN to Approve the Final Minutes by reference of the Regular Meeting of November 18, 2014

Passed For: 3; Against: 0; Abstain: 4; Did Not Vote: 0; Excused: 0

MIKE NOLAN, RIC TRUESDELL, DAVID BRATCHER; Against-(None); Abstain-TRINITY HAVEN SCHLOTTMAN, QUENTIN ABRAMO, PAMELA DYLAG, DAVE CORNOYER; Did Not Vote-(None); Excused-(None)

Motion made by MIKE NOLAN to Approve the Final Minutes by reference of the Regular Meeting of April 21, 2015

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Passed For: 3; Against: 0; Abstain: 4; Did Not Vote: 0; Excused: 0

TRINITY HAVEN SCHLOTTMAN, MIKE NOLAN, DAVID BRATCHER; Against-(None); Abstain-RIC TRUESDELL, QUENTIN ABRAMO, PAMELA DYLAG, DAVE CORNOYER; Did Not Vote-(None); Excused-(None)

NOTE: Members Schlottman and Abramo abstained from voting to approve the final minutes of the November 18, 2014 meeting as they did not attend that meeting. Chair Truesdell and Member Abramo abstained from voting to approve the final minutes of the April 21, 2015 meeting as they did not attend that meeting. Members Dylag and Cornoyer abstained from voting to approve the final minutes of the November 18, 2014 and April 21, 2015 meetings as they had not yet been appointed to the Committee.

Minutes:

MEMBER NOLAN pointed out that some of the members who attended the November 18, 2014 meeting were no longer on the Committee. DEPUTY CITY ATTORNEY JAMES LEWIS suggested that separate motions be made to approve the meeting minutes as some of the members did not attend both meetings. He stated that the members who were in attendance at the aforementioned meetings and were not abstaining or new to the Committee could vote. In addition, he asked that all abstentions be included for the record, as three votes were sufficient in approving the subject minutes.

5. [ARC-59088 - \(DDRC\) - PUBLIC HEARING - APPLICANT: SERENITY WELLNESS CENTER, LLC - OWNER: 1800 INDUSTRIAL, LLC - For possible action on a request for a Major Amendment of an approved Building and Sign Elevation Review \(SUP-55300\) FOR AN APPROVED 4,969 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 1800 Industrial Road, Suites #160 and #180 \(APN 162-04-704-003\), M \(Industrial\) Zone, Ward 3 \(Coffin\) \[PRJ-58979\]](#)

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

TRINITY HAVEN SCHLOTTMAN, MIKE NOLAN, RIC TRUESDELL, QUENTIN ABRAMO, DAVID BRATCHER, PAMELA DYLAG, DAVE CORNOYER; Against-(None); Abstain-(None); Did Not Vote-(None); Excused-(None)

NOTE: Prior to hearing this Item, CHAIR TRUESDELL disclosed that he owns an interest in property where one or more dispensaries are located and he would abstain from voting on Item 7. DEPUTY CITY ATTORNEY JAMES LEWIS advised CHAIR TRUESDELL that he could vote on the other items because the fact that he owns property where a dispensary is located does not impact him any differently than other property owners in the area. MEMBER SCHLOTTMAN disclosed that he signed off on drawings for one of the establishments but is currently not under contract, and he is not pursuing anything in the city; he does have contracts outside of the city. DEPUTY CITY ATTORNEY LEWIS confirmed with MEMBER SCHLOTTMAN that he does not have contracts with any of the applicants appearing today either in the city or outside of the city, and advised him that he could vote on the items.

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Senior Planner, reported that the Downtown Design Review Committee reviewed and approved the elevations and signage for this item in August 2014. Since that time, there have been changes to the elevations and signage which prompted another review. The main entry was moved from the east elevation to the south elevation, and two of the roll-up doors on that facade would be converted to a glass storefront which would identify the business. The sign would be moved from the building wall on the east elevation to a metal sign tower which is attached to the east building facade facing Industrial Road, and the sign would decrease from 30 to 19 square feet and fit onto the sign tower. The proposed sign change meets all Title 19 requirements and is appropriate for the area. The changes to the south elevation soften the visual appearance from an industrial facade to a commercial storefront which is compatible with the existing development and the surrounding industrial properties. Staff recommended approval subject to conditions.

BEN SILLITOE, Serenity Wellness Center, stated that when the floor plan design was originally submitted the entrance and exit were located on opposite sides of the building. Out of concern for public safety the floor plan was redesigned to place the entrance and exit next to each other so patients would not have to walk through a driveway to get to/from the

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parking lot. This will also provide for better control of security, patient flow and improve the overall safety of the patients. He also stated that they had been advised to change the name of the business as there was a chiropractor office in Henderson called Serenity Wellness. A design and marketing firm helped them come up with the name Cannabis Oasis; however, after discussion with COUNCILMAN COFFIN, they changed the name to Emerald Oasis. MR. SILLITOE distributed and submitted for the record the revised sign elevation.

In response to CHAIR TRUESDELL'S inquiry, MR. SWANTON explained that normally copy can be changed on a sign, but because this is a medical marijuana establishment, staff wanted this Committee to have the opportunity to review the changes. He pointed out that the items covered by the code are the height, area and illumination of the sign.

MR. SILLITOE confirmed for MEMBER NOLAN that the building is on the west side of Industrial Road, and the column is on the south side of the building facing Industrial Road.

CHAIR TRUESDELL liked the sign towers against the building. MR. SWANTON clarified for CHAIR TRUESDELL that the sign tower is essentially part of the building, and the code allows for signs to be affixed to anything that is attached.

CHAIR TRUESDELL asked when the business would be open, and MR. SILLITOE replied that based on their timeframe for construction, they should open in October 2015.

CHAIR TRUESDELL declared the Public Hearing closed.

6. [ARC-59090 - \(DDRC\) - PUBLIC HEARING - APPLICANT: NEVADA WELLNESS CENTER, LLC - OWNER: SHOSHONE CATTLE LAND & DEVELOPMENT COMPANY - For possible action on a request for a Major Amendment of an approved Building and Sign Elevation Review \(SUP-55180\) FOR PROPOSED SIGNAGE AT AN APPROVED 6,858 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 3200 South Valley View Boulevard \(APN 162-08-410-018\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\) \[PRJ-59065\]](#)

Motion made by DAVID BRATCHER to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

TRINITY HAVEN SCHLOTTMAN, MIKE NOLAN, RIC TRUESDELL, QUENTIN ABRAMO, DAVID BRATCHER, PAMELA DYLAG, DAVE CORNOYER; Against-(None); Abstain-(None); Did Not Vote-(None); Excused-(None)

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Senior Planner, reported that the building and signage elevation review was previously approved by the Downtown Design Review Committee, but the Committee found that the signage did not meet the height requirement. The two signs are identical and have been redesigned to meet the two-foot height restriction and the 30 square-foot maximum area restriction with no changes to the exterior elevations. The signs meet the criteria set by Title 19, are appropriate for the area and staff recommended approval with conditions.

SCOTT McINTOSH, Hartlauer Sign Company, appeared representing the applicant and confirmed that the applicant was in agreement with the conditions.

In response to MEMBER SCHLOTTMAN'S inquiry regarding the background the text was placed on, MR. SWANTON explained that the letters themselves constitute the square footage of the sign, not the background behind it. He added that if the letters were on a cabinet, there would be an issue with the area of the sign.

MEMBER BRATCHER believed that there was not a permit for the "Coming Soon" banner on the side of the building noting that one of staff's conditions was that all signs must have permits. He wanted to make it very clear that this site was also subject to SUP-55180 (Special Use Permit), which had a specific condition that required the freestanding ground sign and supporting structure be removed. MR. McINTOSH stated that he could not speak to that as he was only contracted to do the building letters.

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DEPUTY CITY ATTORNEY JAMES LEWIS suggested that MR. McINTOSH relay the information to the owner, but he was not sure that the condition had the appropriate nexus with the application before the Committee. CHAIR TRUESDELL stated that the condition was one of the original conditions of the SUP. MEMBER BRATCHER said that restating the conditions of the SUP would make it clear to the applicant and the people who issue the permit that the sign needs to be removed. MEMBER SCHLOTTMAN recalled that when this was originally approved during the special Downtown Design Review Committee meeting, a condition was added that the freestanding sign had to be removed.

CHAIR TRUESDELL declared the Public Hearing closed.

See Item 8 for related discussion.

7. [ARC-59093 - \(DDRC\) - PUBLIC HEARING - APPLICANT: PARADISE WELLNESS CENTER, LLC - OWNER: CHETAK DEVELOPMENT CORPORATION - For possible action on a request for a Major Amendment of an approved Building and Sign Elevation Review \(SUP-55275\) FOR ELEVATION AND SIGNAGE CHANGES ONLY IN ASSOCIATION WITH AN APPROVED 3,680 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 2242, 2244 and 2246 Paradise Road \(APNs 162-03-411-009, 010 and 011\), C-2 \(General Commercial\) Zone, Ward 3 \(Coffin\)](#)

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions, deleting Condition 3 and amending Condition 2 as follows:

2. Conformance to the sign elevations and documentation as submitted and date stamped 04/27/15 and 05/14/15 in conjunction with this request, except as modified herein.

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

TRINITY HAVEN SCHLOTTMAN, MIKE NOLAN, QUENTIN ABRAMO, DAVID BRATCHER, PAMELA DYLAG, DAVE CORNOYER; Against-(None); Abstain-RIC TRUESDELL; Did Not Vote-(None); Excused-(None)

NOTE: CHAIR TRUESDELL read the item and then disclosed his abstention because he owns an interest in the property.

Minutes:

ACTING CHAIR NOLAN declared the Public Hearing open.

STEVE SWANTON, Senior Planner, reported that the Downtown Design Review Committee originally reviewed and approved the elevations and signage in August 2014. Changes to the elevations and signage have prompted another review of this item. Elevation changes are due to a proposed expansion of the in-line multi-tenant building to the south. The existing Subway restaurant would partially move into the expanded area and the approved dispensary would move some of its floor space north of its current location. The east and south facades for the dispensary would be revised to display a colored porcelain panel storefront with a taller parapet at the corner of the building and an attached awning. Wall signage would change from single-font channel letters spelling "Las Vegas Releaf" with a green cross logo to "Releaf Las Vegas" in various colors and sizes, and it would be internally illuminated with a modified cross logo. Revised conditions and elevations were distributed and submitted for the record. They meet Title 19.12 requirements, are consistent with traditional style of pharmacies and medical offices and are compatible with other signage within the shopping center. Staff recommended approval subject to conditions.

MIKE HAYFORD and AL FASANO appeared representing the applicant. MR. HAYFORD stated that during the application process, they wanted to improve the exterior of the location but had issues with Subway not wanting to vacate the space. They have since worked it out, are getting ready to finish the space and want to improve the exterior.

ACTING CHAIR NOLAN asked if they had already received the information for the changes on this item, and MR. SWANTON explained that the sign elevation is the same as on the renderings staff already has, and this handout provides a close-up view. He added that the signs have changed since the original approval, and MR. FASANO stated that the changes were submitted on April 20, 2015.

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MEMBER CORNOYER noted that the site plan showed a 13 percent increase of square footage and wondered if the applicant had submitted an amendment to the original SUP (Special Use Permit) and if there were any issues with the Committee voting on this. MR. SWANTON explained that the roll of the Committee was to look at exterior elevations and that a site review will be submitted for the changes, but staff had not received that information yet. At this time, the Committee will be reviewing the elevations as submitted, not the expansion of the floor area.

MEMBER SCHLOTTMAN commented that the sign looked professional.

ACTING CHAIR NOLAN declared the Public Hearing closed.

See Item 5 for related discussion.

8. [CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED](#)

Minutes:

Prior to hearing this item, CHAIR TRUESDELL commented that he felt there would be more subtle reviews coming before this Committee because the application packets were put together so quickly that nobody could have gotten everything right. He was aware of other applicants who were considering making some upgrades as well.

MEMBER CORNOYER pointed out that the Committee needs to elect a Vice Chair at the next Downtown Design Review Committee. CHAIR TRUESDELL asked the Members to give that some thought, and the item would be on the agenda at the next meeting.

CHAIR TRUESDELL welcomed new MEMBERS DYLAG and CORNOYER.

MEMBER BRATCHER stated that this Committee recently approved a panel for Walgreens on the Las Vegas Boulevard Scenic Byway, which is now being used for off-premise advertising. There are three displays that have been approved and installed on the Scenic Byway, and one is pending appeal to the City Council; two of the three that were approved show off-premise advertising which is prohibited. He sent an e-mail to the City Attorney asking if this Committee would be able to put a condition of a one-year review on the item when approving future LED displays, so they could make sure that people are staying in compliance. He requested that staff research and give a report at the next meeting what this Committee's options are.

DEPUTY CITY ATTORNEY JAMES LEWIS explained that this Committee has the authority to do what the code grants to the Committee. The Committee can approve items with conditions, but the implication with the conditions is that the application and the conditions have to be reasonably related. He added that there is a code enforcement team that takes care of compliance issues, but at the next meeting they could discuss whether or not this Committee has the authority to enforce a condition. He believed they would not have the authority because the prohibition against the off-site advertising is in Title 19 which Planning Department staff already enforces. A review to ensure that the sign look like what was approved by this Committee is more in line with the Committee's duties.

MEMBER BRATCHER stated that if they do not have the authority, he would like to pursue options of having the authority added. He reported that one property had not done any off-premise advertising but two of them had. He felt that if the City Council approved a waiver for the one being appealed, it might be direction for the Committee that those are fine, and when the audit of the Scenic Byway is done, there may be a risk of losing the Scenic Byway ranking.

CHAIR TRUESDELL stated that preservation of the Scenic Byway is critical, and there is a lot of marketable value and positive things about it. Staff should do all the enforcement they can regarding violations of the Scenic Byway. DEPUTY CITY ATTORNEY LEWIS stated that if there are violations of the planning code, they need to be pursued.

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COMMISSIONER SCHLOTTMAN referred to discussion under Item 6 about a condition that had previously been placed on the item regarding the removal of freestanding signs; what was being done at this meeting was not expunging action in the past. He pointed out that the condition was on a past review but not on this review, and wondered if this review would be overriding. DEPUTY CITY ATTORNEY LEWIS suggested adding this item to the agenda for the next meeting. CHAIR TRUESDELL believed that the Downtown Design Review Committee would not modify an SUP (Special Use Permit) action, and DEPUTY CITY ATTORNEY LEWIS confirmed that a City Council approved condition cannot be amended by this Committee. COMMISSIONER SCHLOTTMAN suggested that this would be an item to cover in a workshop that he requested for the Members.

In response to MEMBER BRATCHER'S inquiry, DEPUTY CITY ATTORNEY LEWIS stated that there should be an agenda item to discuss issues such as these and cited one that could be added that is used for the Historic Preservation Commission. CHAIR TRUESDELL added that Members could reach out to him, the Vice Chair or staff to put a discussion item on the next agenda.

See Item 6 for related discussion.

9. [ADJOURNMENT](#)

Minutes:

The meeting was adjourned at 12:53 p.m.

Respectfully submitted:

Jacquie Miller, Deputy City Clerk

Steve Swanton, Senior Planner

Facilities are provided throughout City Hall for the convenience of disabled persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerks office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive