

#1

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1 **NOT TO BE HEARD BEFORE 1:00 P.M. - SUP-59938 - ABEYANCE ITEM - SPECIAL**
2 **USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WESTCARE**
3 **FOUNDATION, INC. - For possible action on a request for a Special Use Permit FOR AN**
4 **87-BED CONVALESCENT CARE FACILITY/NURSING HOME at the southwest corner**
5 **of Duncan Drive and Bradley Road (APN 138-12-110-056), R-E (Residence Estates) Zone,**
6 **Ward 5 (Barlow) [PRJ-59888]. The Planning Commission (5-2 vote) and Staff recommend**
7 **APPROVAL.**

8

9 **NOT TO BE HEARD BEFORE 1:00 P.M. - SDR-59939 - ABEYANCE ITEM - SITE**
10 **DEVELOPMENT PLAN REVIEW RELATED TO SUP-59938 - PUBLIC HEARING -**
11 **APPLICANT/OWNER: WESTCARE FOUNDATION, INC. - For possible action on a**
12 **request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 87-**
13 **BED, 57,999 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME**
14 **on approximately 5.00 acres at the southwest corner of Duncan Drive and Bradley Road**
15 **(APNs 138-12-110-056 and a portion of 138-12-210-036), R-E (Residence Estates) Zone and**
16 **C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-59888]. The Planning Commission**
17 **(5-2 vote) and Staff recommend APPROVAL.**

18

19 **Appearance List:**

20 CAROLYN G. GOODMAN, Mayor
21 ATTORNEY JOHN MORAN, JR., Appeared on behalf of the Applicant
22 UNIDENTIFIED SPEAKER IN THE AUDIENCE
23 STEVEN D. ROSS, Councilman
24 RICHARD STEINBERG
25 UNIDENTIFIED SPEAKER IN THE AUDIENCE
26 ARNOLD STALK, 840 South Rancho Drive, Las Vegas, Nevada
27 BRYAN SCOTT, Assistant City Attorney
28 BOB COFFIN, Councilman
29 TOM PERRIGO, Director of Planning
30 LOUIS CSOKA, Barnett Csoka Law Firm
31 LEX ANDERSON, NARA Historian

CERTIFIED AS A TRUE COPY
Stacey Stanfield
Chief Deputy, CITY CLERK, CITY OF LAS VEGAS 161 Pages
12/9/2015

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

32 UNIDENTIFIED MALE SPEAKER
33 DR. LINDA YOUNG, Chairman, Clark County School District
34 JOHN STANTON, NARA Resident
35 JOHNNY RODRIGUEZ, Citizen
36 MARK EDGEL, Citizen
37 NED MILLS, Citizen
38 STAVROS ANTHONY, Councilman
39 HEATHER INGALL, Women and Children's Campus
40 BOB BEERS, Councilman
41 UNIDENTIFIED SPEAKER IN THE AUDIENCE
42 UNIDENTIFIED SPEAKER IN THE AUDIENCE
43 RICKI BARLOW, Councilman
44 CHUCK BENNION, Citizen
45 UNIDENTIFIED SPEAKER
46 PETER LOWENSTEIN, Planning
47 UNIDENTIFIED SPEAKER
48 UNIDENTIFIED SPEAKER
49
50 (3 hours) [3:39:19 – 6:39:36]
51 Typed by: Speechpad.com
52 Proofed by: Arlene Coleman

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

53 **MAYOR GOODMAN**

54 We're okay, 102, SUP-59938, on a request for a Special Use Permit for an 87-bed convalescent
55 care facility/nursing home at the southwest corner of Duncan Drive and Bradley Road, R-E
56 (Residence Estates) Zone, and Agenda Item 103, SDR-59939, on a request for a Site
57 Development Plan Review for a proposed single-story, 87-bed, 57,999 square foot convalescent
58 care facility/nursing home, on approximately five acres at the southwest corner of Duncan Drive
59 and Bradley Road, R-E (Residence Estates) Zone and C-2 (General Commercial).
60 These are abeyance items. The applicant/owner is WestCare Foundation. The Planning
61 Commission and Staff recommend approval on both items. These are in Ward 5 with
62 Councilman Barlow in public hearings, which I declare open.
63 Is the Applicant or representative present?

64

65 **JOHN MORAN, JR.**

66 Yes.

67

68 **MAYOR GOODMAN**

69 To whom do we address? Let's start on our, your – left, our right.

70

71 **JOHN MORAN, JR.**

72 Yes, Your Honor. If I could, for the record, Your Honor, I wanted to note for the record –

73

74 **MAYOR GOODMAN**

75 Your name?

76

77 **JOHN MORAN, JR.**

78 John Moran, Jr., representing the applicant. With me, Your Honor, is Mr. Richard Steinberg, and
79 I believe everybody on the Council known for many years as well as, on his right is Mr. Arnold
80 Stalk. And they will be assisting me, at the pleasure of you, Mayor, and the Council, in my
81 presentation that I'm prepared to make.

82

83

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

84 **MAYOR GOODMAN**

85 Okay. Please go ahead.

86

87 **JOHN MORAN, JR.**

88 Thank you, Mayor and Council. First of all, I'm a little under the weather today, but I'm, needless
89 to say, I'm going to go ahead and go forward with it.

90 I wanted to first say that it's an absolute honor and privilege to come down here and appear in
91 front of the Council and yourself, Mayor. I've been practicing law for 40 years, going back to the
92 days of Oran Gragson, and then after that Bill Briare and Ron Lurie, and you go on through, you
93 know, Jan Jones and Oscar, and yourself, Mayor.

94

95 **MAYOR GOODMAN**

96 You're much older.

97

98 **JOHN MORAN, JR.**

99 I've been doing it a long time. But today, after 40 years of law practice, I am not, as an attorney
100 retained representing the applicant. I am, in fact, representing the applicant because it's the right
101 thing to do. And I've been on the Board with the applicant for a long time. I wanted to
102 preliminarily, say a couple of preliminary comments before we got into the project.

103 I went back with Mr. Steinberg, when he chose a home for WestCare in our community, and that
104 was back in 1973. And he picked Las Vegas to set up shop, so to speak. With him at that time
105 was my father-in-law, Herb Feldman and Jean Tobman, Dick Thomas, a very prominent, and
106 still helps us today, labor leader with the Teamsters. Also Ruthie Deskin, that we all remember
107 from the Las Vegas Sun. And also somebody that probably not too many people know unless
108 you go way back and Louis Wiener.

109 And so that was the crew in those days, so to speak, that started with Dick Steinberg. In a home
110 in Las Vegas, Nevada, the WestCare roots grew and organized.

111 Dick will get into the history in a moment, but I wanted to also note at this point that throughout
112 these proceedings, I'm going to adhere very closely to the motto of WestCare, and their motto is
113 "Uplifting the Han Spirit." And that is what I do for myself and what WestCare does for
114 everybody who has come to them seeking help because there's not a single person on that dais, or

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

115 behind me, or in my family who hasn't had a family member, themselves, a family friend, an
116 acquaintance, an employee, who hasn't had a problem with sobriety. And that is what WestCare
117 deals with on a daily basis.

118 A couple of weeks ago, you may have received from me an invitation to go to the Southern
119 Nevada College, where I MC'd an event where we had 90 graduates from WestCare program, in
120 cap and gown, who were there to receive their pin and diploma for graduating from the substance
121 abuse programs that WestCare offers. And there was a tassel turning event that night at that
122 college over in North Las Vegas. It was absolutely incredible to see these young people with
123 their families and friends.

124 And that was all because Richard Steinberg had an idea back in '73 to take a group of community
125 leaders and put something together to help our youth, and adults, and young adults in our
126 neighborhood.

127 Now, having said that, I want at this point to turn around, and I'm going to ask some of the
128 women, so you can see the kind of people that come to our facilities for help. And you'll see that
129 these are women and children that look an awful lot like our own, and they're no different. But
130 these are the people that are at our facility. Ladies in the audience, please stand.

131 These are some of our people that are at our facility at WestCare, that utilize the services of
132 WestCare, have sought help from WestCare, and while – WestCare has received them with open
133 arms. These are people that, because of our application, you may be seated, because of our
134 application today, our goal with this application is put a roof over these women and children's
135 head, so at night, when we go home to our houses and we look up, and there's a roof there, that
136 they'll be able to do the same thing in the sanctity and safety of a WestCare facility that we're
137 making application for, for 87 beds.

138 Now, that location that we're talking about is a lot –

139

140 **MAYOR GOODMAN**

141 I don't mean to interrupt you, but is it women only?

142

143 **JOHN MORAN, JR.**

144 – It's women and their children.

145

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

146 **MAYOR GOODMAN**

147 Women –

148

149 **JOHN MORAN, JR.**

150 And veteran women.

151

152 **MAYOR GOODMAN**

153 – a women only, veteran women –

154

155 **JOHN MORAN, JR.**

156 Correct.

157

158 **MAYOR GOODMAN**

159 – and their children.

160

161 **JOHN MORAN, JR.**

162 Right.

163

164 **MAYOR GOODMAN**

165 And I don't mean to interrupt, because I, I'm look –

166

167 **JOHN MORAN, JR.**

168 No.

169

170 **MAYOR GOODMAN**

171 – looking forward to hearing Rich speak.

172

173 **JOHN MORAN, JR.**

174 No, that's okay, Mayor. Anytime.

175

176 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

177 But, what age, is there an age limit beyond which a child is not permitted?

178

179 **JOHN MORAN, JR.**

180 In – our facility.

181

182 **JOHN MORAN, JR.**

183 And I'm glad you asked that – in our facility, there are women and children in our existing
184 facility, where we've been located, off of Rancho Drive, for 12 years in operation. Last year, I'm
185 proud to say that we had 21 new babies born in the facility.

186

187 **MAYOR GOODMAN**

188 Wow.

189

190 **JOHN MORAN, JR.**

191 And all those babies tested drug-free on birth –

192

193 **MAYOR GOODMAN**

194 Oh my gosh. Isn't wonderful?

195

196 **JOHN MORAN, JR.**

197 – which is incredible. People don't know what happens on that facility, where we've been for 12
198 years, but that's some of the really happy things, and some of those babies are here today that
199 were born in our facility. And I say "our" because I'm proud of that facility, but really it's
200 because of somebody had a great idea back in 90, 1973, and got a little help from the City of Las
201 Vegas, who's been a great partner with us during this period of time, to help us be able to help
202 people in our community with these issues.

203 Now, having said that, I'm at this time going turn the mic over preliminarily to Mr. Steinberg,
204 who is our founder, and I'm going to ask him to give a little history about WestCare.

205

206 **UNIDENTIFIED SPEAKER IN THE AUDIENCE**

207 – the age? What is the age?

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

208

209 **COUNCILMAN ROSS**

210 Order, please.

211

212 **MAYOR GOODMAN**

213 Excuse me, could everybody please, please be calm? Let's go ahead. We're going, did the
214 monitor go out or something? Okay. Okay. Could you, respond, how old that was, I think I heard
215 a question. How old could a child stay, up to majority years, or what?

216

217 **JOHN MORAN, JR.**

218 Mr. Steinberg will say that.

219

220 **MAYOR GOODMAN**

221 Okay. I mean, that's in your bylaws or whatever your orders are.

222

223 **JOHN MORAN, JR.**

224 Sure, of course.

225

226 **MAYOR GOODMAN**

227 Thank you.

228

229 **RICHARD STEINBERG**

230 Mayor, at that location, our, our principal program is for the women and women with children.
231 We also have a – small wing in there that's a runaway emergency services piece that we've been
232 doing for the County and the City, for many, many years, 20-some years now, that does take up
233 to – to 18 years old. But most of those kids are 15 and under at this point, coming through, but
234 the majority of the facility and the wing that, and the whole area that's being developed is not for
235 that. It's for the women and their children.

236

237 **MAYOR GOODMAN**

238 Okay. Thank you. I just, I had no idea.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

239

240 **JOHN MORAN, JR.**

241 No.

242

243 **MAYOR GOODMAN**

244 How long, and then if, in fact, they were at some other facility, so –

245

246 **JOHN MORAN, JR.**

247 I'm glad you asked that, Mayor, and, and we will cover that in our presentation. Again, the
248 maxim stay in the 87-bed facility that we're asking approval for the City to allow us to expand
249 our current operation in, you will hear in our presentation about that, that the maxim stay is 18
250 months. That 90 percent –

251

252 **MAYOR GOODMAN**

253 Oh.

254

255 **JOHN MORAN, JR.**

256 – of any children there are infants. So –

257

258 **MAYOR GOODMAN**

259 Okay.

260

261 **JOHN MORAN, JR.**

262 – having said that, I'll, I'll let you go ahead, if I may, Mayor.

263

264 **MAYOR GOODMAN**

265 Because those clarifications, I'm sure the Council is going to want to hear, but 18 months is what
266 is now for the stay.

267

268 **JOHN MORAN, JR.**

269 That's correct.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

270

271 **MAYOR GOODMAN**

272 Okay.

273

274 **JOHN MORAN, JR.**

275 And that's what it would be, Mayor.

276

277 **MAYOR GOODMAN**

278 Okay. Thank you.

279

280 **JOHN MORAN, JR.**

281 But, but go ahead, Dick.

282

283 **RICHARD STEINBERG**

284 Right.

285

286 **MAYOR GOODMAN**

287 Hi there, and would you please repeat your name, even though I can

288

289 **RICHARD STEINBERG**

290 Yes. Richard Steinberg. I'm the President and CEO of the WestCare Foundation. I always tell

291 everybody we are a nonprofit, more non than profit on any good day. We, our roots are here in

292 Las Vegas, started right here.

293 Our main campus in the early days was the old Las Vegas Hospital, on 8th and Ogden, long

294 gone, but, that's where we kind of got our roots and got off the ground.

295 We have grown substantially as an organization. Our growth is based pretty much on community

296 need. Normally city, county, state come back to us to say, "Would you look at this additional

297 project? Can you add this to what you're doing?"

298 So when I got involved with the organization a long time ago, we were very small. , today, we're

299 actually in 17 different states. We're also clear out in the Pacific, headquartered in Guam, doing

300 programs out there, and down in the Caribbean, headquartered in St. Croix doing programs, as

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

301 well. But our main offices and everything are right here in the Valley. That's always, always
302 been home for us.

303 We have been at this location, for the women and children's portion, for, for 12 years, we have 8
304 facilities in the state of Nevada, have 144 nationwide and internationally now. But, eight
305 facilities in the state, and three of those are in the city limits of, of Las Vegas. And, we've just
306 always felt like we've been a great partner.

307 We've never come up with, anything where we're trying to sell it to somebody else. It's always
308 been that we responded to the community in putting those programs together, and we've always
309 been a part of community systems, all the way along, putting those things together.

310 I don't know if it's a good thing or a bad thing, but as life went along, some of us even got
311 appointed to governor's committees to try to figure out how to unravel certain problems within
312 the state itself, moving forward. But, we've, we've really been very proud of what we've done.

313 John talked about the rich history of – a lot of Las Vegas in the old days stepping up to the plate
314 and making it happen. It wasn't very popular back then. I used to joke with my family that, I was
315 the, I'm going to get half of you mad and half of you okay with this, but, I was kind of the person
316 in the family that I was a Democrat, and my family always said, what am I doing in this kind of
317 work? You know, I'm educated. Why am I doing this?

318 And when Nancy Reagan said no to drugs, and they were all Republicans, they all liked what I
319 did all of a sudden, being the lone Democrat in the family.

320 But it's, it's changed, if you will, in where life's gone, and who we are today. We're a lot
321 different, we've changed with the times. We've changed with the latest information that comes
322 out on research, and we just really feel very good about what we're doing.

323 Any one moment now, WestCare has close to 12,000 people in our care today, and in, in
324 different residential programs and outpatient systems, throughout the, the nation. So we, we
325 really have come a long way. , we feel very blessed about what our work has always been with
326 City Council from, from Mayor Gragson way back when to, up to yourself, ma'am, and, and the
327 whole city.

328 I've got to know most of you over the years from time to time doing different pieces. Sometimes
329 we're working on projects together, to try to make it a better community for everybody. So, don't
330 know that I need to get any more at that point, but I'm willing to answer any questions as we go
331 along.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

332

333 **JOHN MORAN, JR.**

334 All right. Thank, thank you, Mr. Steinberg. Appreciate that.

335 at this point, Mayor and, and Council, I wanted to go through and, and begin with the project
336 itself, and I wanted to start, with, with the process that we went through. We've been a year and a
337 half into this process, and we've worked very, very hard to try to obtain the City's approval,
338 hopefully today, of this project.

339 We were fortunate enough, during this process, to bring on board with me Mr. Arnold Stalk. Mr.
340 Stalk, to let you know, you've, you've heard from Mr. Steinberg, and he is an expert in this area.
341 There's nobody better than him in the country, that knows more about, substance abuse and how
342 to create facilities to help our youth and young adults, especially women and children, which is
343 the focus of this project in the application that's before you.

344 President Bush, back in time, awarded Mr. Stalk, an award, which was the Daily Point of Life.
345 Mr. Stalk, who is really the creator of this project, has 42 years of common campus special needs
346 expertise. He has been 42 years in trying to figure out what is the best way to lay out a campus to
347 handle women and children and special needs type of a campus.

348 He is also, the founder of Veterans Village in Las Vegas, and he, like I said, came to me and Mr.
349 Steinberg over time and he says, "You know, I have a really in-, really interesting, nice, cool
350 type of a project."

351 We had a, an issue where after women completed our program in the existing facility, they didn't
352 have anywhere to go. They've gone through this, they've gotten their certificate, they've gotten
353 their pin, they, they, they've moved their tassel to the other side, and, and, and then they're
354 bounced into society with no job, no place to stay, no roof over their head or their child's,
355 children's head. And there was a tremendous possibility of a relapse there.

356 So Arnold came to me and Dick and said, "Why don't we try to build an after-care type of a
357 facility for housing the, during this transitional period of time, these women and children, that
358 lets them have a rest area where they can catch their breath, to get their feet on the ground, can
359 be with their child or their infant in a structured setting, a campus, open air, nice and wide, that
360 in fact will enhance their ability for recovery and also to become a productive member of our
361 society?"

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

362 So I said, "Well, what do you have, Arnold?" And he says, "Well, I'm going to show you." And
363 so he showed me, and I said, "Well, why don't we start putting together something that we think
364 might work, but let's have a neighborhood meeting before we do any filing." Because we
365 could've just gone down and just said, "Here's our application."
366 We didn't do that. We went out into the neighborhood, and we had a neighborhood meeting. And
367 some people at that neighborhood meeting were very, very helpful and favorable.
368 We also offered tours and open campus for people in the neighborhood to come over to the
369 facility and see. And, and some of the people with open minds came over to see that, and they
370 gave us positive comments, and things they would like to see us do differently, and things that
371 they'd like to see us change, and some of the issues of the neighborhood, and some of the things
372 they didn't want to see.
373 So Arnold took that and put together a plan, put together an application, worked with staff, and
374 then we took that, and we went to our, our, our Planning Commission meeting and did our
375 presentation, and we were lucky and fortunate to have the support of the City Planning
376 Commission approving us as recommended by City staff. So right there, it was, we felt, it felt
377 very, very good about it.
378 Now, this is the – aerial of the project, that, of, of the area. This red here, on here, says Women's,
379 WestCare Women and Children's Campus Existing Facility. This is the existing facility, and here
380 is Rancho Drive.
381 So one may ask, Mayor and Council, "Well, what is around that? What is around the spot where
382 you've been doing business with women and children for 12 years? What do you have there?"
383 Because, well, right next to us, this vacant piece now has a solar farm on that, and we were able
384 to use solar energy and get a grant from the federal government by use of our solar energy,
385 which we proposed down the road to do that.
386 So the actual project, the five acres that we're looking at, is this vacant piece right here, that is
387 bounded by Duncan, Bradley, and then along this common property line, and Rancho Road here.
388 A point of reference is this is the beautiful Department of Veterans facility here on the corner.
389 And like I said, you'll hear later in the presentation about our vets, and you will even hear from
390 one of our veterans, her mother who went through the program and, in fact, successfully
391 completed it.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

392 So we feel that we're in the right spot, where we've been for 12 years. And we decided that we'd
393 look around here. Well, we have the automotive repairs here. We have a vacant site. We have El
394 Jen, which is interesting, because El Jen is a transitional area, as well, a convalescent facility
395 that's approved and operating there.

396 You will hear from us, a lady, briefly, from El Jen, who's on their administrative staff, talking
397 about what kind of a neighbor we are at our facility. That is this.

398

399 **MAYOR GOODMAN**

400 They were your original landowners there, as I recall, back in the '60s and '70s.

401

402 **JOHN MORAN, JR.**

403 Yes, they were. That's correct, Mayor.

404

405 **MAYOR GOODMAN**

406 Do you own that property immediately adjacent already?

407

408 **JOHN MORAN, JR.**

409 Yes. We've had that property for a period of time going back to, to '05, I believe.

410

411 **RICHARD STEINBERG**

412 We, when we moved in, and when we moved in there 12 years ago, we bought all 10 acres at the
413 same time. It was all part of the package.

414

415 **MAYOR GOODMAN**

416 Okay. Thank you very much.

417

418 **JOHN MORAN, JR.**

419 And, Council and Mayor, what, what we have around here is we have Rancho. Everybody knows
420 where that is. We have commercial automotive repairs here. We have a vacant piece of property
421 here. We have El Jen, again, which is a convalescent use, existing use for some time here, that
422 goes back towards the neighborhood and abuts the neighborhood off of Bradley.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

423 And then we have here warehousing. All this whole thing is a huge warehousing complex, light
424 industrial. And across from us is multi-family residence. So there's density across from us, major
425 thoroughfare, commercial, existing convalescent use, and then we have warehousing here. So
426 we're practically insulated from everybody.

427 We have two homes here –

428

429 **UNIDENTIFIED SPEAKER IN THE AUDIENCE**

430 Not from homes.

431

432 **JOHN MORAN, JR.**

433 – that we have right here and here, that have their own walled community here. They have a six-
434 to eight-foot wall on their side. And if this project, and you'll hear from, Mr. Stalk in a moment,
435 this would be walled as well, and there'd be a crash gate here where no vehicular traffic would
436 come through here.

437 Now, having showed you where the location is, where we've been for 12 years, what we're
438 proposing here, and what is around us here, I want to turn this mic over to Mr. Stalk, and he will
439 show you our other renderings, which consist of an elevation, letters of support, of which we've
440 submitted at planning, of, of people that live and touch onto our property. And he'll also describe
441 his elevations, and why he chose to put this kind of a design in there, and how it will, in fact,
442 positively impact this transitional housing. The, the women and children that come from our
443 facility right here and need a place to stay for a timeout for 18 months to get their feet on the
444 ground.

445

446 **MAYOR GOODMAN**

447 Okay. Thank you.

448

449 **JOHN MORAN, JR.**

450 Arnold, would you come up?

451

452 **ARNOLD STALK**

453 Thank you – , John. Good afternoon, Mayor Goodman.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

454

455 **MAYOR GOODMAN**

456 Good afternoon.

457

458 **ARNOLD STALK**

459 And City Council members. Arnold Stalk, 840 South Rancho Drive, Las Vegas, Nevada.

460 Honored to be here. Thank you for your kind words, and thank you, Dick Steinberg.

461 I want to thank all the, the moms and babies that are here today. They're very representative of,
462 who WestCare is. And I invite anybody who hasn't been to this facility to please come and see it,
463 because seeing it is everything.

464 It's been a – good process, a long process, and I'm, I'm delighted to be here today.

465 Transitional housing is a tried-and-true, effective method to allow, in this case, for women and
466 children to grow in many ways, become strong, and move into permanent housing. For over 40
467 years, as you've heard today, WestCare's philosophy is to empower everyone who comes into
468 contact with us to engage in a process of healing, growth, and change that will benefit them, their
469 families, their coworkers, and the community.

470 The site, as John, Mr. Moran has said, consists of, a North Rancho here. This is where our
471 existing campus is. It's approximately a 30,000 square foot, facility. There will be no case work
472 whatsoever done on the new, site where the – village housing is. Everything is already here, and
473 that's one of the beauties of this.

474 So many times, in so many facilities, and I can mention them to you, one, like the Shade Tree.

475 Where do people go after The Shade Tree? Where do people go after Safe Nest? Where do they
476 go?

477 And so we have all of those supportive services on-site here. Licensed clinical social workers,
478 medical, mental health, all sorts of outreach into the community, all sorts of programs with Clark
479 County School District. We have relationships with universities, with hospitals, with, Metro.

480 And so, and also other nonprofit organizations. Help of Southern Nevada, with us, my other
481 organization, Veterans Village. We all communicate with each other. We take it on a case by
482 case basis of, of how you help someone go from where they're at in life to becoming strong and
483 independent.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

484 So one of the first things I wanted to say about this is a – village has a connotation of many
485 things. This is truly a village. None of the units that you're going to see, or you see in the site
486 plan, are, are anything, higher than one story. There's no hallways. There's no, hidden areas. All
487 of the units look onto courtyards. They look onto, patios. They look onto community gardens.
488 They look onto play areas.

489 And so there are six community gardens in this, in this plan. There's four children play areas.
490 The red areas that you see are all areas — I'll get to security in a minute — where security
491 cameras will be 24/7/365. As Mr. Moran has said, we recently built a new state-of-the-art solar
492 energy farm.

493 In the Main Street concept, which is what this is, connects to the existing 30,000 square foot
494 facility, where I had just talked about the case work. It's a street. It's a pedestrian street that goes
495 all the way through the development.

496 On Duncan, which is where, the facility, the existing facilities is right next door. There's one
497 entrance, one ingress and egress only. There's no other way in or out for, for a vehicle to come
498 into. There's, as you come into the facility, there's guest

499

500 **MAYOR GOODMAN**

501 Excuse me one sec.

502

503 **ARNOLD STALK**

504 I'm sorry.

505

506 **MAYOR GOODMAN**

507 If you could hold on just one second.

508

509 **ARNOLD STALK**

510 Sure.

511

512 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

513 I want to make sure that, , Councilman heard that. There's only one and he may know, because
514 you have been talking with him, obviously. But I just that, to me, is very important in the
515 dialogue here. Okay.

516

517 **ARNOLD STALK**

518 Sure.

519

520 **MAYOR GOODMAN**

521 Is that vehicular? Are you talking about one vehicular –

522

523 **ARNOLD STALK**

524 Yes. Yes, ma'am.

525

526 **MAYOR GOODMAN**

527 – or pedestrian, or both?

528

529 **ARNOLD STALK**

530 One vehicular and pedestrian way in and out of the facility.

531

532 **MAYOR GOODMAN**

533 Okay.

534

535 **JOHN MORAN, JR.**

536 And the reason we did that, Mayor, is because this Main Street campus that you see here, this

537 Main Street, we don't want children and, and women that are staying there competing with

538 vehicles. Most of the women don't have their own vehicles to begin with.

539

540 **MAYOR GOODMAN**

541 Right.

542

543

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

544 **JOHN MORAN, JR.**

545 And that's why we're, we're providing this. But we, we don't want to see these, any vehicles
546 come down into this area. And that's why this is not an exit. This is an emergency cross, crash
547 gate only that is not ingress or egress whatsoever, unless in an emergency situation. And that's at
548 the closest part of where, the two houses that I mentioned before begin across the street.
549 So there's not going to be any added traffic that's coming out of this at all, because we don't want
550 vehicles in this area.

551

552 **MAYOR GOODMAN**

553 Okay. Thank you. Please go on.

554

555 **ARNOLD STALK**

556 And one of the, the other issues is how we got to this design. How did we get to this design here
557 today?

558 We've had numerous meetings, one-on-ones, meetings with neighbors, meetings with
559 businesspeople. We went door-to-door with every use that touches the property. We have letters
560 of, support that we've submitted into the record at the Planning Commission meeting. We have
561 support from, Metro Police, which I'm sure Mr. Moran will get into.

562 And so when, when we put together a development — and I've managed these for many, many
563 years — we listen. We listen to what the input is. And so, as you look at the development as it
564 moves, there's a 30 foot, the — technical front yard of the, of the property is 50-foot setback from
565 Bradley. This is a crash gate. There's no entrance or exit on, on Bradley.

566 On Duncan, there's a 35-foot setback from the property line. There's a 25-foot side yard all the
567 way around this meandering sidewalk, which, in that area, there's, there's the development that is
568 this office/industrial park. And this is that meandering sidewalk I'm talking about. It's 25-foot
569 setback. It's a park-like, landscape and concrete flatwork, and we're taking it all the way around.
570 So —

571

572 **JOHN MORAN, JR.**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

573 And that was input from some of the neighbors. They said, "Well, what about that walkway that
574 we currently have along the warehousing that's landscaped and buffered and tree-lined? It creates
575 a walkway and a – green belt area."

576 We said, "We are." Based on their request, we're going go ahead and extend it all the way around
577 on the outside of a decorative wall that will be totally walled in.

578

579 **MAYOR GOODMAN**

580 Question. Knowing that you obviously, there are going to be a lot of children, which is why
581 you've talked about the vehicular, and always around little people, some of them go off and
582 meander.

583 Don't know if it's part of the discussion, but, is there, around the area, and specifically thinking of
584 the safety of the children, is there a low wall, a wall around, except where the vehicular, you
585 have that pathway, so the children who are outside playing in all these little yards that you have
586 that look so nice, that they won't go off?

587 And I don't want to add more problems to thoughts of what you've got planned. But is there,
588 around the residential area, a safety net for the little people?

589

590 **JOHN MORAN, JR.**

591 There, there is a 6-foot wall that is all the way around here, other than the crash gate here that is
592 with the wall itself, but it's different a --

593

594 **MAYOR GOODMAN**

595 Can you point to where that wall goes?

596

597 **JOHN MORAN, JR.**

598 Sure. Go ahead, Arnold. Show them where it is.

599

600 **MAYOR GOODMAN**

601 Or is that what I'm seeing?

602

603 **ARNOLD STALK**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

604 Sure. It goes all the way around the property, ma'am.

605

606 **JOHN MORAN, JR.**

607 There's nowhere that any little person can get off property, and there's no point where anybody
608 off property, most importantly, can get on property.

609

610 **MAYOR GOODMAN**

611 Excellent.

612

613 **JOHN MORAN, JR.**

614 And –

615

616 **ARNOLD STALK**

617 And, sorry.

618

619 **JOHN MORAN, JR.**

620 – we also have the cameras. Sorry, Arnold. We also have the cameras, 24/7 surveillance as well,
621 on the inside of our walls. And lighting is situated so that no lighting escapes into these two
622 homes back in here, as well as the warehousing area, as well as El Jen or any of these. This is a
623 total walled-in campus facility.

624

625 **MAYOR GOODMAN**

626 Okay. I was just really concerned –

627

628 **JOHN MORAN, JR.**

629 No.

630

631 **MAYOR GOODMAN**

632 – about those little people running off. They don't know. They're out playing, having a good
633 time, and all of a sudden one of your little babies is off, three-year-old, run, gone off. So you're
634 walled in all the way around. Okay.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

635

636 **JOHN MORAN, JR.**

637 And I wanted to make one point. Arnold, I know, is going to get to this, perhaps. But I want to,
638 we – mentioned the green area and the open area and the openness, because we feel that that's
639 good rehabilitative stuff.

640

641 **MAYOR GOODMAN**

642 Sure.

643

644 **JOHN MORAN, JR.**

645 My wife and the people at WestCare on our existing 12-year existing facility tried an experiment
646 a year or so ago, and that was to put a garden there, where the women and the children could
647 actually go out and raise their own vegetables. That was very therapeutic, and it was a very, very
648 good thing, for that campus.

649 As Arnold mentioned briefly, we have six of those kind of gardens inside the walled, totally
650 walled facility, where these children and women can go there, as well as four areas where they
651 can go with their infant children, as well, two of the six.

652 So it's pretty well spread out, which is what we wanted. A lot of sunlight, a lot of trees and
653 landscaping, and a lot of areas where they can simply go with their child or children and rest, and
654 do gardening if they wish to do that.

655

656 **MAYOR GOODMAN**

657 Okay. Thank you.

658

659 **JOHN MORAN, JR.**

660 But having said that, go ahead, Arnold.

661

662 **MAYOR GOODMAN**

663 Thank you.

664

665 **ARNOLD STALK**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

666 Okay, want to talk a little bit about security and property management. So property management
667 and security protocol plan is being implemented at WestCare women and children's campus,
668 24/7/365 security policies and procedures that involves WestCare staff and WestCare residents
669 council. The residents interact with the staff, as they do now in terms of the internal operations.
670 Management and security training protocols and also on-site WestCare camera surveillance. I
671 have placed, and we worked very carefully with security to where we're going to place cameras
672 at strategic places. And they'll be on all courtyards. They'll be all internally only. They'll not be
673 anywhere on the street. But, WestCare secured, we will have a new camera system, which
674 includes outdoor cameras providing coverage for all building exits, adjacent property areas,
675 basketball courts, solar field.

676 The, and this is a very important issue, because this is something that came up a lot when we met
677 with, with the neighbors and, and met with other businesspeople. And so we, we spent a lot of
678 time on this. The cameras are both day and night cameras, motion activated for recording any
679 activity, as well as sending alarms and real-time pictures to staff's cell phones. This will provide
680 sufficient coverage of the campus and allow staff to better monitor any activity going on inside
681 or outside the building may, that they may be unaware of.

682

683 **JOHN MORAN, JR.**

684 Card key access.

685

686 **ARNOLD STALK**

687 We've also – added a full-time Director of Safety and Security position to the overall staffing
688 plan.

689 Now, also the ingress and egress on Duncan will have a card key access to it. You cannot get on
690 the property unless you're coded and you have a card key access.

691 I'm going talk about a curfew. A curfew is in place at 9 p.m., weekends from 11 a.m. to 3 p.m.
692 only for visitors. And so, we're in the process of establishing a neighborhood watch.

693 The average length of stay in transitional housing for this will be 18 months. A case management
694 plan will develop individualized case plans for all women, families, and children. An integrated
695 array of services will be provided for women and children and their families through the project
696 partners and a variety of community agencies, both inside and outside of WestCare.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

697 A resident council is being developed. It actually already is in place, but it will be developed for
698 this new project, if approved, we'll have seven board members. They'll have a president and a –
699 presiding council.

700 I want to conclude with –

701

702 **JOHN MORAN, JR.**

703 (Inaudible)

704

705 **ARNOLD STALK**

706 – I'm sorry.

707

708 **JOHN MORAN, JR.**

709 (Inaudible) But you go ahead.

710

711 **ARNOLD STALK**

712 Okay. I want to talk about smoking and loitering on the site. There is a designated area within the
713 campus of WestCare, which does, for smoking. There's no smoking allowed in the facility, and
714 no smoking allowed off-campus.

715 I want to talk a little bit, did you want to talk about (inaudible)?

716

717 **JOHN MORAN, JR.**

718 Well, no, go ahead.

719

720 **ARNOLD STALK**

721 I want to talk a little bit about community involvement and how we've got here since I've been
722 on board and, and for sure before I got there.

723 The Crossing Church has had major makeovers. We've comp, almost completely redone the
724 existing facility with a grant from the Home Depot Foundation, the Celebration of Service, The
725 Crossing Church, Calvary Chapel Nursery, UPS Foundation, MGM, International, and other
726 churches we associate with that come onto the campus regularly and assist with a variety of
727 things, City Wide Mission, New Revelations Baptist Church, Canyon Ridge Church, Terra Nova

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

728 Ministries, St. Joseph, Husband of Mary, Inner Christians Academy, and Volunteer Spiritual
729 Care Services.
730 we are also really proud to be the recipient of the Nevada Women's Philanthropy Grant, which
731 enabled us to completely redo and, and put a new roof on, put all new windows and doors, and
732 we're now in the process of using that's, that grant to put all new flooring inside the facility.
733 We probably had about, on a very conservative estimate, I've lost track, over 2,500 volunteers
734 that have come onto this campus, because the people that were able to actually get to the campus,
735 and there has been a lot of people that, quite a few people that have not come, despite our
736 invitation. They say, "Where can I sign up? How can I get involved? This is a place I want to be
737 involved with."
738 This is what community's about. It's not about fighting it. It's about making it a great place for
739 women and their babies, like we have here, so they have a fighting chance.

740

741 **JOHN MORAN, JR.**

742 I just wanted to add on that, for the Women in Philanthropy who gave that \$350,000 grant, that
743 was a highly competitive bid process where they considered numerous other organizations for
744 that, and it went in front of their board. And the presentation and the people that we sent there,
745 which I'm a little partial, since it was my wife and Timbuck Rivera who were involved in that,
746 but they actually were able to get that grant and beat out all the competition, which went a long
747 ways, together with our solar farm grant and some of the things that Arnold has done with the
748 volunteers and things for that. So it was pretty exciting, the outpouring.
749 I wanted to say one other thing on windows, because I know, Councilman Barlow has been very
750 involved in this, as well as the other councilmen, in terms of us discussing, aspects of this. And
751 every once in a while, we would get a message, from Councilman Barlow's office that asked us
752 about a certain issue, like, "What are you doing about security?" Or, there would be a question
753 about some of these things that would come to us, which were very good.
754 And, and when we would, in fact, look, there was one question that came to us, about windows,
755 and where do the, where do these single-story structures have windows. And there was, there
756 was discussions, with, with staff on that, and we pointed out that none of the windows, are above
757 the 6-foot block wall that completely encircles this proposed campus, and none of the windows
758 look out into, the surrounding areas, be it the warehousing or El Jen or anywhere else.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

759 If you're in one of these, these small, individual place, okay, and you're looking out a window,
760 you will be looking out onto a courtyard and that. And even if the window was on the other side
761 near the wall, you wouldn't see over the wall, because the wall is a 6-foot wall, and the inside
762 interior's only 10 feet.

763 So I wanted to point that out, and that's just another example of the different modifications that
764 we went and did because of the requests of people in the neighborhood that we had some good,
765 positive feedback, and we said, "That's a good idea." But we've changed this and have changed
766 different things in here to accommodate that, and most of their suggestions have been
767 incorporated, and are very good ones, I might add. And we appreciate the people that
768 participated with us in that program, very important.

769 Now, I was going to, get to the, final part of my presentation. I know I've been taking up
770 everybody's time a lot. But I wanted first to, at this point, Arnold, can I see the, the exhibit of the
771 people that are, supported this, the exhibit?

772

773 **ARNOLD STALK**

774 Sure.

775

776 **JOHN MORAN, JR.**

777 On the letters. We didn't cover that. I had – this done some time ago, and we have received
778 support letters from the people that are listed on these yellow, slips here on this docent, this, this
779 exhibit. And here, here's our proposed area, again, is right here. And Arnold and his crew went
780 around to everybody in this area to get their letters of support. So I wanted to show that first off
781 the bat.

782 Another letter of support that we had, and I'm going to read it into the record, because, she had
783 spoke at our, City Council meeting in support of this. And, and this – is from the desk of Lisa
784 Mayo-DeRiso, who is an activist, community activist in that area. And I wanted to read what she
785 said, and I'm going to ask that this letter be, be made part of the record for these proceedings,
786 because she's not feeling well and wasn't here today.

787 "Dear City Council Members, I'm writing to you today to urge you to vote in favor of items 102
788 and 103 and your October 21st City Council Agenda. The WestCare 87-bed facility is an
789 important asset for our community, and will be innovative in meeting the needs of young women

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

790 in our community who seek comfort, safety, and support with transitional housing after the birth
791 of a child. I am not affiliated with WestCare in any formal manner, I simply think this is a great
792 project and it is in the right location. Northwest Area Residents Association have been vocal
793 about not approving this project. I am very familiar with NARA and the desire to preserve rural
794 neighborhood areas in the valley. However, NARA has long ago lost any argument for RNP to the
795 north of Bradley Road. To pitch such a fit over a non-contiguous empty lot that is clearly more
796 compatible with the zoning that is contiguous to that parcel than to a non-contiguous RE
797 neighborhood is a last ditch effort to save what was lost years ago."

798 She goes on and says: "There is now and will never be any RNP compatible project for this
799 parcel (APN-138-12-110-056)," which is the five acres we're talking about. "However, the
800 broader community benefit to the approval of an 87-bed facility, within walking access to the
801 compatible services is a project that should be built and probably duplicated across the valley.
802 Thank you for taking the time to read this letter, and thank you in advance for your consideration
803 of voting in favor of the WestCare project and the broad benefit it will serve our community.
804 Respectfully, Lisa Mayo-DeRiso, President"

805 So I wanted to, she asked me, said she couldn't be here, if I could provide that.

806

807 **MAYOR GOODMAN**

808 Would you give that to our Clerk, please?

809

810 **JOHN MORAN, JR.**

811 And I could pass that, and the copies that I have made –

812

813 **MAYOR GOODMAN**

814 And I believe our full Council has that, okay.

815

816 **JOHN MORAN, JR.**

817 – for inclusion in our record, Mayor and Council, on your approval.

818

819 **MAYOR GOODMAN**

820 I think the Council has already received copies of that, as we have of all legal, communications.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

821

822 **JOHN MORAN, JR.**

823 I had – at this point, Your Honor –

824

825 **MAYOR GOODMAN**

826 We have that.

827

828 **JOHN MORAN, JR.**

829 – a final letter that was part of, not to be duplicitous, from the Sheriff, , that I believe was in
830 your, in your package. It may or may not have been. I can read a couple of the, interesting
831 comments of the Sheriff, Sheriff Lombardo, and, and he indicated, and I'm quoting from the
832 letter: "Proposed expansion of transitional housing by WestCare," okay, he says, "My Office of
833 Intergovernmental Services has previously reviewed and signed off on the plans." He said, he
834 goes on in his last paragraph, and he says, "I support rehabilitation and transition programs that
835 assist residents of our community to move forward and become productive citizens." He goes
836 on, Sheriff Lombardo, and says: "WestCare has been a great community partner in providing
837 these services."

838 And, you know, when you get an endorsement like that from the Sheriff, that's pretty important.
839 I've known a few sheriffs in my life, and, and this one is turning out to be a really good one.
840 Those were the two letters. At this point now, I had a, a couple of very brief –, I emphasize,
841 young women that would like to come up and quickly address you, and –

842

843 **MAYOR GOODMAN**

844 Well, I think what I'd like to do, because we have so many people that are interested in this, if we
845 begin hearing from one after another, I mean, we can just go on. I think we have sufficient
846 information. I know every councilperson, did you give that letter from the Sheriff, or do you
847 already have it? Good.

848

849 **JOHN MORAN, JR.**

850 – Yes, I, I did. They, you have that.

851

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

852 **MAYOR GOODMAN**

853 I think we, the, the information, the most important thing is that all of City Council has it. I think
854 the understanding and the feeling, and the fact that your residents have come down here. For
855 those of you who are veterans, God bless you, and thank you very much for your service to our
856 community. And, young ladies and, and, just with the children and everything, we just know
857 you've been on the tough road, and we're very proud of the progress that you've made. You will
858 have great lives. Just stay the course and know that sometimes you hit bps in roads in your life,
859 and it's great what you're doing, and eventually, the hope is that you'll lend a hand to somebody
860 else. But we really appreciate your making the effort to come down here.

861 And so at this point, I'm going to hold off--

862

863 **JOHN MORAN, JR.**

864 All right.

865

866 **MAYOR GOODMAN**

867 – on anybody else. After this, and would, of course, ask you not to go anywhere.

868

869 **JOHN MORAN, JR.**

870 That would be fine. That would be fine, Mayor and Council. I would only ask if I could just
871 simply name their names, and, and if anybody on the Council wishes to ask them a question,
872 Mayor Goodman, well, let me ask our counsel, so Justin that's the best thing if you want to make
873 a list, please.

874

875 **BRYAN SCOTT**

876 I just want to just remind, remind the Council, this is a land use issue. We probably need to stick
877 to, you know, testimony regarding the actual land use issue, the SUP and the site plan.

878

879 **MAYOR GOODMAN**

880 Okay.

881

882 **BRYAN SCOTT**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

883 We, you know.

884

885 **MAYOR GOODMAN**

886 So that will be fine.

887

888 **JOHN MORAN, JR.**

889 All right.

890

891 **MAYOR GOODMAN**

892 And, we appreciate it, but let's stick –

893

894 **JOHN MORAN, JR.**

895 All right, Your Honor.

896

897 **MAYOR GOODMAN**

898 – as our counsel has advised us –

899

900 **JOHN MORAN, JR.**

901 That'll be fine, your honor. I did – want to let you know that they had been here for a while, and,

902 and they will listen, and they're listening now.

903

904 **MAYOR GOODMAN**

905 Thank you.

906

907 **JOHN MORAN, JR.**

908 And I just wanted to give them a shout-out –

909

910 **MAYOR GOODMAN**

911 Thank you.

912

913 **JOHN MORAN, JR.**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

914 – because they did come down to evidence their support.

915

916 **MAYOR GOODMAN**

917 Well, thank you. Perhaps a conclusion.

918

919 **COUNCILMAN COFFIN**

920 But, Your Honor –

921

922 **MAYOR GOODMAN**

923 Yes.

924

925 **JOHN MORAN, JR.**

926 Thank you.

927

928 **COUNCILMAN COFFIN**

929 Some of these stories are compelling, and I think some of them should be stated in such a
930 fashion, if they can be guided by counsel to stay in the pathway that you have, you know, you've
931 heard from our legal counsel that they be circumscribed into a narrow limit. But the stories need
932 to be said. They need to be heard on the record, not only by the people in this audience, but the
933 people who watch these proceedings.

934

935 **MAYOR GOODMAN**

936 Okay. Thank you. But we're going to hold off on that.

937

938 **COUNCILMAN COFFIN**

939 All right.

940

941 **MAYOR GOODMAN**

942 Thank you, Councilman.

943

944 **JOHN MORAN, JR.**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

945 Thank you, Councilman.

946

947 **MAYOR GOODMAN**

948 I always respect your opinion, but let's stay –

949

950 **COUNCILMAN COFFIN**

951 Thank you.

952

953 **MAYOR GOODMAN**

954 -- try to stay on the narrow here, the other piece is, is certainly for those who have, their own
955 compelling stories, again, it's a humanization of everything that we're about here. We just joined
956 in to become a compassionate city through our City Council and proclamation, and joining that
957 effort worldwide to be designated a compassionate city.

958 And so at this point, I'm going to ask you to hold on that –

959

960 **COUNCILMAN ROSS**

961 Mayor.

962

963 **COUNCILMAN ROSS**

964 Mayor, just some business to take care of quickly.

965

966 **MAYOR GOODMAN**

967 Okay.

968

969 **COUNCILMAN ROSS**

970 Mr. Moran, do you have the Sheriff's letter to introduce to the Clerk?

971

972 **JOHN MORAN, JR.**

973 Ye-, yes, it was at –

974

975 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

976 I did ask, and they did say yes.

977

978 **JOHN MORAN, JR.**

979 – Council, thank you for your question.

980

981 **MAYOR GOODMAN**

982 LuAnn says yes.

983

984 **JOHN MORAN, JR.**

985 It's the same letter –

986

987 **MAYOR GOODMAN**

988 Oh.

989

990 **JOHN MORAN, JR.**

991 – that was introduced at the, Planning Commission and made part of the record. I think it may be

992 in a package that you've received. If not, I, I can certainly –

993

994 **MAYOR GOODMAN**

995 It was attached to the letter.

996

997 **JOHN MORAN, JR.**

998 – have copies made. Mine is highlighted and wrote, written on –

999

1000 **COUNCILMAN ROSS**

1001 Thank you.

1002

1003 **MAYOR GOODMAN**

1004 It is attached to this letter. And I was told by counsel that everything that has come in, either

1005 from NARA or from anybody else –

1006

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1007 **JOHN MORAN, JR.**

1008 Yes.

1009

1010 **MAYOR GOODMAN**

1011 Everything has been given to the Clerk's Office. But if not, that, that was the advice I got from

1012 Mr. Jerbic, that we have a packet this big from –

1013

1014 **JOHN MORAN, JR.**

1015 Oh, good. Then that letter will be in there.

1016

1017 **MAYOR GOODMAN**

1018 Okay.

1019

1020 **JOHN MORAN, JR.**

1021 And, and the portions I read will be in there, as well.

1022

1023 **COUNCILMAN ROSS**

1024 Sorry.

1025

1026 **MAYOR GOODMAN**

1027 No, no problem. Thank you. So if you'll just –

1028

1029 **JOHN MORAN, JR.**

1030 All right. We'll have a scat, and if any of the Council –

1031

1032 **MAYOR GOODMAN**

1033 Okay.

1034

1035 **JOHN MORAN, JR.**

1036 – or yourself, Mayor, have any questions, or the City Attorney has any questions, we'll be more

1037 than happy to come back up to the mic and answer them.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1038

1039 **MAYOR GOODMAN**

1040 Please. Please. Just, if you would –

1041

1042 **JOHN MORAN, JR.**

1043 Thank you.

1044

1045 **MAYOR GOODMAN**

1046 – and –

1047

1048 **BRYAN SCOTT**

1049 And, Mayor, just, and just for the record, I mean, you, you stated it before, we, you know, we

1050 received this eight-page letter from the, from, I can't pronounce his name. Socca? Soka?

1051

1052 **MAYOR GOODMAN**

1053 – from Barnett and Csoka.

1054

1055 **BRYAN SCOTT**

1056 Correct.

1057

1058 **MAYOR GOODMAN**

1059 And the law office.

1060

1061 **BRYAN SCOTT**

1062 And we also received a, the, all these documents which were given to the, Clerk, and I think

1063 Madam Clerk has put those into the record, so –

1064

1065 **MAYOR GOODMAN**

1066 And we have those.

1067

1068 **BRYAN SCOTT**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1069 – a summation of this would be appropriate.

1070

1071 **MAYOR GOODMAN**

1072 Okay. So my, hope is right now, first, is to hear from Mr. Perrigo and any, and please do have a
1073 seat. Otherwise, you'll get varicose veins.

1074

1075 **JOHN MORAN, JR.**

1076 Thank you, Mayor. Thank you, Council. Thank you.

1077

1078 **MAYOR GOODMAN**

1079 So, I would like if, I – would like to hear from, our Director of Planning, and, who is privy, or
1080 have you gotten all of these same materials that Mr. Scott held up? As they're pertinent to what
1081 you're doing?

1082

1083 **TOM PERRIGO**

1084 I – believe so, your honor. I'd have to –

1085

1086 **MAYOR GOODMAN**

1087 I know you have a big staff, but please if you would –

1088

1089 **TOM PERRIGO**

1090 – go through and look at them –

1091

1092 **MAYOR GOODMAN**

1093 Okay.

1094

1095 **TOM PERRIGO**

1096 – but I believe, I believe we have received all of those.

1097

1098 **MAYOR GOODMAN**

1099 Okay.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1100

1101 **TOM PERRIGO**

1102 Your Honor and Council, the site is intended to be integrated with the Applicant's development
1103 on the adjacent property to the west, which contains the Applicant's social service provider use.

1104 Although related, the intention is for the overall site to remain as two separate parcels to
1105 maintain separation between the social services and convalescent care use.

1106 The use qualifies as convalescent care facility by virtue of providing transitional living quarters
1107 and amenities that can accommodate more persons than a community of residents, as defined by
1108 Title 19.

1109 Adequate screening, setbacks, and single-story heights contributes to the proposal being
1110 compatible with the surrounding community. The proposed single-story buildings are
1111 appropriate adjacent to the existing low-density residential and single-story office buildings. The
1112 site is, the site adequately balances the residential buildings with open space and amenities, and
1113 the development is compatible with the uses on surrounding parcels.

1114 Staff is recommending approval with conditions.

1115

1116 **MAYOR GOODMAN**

1117 How lengthy are the conditions, and wouldn't that be helpful to hear them? And Planning has
1118 also approved, correct? According to my schedule?

1119

1120 **TOM PERRIGO**

1121 The Planning Commission voted 5-2 in favor of Items 102 and 103.

1122

1123 **MAYOR GOODMAN**

1124 Okay.

1125

1126 **TOM PERRIGO**

1127 – and it's the – standard conditions for the –

1128

1129 **MAYOR GOODMAN**

1130 Okay.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1131

1132 **TOM PERRIGO**

1133 – SUP and the site plan.

1134

1135 **MAYOR GOODMAN**

1136 Okay. Thank you very much.

1137 So what I'm going to do now, and, and since this is in your ward, Councilman, Barlow, I'm going
1138 to ask, what I'd like to do is go to public comment, with your agreement on that. And because we
1139 do have this, very clear letter that's had a lot of input, from Barnett and Csoka, this very clear
1140 letter that was addressed to the Mayor, Mayor Pro Tem, Councilwoman Tarkanian, Councilmen
1141 Barlow, Anthony, Coffin and Beers, then also sent to the City Attorney, our City Attorney, and
1142 our Office of our City Clerk, and then, I think, there were, just so that everybody knows, I don't
1143 know if there are page numbers. Yes, Page 8, clarifies that it was cc'd, to the City Council with
1144 enclosures, Office of the City Attorney with enclosures, Office of the City Clerk with enclosures,
1145 WestCare Foundation with enclosures, and NARA, with enclosures.

1146 So what I'd like to do, we have, obviously, we've had, this, proposal, these two items brought up
1147 before, and it was abeyed, because of the fact, and not taken at the earlier meeting this month,
1148 because Councilman was out on business out, out of the state. And, so it was continued and
1149 abeyed to today.

1150 But we did have public hearing at that time, and so what I'm going to do is I see a very handsome
1151 young man standing there who's probably the age of my oldest son, and, and invite a
1152 representative to speak for those of you who have spoken before, and for anything that's in,
1153 included in here, and the comments, and the letters, emails, and phone calls that we have
1154 received and made note of, if there's something new to add, if you would probably get together
1155 and to have a spokesman, or two, or three, rather than individually repeating, but we do want to
1156 hear from you.

1157 And so I know you are ready for this. So please come forward. We don't need your address.

1158 Please state your name for the record, and thank you for coming down. We really appreciate it.

1159

1160 **LOUIS CSOKA**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1161 Thank you very much, Madam Mayor. My name is Louis Csoka. I am with the firm of Barnett
1162 Csoka, 3883 Howard Hughes Parkway. I'm here –

1163

1164 **MAYOR GOODMAN**

1165 So I was pretty close on your name, Csoka?

1166

1167 **LOUIS CSOKA**

1168 Yes.

1169

1170 **MAYOR GOODMAN**

1171 And I don't mean, we've had a discussion up here on pronunciation. Does it happen to be Greek-
1172 based?

1173

1174 **LOUIS CSOKA**

1175 Hungarian.

1176

1177 **MAYOR GOODMAN**

1178 Hungar- .oh, my father's family.

1179

1180 **LOUIS CSOKA**

1181 I know that, Mis-, Madam Mayor.

1182

1183 **MAYOR GOODMAN**

1184 Okay. Please. Thank you.

1185

1186 **LOUIS CSOKA**

1187 Thank you very much.

1188

1189 **MAYOR GOODMAN**

1190 See, we were off.

1191

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1192 **LOUIS CSOKA**

1193 Good afternoon, Madam Mayor and members of the City Council, we have a number of
1194 interested people in the audience, and before we get to the substance of what we have to say,
1195 what I would like to point out is we have about 30 people in the audience or more, who are
1196 homeowners in the area and are vehemently opposed to this particular application. And it, what I
1197 would like

1198

1199 **MAYOR GOODMAN**

1200 Could I just see a show of hands who is representing, thank you. Thank you very much.
1201 Appreciate your coming down on today. Yes. Way in the back, see you with your Hawaiian shirt.
1202 Wonderful. Thank you. Please, sir.

1203

1204 **LOUIS CSOKA**

1205 I would say that –

1206

1207 **MAYOR GOODMAN**

1208 Then continu.

1209

1210 **LOUIS CSOKA**

1211 – I would say that looking at the audience, probably my estimate of 30 was probably too low. I –
1212 didn't want to be aggressive. I would say probably close to 50 people are here today who are
1213 homeowners in the community who are vehemently opposed to this particular application.
1214 Now, what I would like to do is instead of spending a lot of time, and obviously your time is very
1215 important, we'd like to have a limited presentation for you. What I would like to propose, subject
1216 to your approval, Madam Mayor, is we have, a board member from NARA, who's a historian for
1217 NARA, speak for about six minutes, then we have Miss Linda Young, who's also a board
1218 member, speak for about four minutes. We're going to have, I believe, four additional people
1219 speak for about two minutes each, and I will conclude with a very brief two-minute comment.
1220 And that will be the entirety of our presentation, if that's acceptable to Madam Mayor.

1221

1222 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1223 You know me. I am a mother and a grandmother, and when you make a statement you're going
1224 to do something, and I start these meetings on time. Did you hear that? Six minutes, four
1225 minutes, two minutes, two minutes, two minutes, and a conclusion.

1226

1227 **LOUIS CSOKA**

1228 That is right.

1229

1230 **MAYOR GOODMAN**

1231 Did I miss one two minutes?

1232

1233 **LOUIS CSOKA**

1234 One, one two minutes, yes.

1235

1236 **MAYOR GOODMAN**

1237 There was one. There're four two-minuters. Okay. So when you're speaking, you'll hear, as you
1238 get to the last 30 seconds, a beep to remind you you've got 30 seconds left. And we really
1239 appreciate your spending the time and coming down here, and we know how important this is to
1240 you. So we're relying on you. And your conclusion will be, I'm not going to hold you, but about

1241 –

1242

1243 **LOUIS CSOKA**

1244 Very brief, Madam Mayor. Two or three minutes at the most.

1245

1246 **MAYOR GOODMAN**

1247 Okay. We're not going to hold you to that, but certainly, and we appreciate everybody that's
1248 going to speak. So you're in charge of the orchestration. You'll hear the beep, and –

1249

1250 **LOUIS CSOKA**

1251 Okay.

1252

1253 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1254 Okay? Thank you.

1255

1256 **LOUIS CSOKA**

1257 Thank you so much, Madam Mayor.

1258

1259 **MAYOR GOODMAN**

1260 Let's go. And for everyone coming up, again, we don't need the address. Any papers that you
1261 have that you want to submit, this is not part of your six minutes, you certainly can give. We'd
1262 like it, for the record, given to our City Clerk. Please, up front, if you would raise your hand,
1263 who's the clerk here. And, you, just your name, your full name, and if it's, something that we
1264 would have trouble spelling, please spell it for us. But no address.

1265

1266 **LOUIS CSOKA**

1267 Okay.

1268

1269 **MAYOR GOODMAN**

1270 So now you're clicking in for your six minutes.

1271

1272 **LEX ANDERSON**

1273 Thank you, Mayor. Lex Anderson. don't need the address. I'm the, NAR-, NARA historian, and
1274 I'm going to take a 45-minute presentation and 10 years of history and put it down to the size of
1275 an acorn or, in some cases, an olive.

1276 In regards to WestCare, we are not "NIMBY" as was promoted during the Planning Commission
1277 meeting. We have been neighbors with, for over a decade with a 130-bed women and children's,
1278 drug, rehab, campus.

1279 I think no community knows and understands WestCare program and the need for drug and
1280 alcohol rehab better than we do. Two of our present and past executive board presidents have
1281 had to deal with difficult, long-term family drug problems. Some of our residents have worked at
1282 WestCare. One resident did an internship at the facility. We've been good neighbors. This is all
1283 about zoning and in compliance with the purpose and the spirit of codes and ordinances.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1284 WestCare made several efforts, from 2004 and 2006, to establish a 12 building, four-plex
1285 complex with 48 apartments on their east 5 acres. WestCare also applied for commercial use on
1286 that site. These efforts were either removed by WestCare without prejudice, or denied based on
1287 zoning. After 2005, denial was also considered in regards to the new, Rural Preservation Overlay
1288 District and both the Master Plan and the Master Plan 2020 of which we participated in from its
1289 inception.

1290 Soon after, the 2005, the term "apartments" was no longer used by WestCare. Apartments imply
1291 high-density housing.

1292 Everyone thought the issue was resolved. In 2006, NARA endorsed WestCare's plan to build
1293 essentially a clone of a Rancho Gowan Business Park on their five-acre site. This would be the
1294 functional buffer that was needed. It was never built.

1295 The property went up for sale. WestCare no longer needed it. So basically, for at least six years,
1296 the property was in limbo. There was no program for it to be used for drug and alcohol or any
1297 other purpose.

1298 Last year, WestCare announced that they were going to revisit their effort from almost a decade
1299 ago and build an extension of their main facility for housing drug and alcohol recovering women
1300 and children, only this time with double the units – only this time with double the units they were
1301 denied back in 2005 and 2006.

1302 WestCare also advised us that, by using a very nebulous definition of a nursing home in Title 19,
1303 they could basically circumvent zoning, Rural Preservation standards, the Master Plan
1304 guidelines, and resident opposition.

1305 The neighborhood residents were upset. And again, we thought it had been resolved back in
1306 2006.

1307 What happened to the clone of the Rancho Gowan Business Park on the five acres that was
1308 supposed to be the functional buffer? City records revealed that WestCare's pre-app-, pre-
1309 application meeting, they really wanted the property for commercial use, but the staff denied it.

1310 So after two years with no permits, everything was expired.

1311 The residents also felt that the city notification card sent out to the official impact area was
1312 misleading, as it read "Convalescent Care Facility/Nursing Home," with no reference to drug and
1313 alcohol. Also, the cards read "87 beds," not "87 units," which would have indicated that it would
1314 be, at the very least double the 130-bed population to 250 residents or more.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1315 Among other issues, there was the unseemly gathering of WestCare residents smoking at the
1316 curbside next to Thomas Automotive on Duncan. WestCare repeatedly, repeatedly stated that
1317 federal guidelines prohibited smoking on campus property, and they were encouraged to "get out
1318 and get a breath of fresh air."
1319 And there was a daily walking of mothers, two blocks down and back on Rancho, pushing
1320 strollers to Kid's Korner, where WestCare contracts for day care, since they have no onsite day
1321 care program.
1322 There were complaints that the campus residents, or perhaps just their family, friends, and
1323 associates, were smoking and doing drugs in the alley behind the two motorcycle sales
1324 businesses, just out of sight of the main facility, and the same on Leon. I think Johnny's going to
1325 talk about that.
1326 Many of the residents were still upset over the 2007 incident when WestCare residents were
1327 going through mailboxes as they walked through the community. Our councilman at the time
1328 helped resolve that problem. WestCare identified the situation as a "nuisance."
1329 We did a house-to-house survey that indicated, included the official notification area and
1330 beyond. The results were 8 for the expansion, 145 against.
1331 Last year, Metro Police made 389 calls, and Las Vegas Rescue, the paramedics made 101 calls.
1332 That's 490 calls in one calendar year. How will these numbers go if they double the population?
1333 In Sheriff Lombardo's letter that we talked about earlier, he stated, "Expansion of this property
1334 will likely increase calls for service in the area." Sometimes bigger isn't better. Sometimes big
1335 complicates things, and it's not, counterproductive.
1336 With strong resident opposition to this new WestCare effort, in a second meeting, WestCare
1337 proposed changing the milieu to semi-permanent housing for low-income or no-income women
1338 and children. WestCare used that similar proposals back in 2006, as an option to drug and
1339 alcohol rehab. It was clear that their primary objective was to get a brick and mortar facility on
1340 that site.
1341 WestCare operates under federal guidelines. They could justify anything they wanted after the
1342 fact.
1343 We had additional suggestions for options to put on the five acres. WestCare said they would
1344 talk to us after October 21st.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1345 We feel that we're doing our fair share. 130 beds in their present facility is 13 times the number
1346 of a standard drug and alcohol recovery group home. We are not "NIMBY." This new expansion
1347 is high-density housing by any definition. And as high-density housing, it is incompatible with a
1348 community without a functional buffer, such as the Gowan Business Park.
1349 There will be an ongoing need for drug and alcohol rehab facilities. By all appearances, this five
1350 acres was WestCare's only contingent plan as federal grant funds became available.
1351 WestCare is a big corporation with lots of resources and smart people to do it right. Our
1352 community culture and values should not be expendable. And we depend on our zoning and
1353 ordinances to keep our community culture. It's not what goes on inside WestCare community,
1354 what goes on inside WestCare that the community is concerned about. It's, that's WestCare's
1355 business. It's what goes on after they go out the front door. Then it may be our business.
1356 WestCare has the ability to do it right, but this is wrong. We ask you to deny this Special Use
1357 Permit –

1358

1359 **MAYOR GOODMAN**

1360 Thank you.

1361

1362 **LEX ANDERSON**

1363 – for this expansion.

1364

1365 **MAYOR GOODMAN**

1366 Thank you. You did that very well.

1367

1368 **LEX ANDERSON**

1369 Thank you.

1370

1371 **MAYOR GOODMAN**

1372 You only went 30 seconds, 8 seconds over. And, I'm sure that's in your computer. Is it not in
1373 your computer?

1374

1375 **LEX ANDERSON**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1376 I'm sorry?

1377

1378 **MAYOR GOODMAN**

1379 Do you have that in your computer at home?

1380

1381 **LEX ANDERSON**

1382 I do, ma'am.

1383

1384 **MAYOR GOODMAN**

1385 Could we have that copy? Would you give it to our Clerk for the record, please?

1386

1387 **LEX ANDERSON**

1388 Sure.

1389

1390 **LOUIS CSOKA**

1391 It will be a part of the record.

1392

1393 **LEX ANDERSON**

1394 Okay.

1395

1396 **MAYOR GOODMAN**

1397 Thank you. Thank you very much.

1398

1399 **LOUIS CSOKA**

1400 Thank you very much.

1401

1402 **MAYOR GOODMAN**

1403 Thank you.

1404

1405 **LINDA YOUNG**

1406 Good afternoon, Mayor and our esteemed Councilmen. Preserving --

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1407

1408 **MAYOR GOODMAN**

1409 Excuse me, you have to say your –

1410

1411 **LINDA YOUNG**

1412 Oh, Linda Young.

1413

1414 **MAYOR GOODMAN**

1415 – your name.

1416

1417 **LINDA YOUNG**

1418 Linda Young.

1419

1420 **MAYOR GOODMAN**

1421 Dr. Linda Young.

1422

1423 **LINDA YOUNG**

1424 Okay. Linda. Preserving the neighborhood spirit. I live, Linda Young, four minutes. Okay. I'm

1425 going to put my little timer on, because I could go for another –

1426

1427 **MAYOR GOODMAN**

1428 It's all right. We have it, and we'll start --

1429

1430 **LINDA YOUNG**

1431 Okay.

1432

1433 **MAYOR GOODMAN**

1434 We're going to start her again to give her –

1435

1436 **LINDA YOUNG**

1437 Okay. Starting again.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1438

1439 **MAYOR GOODMAN**

1440 -- because she was interrupted.

1441

1442 **LINDA YOUNG**

1443 Okay.

1444

1445 **MAYOR GOODMAN**

1446 Give her four or, four –

1447

1448 **LINDA YOUNG**

1449 Okay. I've lived at 3625 Bradley Road for over 36 years, since 1979. And I want to say this right
1450 off. I'm going a little bit off script real quick, and let me know when my time is. What WestCare
1451 has said is not true. We have been a community that has been supportive. When WestCare came
1452 in, it was Lex Anderson that said, "Let's support this group," and we did.

1453 So when WestCare says that this community, all of us, I'm a nationally certified school
1454 psychologist. I am prepared, and, and, and also certified for special needs. I am prepared to
1455 support this group. When we asked them to please meet with us about three weeks ago, they said
1456 no. We said, "Let's try to figure a way where we can help, because we love our mothers and
1457 babies." Under no circumstances would we, as a community, go against that. That's not our –
1458 culture.

1459 Well, we are an older community. We are long-time homeowners, voting citizens, and cheerful
1460 taxpayers. And I want to remind you about our American history, very quickly. As an older
1461 community with many seniors who are now beginning the evening of their lives, we are here to
1462 reap the rewards of a lifetime of labor in our profession, our homes, and the NARA community.
1463 Now, why do we say that? -- Because we hold these truths to be self-evident, that all men are
1464 created equal, that they are endowed by their Creator with certain unalienable rights, that among
1465 these are life, liberty, and the pursuit of happiness.

1466 That's the Declaration of Independence, from July 4th, 7, 19-, 1776. And May 14th, 1787, the
1467 Constitution of the United States was written. Nevada joined the Union of the United States as a
1468 territory in March 2nd, 1861.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1469 Why am I saying this to you? This is a part of the democratic process. That's why we're here. We
1470 have been great neighbors. We have been great partners with the City. And we're saying to you
1471 that we feel NARA's community rights to life, liberty, and the pursuit of happiness are being
1472 threatened.

1473 What these, what was been said is not true. We wouldn't come down here. I wouldn't leave my
1474 schools to come here and say things that are not, what is the, actually the truth.

1475 Community, it was, Dr. King who said that our lives begin to end the day we become silent
1476 about things that matter. Community matters. Our safety matters. Our lifestyle to which we've
1477 become accustomed and worked for matters. Our rural lifestyle matters. Our harmonious and
1478 compatible neighborhood matters. Our family, friends, and grandchildren matter. And also the
1479 success of WestCare program matters.

1480 Many residential programs for drug, alcohol addiction are often in areas away from residential
1481 neighborhoods, many out in the country, where land and rolling hills, in the mountain, away
1482 from community, where temptations with family and old friends can interfere with healing. It's
1483 not our mothers and our babies. It's the others around our mothers and our babies.

1484 And we are saying that we are here to be supportive, but that's why we're opposed to SUP-59938
1485 Special Use Permit for WestCare neighborhood for the following reasons. These are not 87
1486 convalescent beds for women and children. They told us they was, it was 87 small apartments.
1487 Now all of a sudden they told us there was no security. They could not control. They told us that
1488 these, mothers and babies could stay as long as they want. Now all of a sudden we hear 18
1489 months.

1490 What is the truth? What is the, area of what should be the right thing to do? We want to be
1491 partners, but we don't want our community compromised. We don't want the, our area, where we
1492 feel safe and somewhat comfortable, integrated or infiltrated with people who don't support our
1493 lifestyle and, and we can support theirs.

1494 And I want to end with this. We are saying that we feel the proposal, is that my time?

1495

1496 **MAYOR GOODMAN**

1497 Yes, it is.

1498

1499 **LINDA YOUNG**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1500 Oh. Oh, okay. My pro, we said this proposal violates the NARA mission statement and violates
1501 the City of Las Vegas Vision and Mission Statement. We are grateful for your leadership and
1502 commitment to the city's citizens of Las Vegas. We want to thank you and let you know that we
1503 are homeowners, voting citizens, cheerful taxpayers, because we are the people preserving the
1504 neighborhood spirit.

1505

1506 **MAYOR GOODMAN**

1507 Thank you, Dr. Young.

1508

1509 **LINDA YOUNG**

1510 Thank you.

1511

1512 **MAYOR GOODMAN**

1513 And that was – a lady who works very hard as Chairman of the Clark County School District
1514 Board of Directors. So thank you for coming down and spending your time with us. And yes, Sir,
1515 you will be –

1516

1517 **JOHN STANTON**

1518 Good afternoon. Two minutes.

1519

1520 **MAYOR GOODMAN**

1521 Okay.

1522

1523 **JOHN STANTON**

1524 John Stanton, S-T-A-N-T-O-N, preserving the neighborhood spirit. I have been a – lived in the
1525 same house in the NARA community for 38 and a half years, on Gowan Road, when it was a dirt
1526 road, north of Gowan was nothing until the, but desert, straight up. There were no houses.
1527 I'm a homeowner, homeowner and a voting citizen of Las Vegas and Clark County. My
1528 background and experience in Las Vegas is as a pre-hospital advanced life support paramedic
1529 who used to treat and transport pre-hospital drug addicts, drug overdoses. Some of the, patients
1530 that, I saw was just horrible. So I have, had direct interaction.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1531 Retired from that in 1996, became a small business owner, and retired from that in 2014, last
1532 July 1st. During the time that I was a small business owner, had my business broken into
1533 multiple times and had to experience the repair and the replacement of items that were stolen,
1534 ultimately to be determined by drug addicts, a drug addict. And, I was assaulted by, people
1535 coming into my store at, on drugs. So I have direct involvement.
1536 I am opposed to SUP-59938 Special Use Permit for WestCare for the following reasons. We are
1537 citizens of Las Vegas, voters, taxpayers, and homeowners who live and practice the principles of
1538 our democracy for our family and for our children to model. We want our voices heard in a
1539 democratic way, and that is a, as a true definition of a convalescent nursing home and a true
1540 definition of a group home.
1541 It was mentioned in their presentation about El Jen, the nursing home that borders this five acres.
1542 These people are in a nursing home not for 18 months. You're talking about, in their facility, for,
1543 18 months, but in the El Jen, they are long term.

1544

1545 **MAYOR GOODMAN**

1546 Thank you very much.

1547

1548 **JOHN STANTON**

1549 And I want to conclude with, remember we're part of the solution, not part of the problem. We
1550 are preserving the neighborhood spirit. Thank you very much.

1551

1552 **MAYOR GOODMAN**

1553 Thank you for all you've done for our community.

1554

1555 **JOHNNY RODRIGUEZ**

1556 Good afternoon.

1557

1558 **MAYOR GOODMAN**

1559 Good afternoon.

1560

1561 **JOHNNY RODRIGUEZ**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1562 Mayor and Councilmen. My name is Johnny Rodriguez. I live on Leon Avenue, which is the first
1563 street, north, the very first street closest to WestCare.

1564 I just wanted to, since I don't have a lot of time, I wanted just to kind of give you, my personal
1565 experience with WestCare and dealing with some of the females, that go there, some of the, the
1566 people that are currently there right now, which in fear that, I feel that if those 87 units do come
1567 up, there's going to be more problems.

1568 Personal experiences, I called Metro Police so many different times and different occasions
1569 because we've had witness to, the females walking from WestCare down to our, middle of, of our
1570 block where I live, across from my home, have sex there in, in their vehicles, smoke drugs, and
1571 they smoke cigarettes. I've found a lot of, narco paraphernalia, whole bunch of, drug-related
1572 items, like, alin foil, stuff like that, and also, just, condoms, used condoms.

1573 So this, this is happening now, and I know, you know, throughout the day, the, women that go
1574 there, they're not going to be there 24 hours a day. They're going to get out and want to go out.

1575 And where do they go? They go to our blocks. They go to our neighborhoods.

1576 And just with this, 87 unit, they're going to want to get out of there also, too, and because they
1577 said that they don't have cars, they're going to walk in our neighborhoods and go around there,
1578 and they're not going to want to be around there to use their drugs or to meet their boyfriends.

1579 So I'm a personal experience. I had these personal experiences at my time living there, and I still
1580 deal with it today. It did, it has calmed down the last few weeks, probably because of this whole
1581 incident or because of this whole meeting. But I just want to let you guys know the experience
1582 that I've had and I had to deal with on a daily basis, throughout the years I've lived there.

1583 Also too, I just wanted to see if I, with your permission, Madam Mayor, if I can, this was a crime
1584 mapping, picture of, the areas to the east and to the west of Rancho. Rancho's been like a buffer
1585 to us. The east side of Rancho is basically, it will depict, showing that the crime rate is, a lot
1586 lower currently now on the, on the west side, or the east side compared to the, the west side, so
1587

1588 **MAYOR GOODMAN**

1589 All right. I think in speaking with the Sheriff yesterday –

1590

1591 **JOHNNY RODRIGUEZ**

1592 Yes.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1593

1594 **MAYOR GOODMAN**

1595 – that he attests to that.

1596

1597 **JOHNNY RODRIGUEZ**

1598 Okay.

1599

1600 **MAYOR GOODMAN**

1601 But I, those, let's give those to the Clerk too, if you wouldn't mind.

1602

1603 **JOHNNY RODRIGUEZ**

1604 Okay. And I made copies for every one of you guys.

1605

1606 **COUNCILMAN COFFIN**

1607 Mayor?

1608

1609 **MAYOR GOODMAN**

1610 Thank you.

1611

1612 **JOHNNY RODRIGUEZ**

1613 Thank you so much.

1614

1615 **MAYOR GOODMAN**

1616 Yes, Sir. Yes, Sir?

1617

1618 **COUNCILMAN COFFIN**

1619 Mayor, I – I got a letter from Mr. Rodriguez, and I, and I guess it came in yesterday through
1620 email.

1621

1622 **JOHNNY RODRIGUEZ**

1623 Yes.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1624

1625 **COUNCILMAN COFFIN**

1626 And Johnny, what you say, though, sometimes it makes me worry about what we're talking about
1627 here, Johnny, because this is, we're talking about the disease of addiction here –

1628

1629 **JOHNNY RODRIGUEZ**

1630 Yes.

1631

1632 **COUNCILMAN COFFIN**

1633 – and, and trying to help people with the disease of addiction.

1634

1635 **JOHNNY RODRIGUEZ**

1636 That, and that's correct.

1637

1638 **COUNCILMAN COFFIN**

1639 And Lord, Lord knows even in your own family, you may have somebody with the disease of
1640 addiction or one of your close friends. I don't know. But – when you say in your letter that "this
1641 saddens me as a resident of Las Vegas and as an American, that this facility is going above and
1642 beyond to cheat, lie, and possibly pay off the local government to get what they want," I have to
1643 ask, what – kind of thing do you have in mind? Do, do those kinds of opinions, are they echoed
1644 through the neighborhood, that you believe –

1645

1646 **JOHNNY RODRIGUEZ**

1647 Of course it does.

1648

1649 **COUNCILMAN COFFIN**

1650 – that, that we're getting paid off for this?

1651

1652 **JOHNNY RODRIGUEZ**

1653 Of course it does, because as – far as when things go on in, in this, as far as NARA, from what
1654 I've heard, some of the meetings, this has already been an issue before, and it's continuous issue

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1655 where they want to build on their property and not only extend the actual units to make it a
1656 residential, to make it, go into a convalescent facility, which we all know a convalescent facility
1657 is not what this is. This is a residence facility, where it's separate from WestCare, separate
1658 property, and they kept it separate, with the buffer.

1659 So it – just seems like now, with the, with the, the papers I've read, with everything I read as far
1660 as the, what is it called? The Planning Commission, it was approved by the Planning
1661 Commission already, 5-2 vote. I mean, it just seems like we don't really –

1662

1663 **COUNCILMAN COFFIN**

1664 Seems like it, all the politicians are paid off every time.

1665

1666 **JOHNNY RODRIGUEZ**

1667 Exactly. Seems like it is just all went through –

1668

1669 **COUNCILMAN COFFIN**

1670 Even though it's –

1671

1672 **JOHNNY RODRIGUEZ**

1673 – without even giving our voice.

1674

1675 **COUNCILMAN COFFIN**

1676 – even though it's probably not true in many cases or most cases. But the thing is, is making
1677 general statements like that are harmful to the democratic process, because it doesn't really instill
1678 any confidence in people.

1679

1680 **JOHNNY RODRIGUEZ**

1681 Yeah, but, see, also, also, Councilman, I'm going to cut you off, but it doesn't give us a voice.

1682

1683 **COUNCILMAN COFFIN**

1684 I mean if –

1685

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1686 **MAYOR GOODMAN**

1687 Okay. If I may, excuse me. I'd like to interrupt, Councilman and –

1688

1689 **COUNCILMAN COFFIN**

1690 – I'm going – to say one last thing here.

1691

1692 **MAYOR GOODMAN**

1693 Mr. Rodriguez, for one moment, please.

1694

1695 **JOHNNY RODRIGUEZ**

1696 Yes.

1697

1698 **MAYOR GOODMAN**

1699 And let's hear from our counsel.

1700

1701 **BRYAN SCOTT**

1702 It really would make for –

1703

1704 **COUNCILMAN COFFIN**

1705 Johnny needs to know something.

1706

1707 **MAYOR GOODMAN**

1708 Okay, but let's hear from our counsel, please.

1709

1710 **BRYAN SCOTT**

1711 I was going, it –

1712

1713 **MAYOR GOODMAN**

1714 Go ahead. You have the mic.

1715

1716 **BRYAN SCOTT**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1717 – it would make for a cleaner record if we just allow the, allow the opponents to go ahead and
1718 speak, and then afterward, then have the Council maybe come up and, and make their comments,
1719 or ask each individual comp-, opponent.

1720

1721 **MAYOR GOODMAN**

1722 Okay.

1723

1724 **BRYAN SCOTT**

1725 No, no, not say-, no, this is not a, I'm just saying it just makes for a cleaner record for the Clerk.
1726 It really does. Just, without going off on, because these are, these subjects aren't germane, really,
1727 to, to what we're talking about, which is the SUP and the, and the Site Plan.

1728

1729 **MAYOR GOODMAN**

1730 Okay. Thank you.

1731

1732 **COUNCILMAN COFFIN**

1733 Well, you're not an elected official, so don't forget that. You have to remember –

1734

1735 **MAYOR GOODMAN**

1736 That when you are, when you are an elected official and you're accused of being, taking payoffs,
1737 it's a different thing. No diminishing your – bar experience. But there are people out there who
1738 are just assuming that that's happening when it's not the case. Besides, this is a private, nonprofit
1739 organization. They, they don't make any money. They're not, they're not rich people.

1740

1741 **MAYOR GOODMAN**

1742 Okay – if I may, everybody, I think the Council, and I appreciate it, it's very germane, because if
1743 we get off, it makes it so difficult for the clerks, the commentaries. What we'd like to do is
1744 conclude the comments and then hear from Council as they go forward.

1745 So, let's, go ahead and do that. Thank you for coming forward and your comments. Appreciate it.

1746

1747 **COUNCILMAN COFFIN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1748 Got a lot of people.

1749

1750 **MAYOR GOODMAN**

1751 And again, you're, you'll have two minutes. You'll hear a buzz when you've got 30 seconds left.

1752 And if you'll state your name. We don't need your address. Thank you for coming down.

1753

1754 **MARK EDGEL**

1755 Okay. My name is Mark Edgel. I live on Alexander Road, which is directly to the north of,
1756 WestCare. I have been a member of Laborer's Local 872 and sat on their Executive Board with
1757 Tommy White, and I have now retired. I used to sit on the Workforce Connections Board and for
1758 many years, I'm very involved in the community.

1759 I took the opportunity to go over to WestCare and have the tour. I can't speak enough good about
1760 what they're attempting to do. I will like to point out that all the good that they do those
1761 individuals that are sitting behind me, none of them are paying taxes as a homeowner in the
1762 neighborhood, nor are they participating in the long-term effect of our neighborhood.
1763 We desire very much for their success. We've worked with them. I'm now the President of the
1764 Community Garden that is right there. And we're, we have built that community garden with the
1765 intentions of unifying our organ-, our little community.

1766 We want the community to come together. We're all about community. And we are concerned
1767 that the expansion of this could destroy that, and this could bring about a lot more foot traffic and
1768 other unnecessary situations in our neighborhood that could, could destroy that.

1769 We're very much about community, and what we have done as all the boards that I've sat on, all
1770 the things that I've done to help you elected officials. Some of you may recognize me. Some of
1771 you may not. But I have walked for you. I've been out there, because I believe in you. I believe
1772 that you're good. I believe that you care about us. I believe that you understand our plight, and I
1773 believe that by turning this down, will show us that you are concerned about us. You're
1774 concerned about what we have built and what we're attempting to build. Thank you.

1775

1776 **MAYOR GOODMAN**

1777 Thank you for coming down.

1778

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1779 **NED MILLS**

1780 Hello, Your Honor, and, Councilmen. My name is Ned Mills. We have met on a few occasions.
1781 I'm a performing artist, pianist. I was a former music director for, the late Miss Joan Rivers. I've
1782 opened for Don Rickles a couple of times. And if I may cordially invite you guys, I'm
1783 performing at The Smith Center tomorrow night at 8:00 with Shades of Sinatra.

1784

1785 **MAYOR GOODMAN**

1786 Wow.

1787

1788 **NED MILLS**

1789 I'm the next-door neighbor of Mr. Johnny Rodriguez. I've been in the area, next to WestCare, a
1790 quarter mile away for the past three years. I grew up on 23 acres in North Carolina, and I love the
1791 elbow room and the love of the community. That's why I moved to that part of town.

1792 I've never had a problem with WestCare the way it is, and I do support people who do have
1793 problems with drug or alcohol abuse. However, when I heard about the situation, I found out a
1794 little bit late because I've been touring a lot, I decided to take it upon myself yesterday and tour
1795 around similar at-risk facilities. And there's a lot of them in the center part of town.

1796 And when I walked by there, I was very disturbed to find at a couple of them, at Key Foundation,
1797 where veterans go when they need a place to stay, there was trash all over the place. There were
1798 people, apparently might have been doing some type of dealing going on, people sleeping on the
1799 sidewalks. I found that also at St. Vincent's. Parson's Place had graffiti all over the place.

1800 And keep in mind, with the facilities that I witnessed, a lot of them were gated. A lot of them
1801 were with guards. And although my sympathies go to, with people who do not have jobs, they
1802 don't, they need something to do. They start walking around.

1803 A big issue, I know my time is short, from what I've heard, the letter they're referring to about
1804 the Sheriff, I read the copy. The Sheriff himself said something to the effect that this should be
1805 decided by the residents.

1806

1807 **MAYOR GOODMAN**

1808 And from what I understand, all the residents are unanimous. We all support people who have
1809 problems, but it needs to be done in a proper place, in a proper location, and in a proper manner,

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1810 without it perceiving to be a rest home. This is not a convalescent facility. And I say that with all
1811 due respect to everybody here.

1812 The other thing I heard was there would be no case work on their proposed property. That, does
1813 that mean they're unsupervised? I heard in our meeting today there would be meandering
1814 sidewalks outside of the walls. I also heard that there'd be security cameras within the facility,
1815 but I didn't hear anything about outside of the facility. There's no accountability for what these
1816 people do.

1817 And I say this with all love and respect. I've, I've played your ribbon cutting for the opening of
1818 the D, the Charleston Antique Mall, and I firmly support and love all you guys. Councilman
1819 Kaufman and, Coffin, and everybody, please do not take offense at our respectful disagreement
1820 with what's going on. And I strongly urge that you guys please consider to put this in a more
1821 appropriate area. Thank you.

1822

1823 **MAYOR GOODMAN**

1824 Thank you. Good luck. You did that very well. Very nicely done, staying on time, within 38
1825 seconds or so. Thank you. Thank you all for taking the time to come down.

1826

1827 **LOUIS CSOKA**

1828 Thank you very much, Madam Mayor, and thank you for allowing us to speak to our
1829 representatives for this particular area.

1830 Again, just for the record, my name is Louis Csoka. I represent NARA, as well as a number of
1831 people within the, notice radius that, just for the record, I'd like to read their names into the
1832 record.

1833

1834 **MAYOR GOODMAN**

1835 Please.

1836

1837 **LOUIS CSOKA**

1838 But Madam Mayor mentioned that my letter was already admitted into the record, so the
1839 individuals are noted therein, so perhaps to, to keep it quick, quicker, we'll skip over that part.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1840 I do have a couple of people that did not get to speak, and each of them prepared some
1841 correspondence to the City Council as a, as to this particular issue. Both of these individuals
1842 vehemently oppose this particular application. So with your permission, I would like to,
1843 introduce their letters.

1844

1845 **MAYOR GOODMAN**

1846 Only if they, what I'd like you to do is submit them to the Clerk –

1847

1848 **LOUIS CSOKA**

1849 Yes.

1850

1851 **MAYOR GOODMAN**

1852 – only if they add something new. If they're

1853

1854 **LOUIS CSOKA**

1855 Yes.

1856

1857 **MAYOR GOODMAN**

1858 – repetitive of what has been said again and again, please not.

1859

1860 **LOUIS CSOKA**

1861 They do add something new, Madam Mayor.

1862

1863 **MAYOR GOODMAN**

1864 Okay. Please do read that, then.

1865

1866 **LOUIS CSOKA**

1867 Thank you. Thank you very much. I want to keep my comments brief, because obviously the
1868 time limitation, as well as the fact that I've submitted a letter as to what some of our concerns
1869 were from a legal standpoint with this particular approval.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1870 What I'd like to focus on now is one of the basic tenets of administrative law is when an
1871 applicant makes a misrepresentation in their application, that's an automatic basis for denial. I
1872 would like to point out that when you look at the staff materials that were, that are part of this
1873 application, there is a staff comment here that the Applicant indicated that several neighborhood
1874 meetings have been already conducted, with attendees generally supporting the project.
1875 As you look out here today, that was obviously a false statement. In fact, we have heard that
1876 repeated today, that there was a general support for this project by the neighbors, which there
1877 isn't.

1878 Additionally, we heard excerpts from Sheriff Lombardo's letter, and, and the representation was
1879 made to the Planning Commission, as well, that Mr. Lombardo has approved the plans.
1880 Now, when in fact, you look at the letter that, Mr. Lombardo, prepared, it says, it describes the
1881 high number of emergency calls in the neighborhood, and the letter also states, "as with any
1882 increase in residential development, expansion of this property will likely increase calls for
1883 service in the area."

1884 So there's a, there's a concern there that's known by Sheriff Lombardo, and, in fact, that was
1885 skipped over by the applicant.

1886 Now, I would also note that this particular applicant has, for this particular subject parcel, an
1887 approval as office, but in fact that was, that never came to pass. And we believe that was, in fact,
1888 done as sort of a camel's nose in the tent, to downgrade the earth for them to be able to do
1889 something that they were planning to do all along.

1890 In fact, 10 years ago was the first application that was submitted for a, a residential development
1891 similar to this, although it was smaller in scope, and in connection with the same, there were a lot
1892 of negative comments by staff that were made by the City looking at that application. So we're in
1893 fact surprised that now a, a project much bigger in scope is receiving staff endorsement.

1894 In connection with that, I think what I'd like to focus in on is the Title 19 standards and, and not
1895 so much all the other things that people are talking about. And in fact, the Title 19 is very
1896 important here because there are three factors that must be considered when granting a special
1897 use permit, and these are the characteristics of the neighborhood, the relevant zoning and
1898 planning principles, and the input of the interested parties, including the City Council and
1899 obviously the Planning Commission.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1900 Now, the burden is on the applicant, and a use permit is not a matter of right. And in fact, when
1901 you look at prior applications that were submitted to the City, comments were made – similar
1902 applications – a comments were made that even medi low attached density residential was
1903 inappropriate given the character of this neighborhood, or that even though there's additional,
1904 developments here and already commercial uses, this does not justify adding additional increases
1905 in intensity, of in, additional intensity development to the neighborhood.

1906 And so there's already, we have on the record, and this, I'm not going to read everything from my
1907 letter. But basically, there's a lot of comments already from the City indicating that this type of
1908 project would not be compatible with the existing zoning and planning requirements for the area.
1909 Then we also have the Northwest Planning, the City of Las Vegas Northwest Sector Plan, which
1910 says when immediately adjacent to the desert, rural residential development, density should be
1911 identical. And, in fact, they're in a 330-foot buffer here with the subject parcel that's being looked
1912 at, and their densities are not identical to what we have immediately next door. So, in fact,
1913 violation of that requirement.

1914 Additionally, if you look at the existing cases that have similar issues being considered by city
1915 council all across the country, and it was mentioned by Miss Young earlier that there's a reason
1916 that these type of developments are looking at remote areas, because usually when you have a
1917 low-density residential development, this type of use adjacent to it would be deemed improper,
1918 and it has been deemed improper by most courts that looked at this particular issue. And this has
1919 been briefed in my letter to the, to the City Council.

1920 The final thing I'd like, want to real quickly talk about is this idea of convalescent care. And
1921 somehow the fact that we have 10 residents, or more than 10 residents, qualifies us as either a
1922 community residence or as convalescent care.

1923 And I realize that the interpretation that's offered up by the Applicant, it certainly can be forced
1924 within the code provisions. But I think the better interpretation is the one that's consistent with
1925 federal law, state law, as well as Clark County ordinances. And then, and that is that a
1926 convalescent facility is something separate and different from a community residence or halfway
1927 house, if you will.

1928 So if you look at the definition that the City has for community residence, it specifically says it
1929 does not include any of the following, and then under number threc, it says convalescent care

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1930 facility. So it's specifically carved out, in the City's own definitions, from community residence,
1931 that convalescent care facility is not being the same.
1932 So when you look at the other section, it – only adds convalescent care as an additional use, and
1933 regular use is being a rest home and nursing home. And when you look at consistence with
1934 federal and state law, I, we believe the better interpretation is laid out in a particular, is that, in
1935 fact, convalescent care is something very different from a community residence.
1936 And when you consider the Title 19 standards, a halfway house, on an industrial scale, is
1937 completely inconsistent and incompatible with what exists in the community here, which is low-
1938 density housing, resident estates, with a rural, rural preservation area.
1939 Thank you very much.

1940

1941 **MAYOR GOODMAN**

1942 Thank you very much. , if I might, well, we'll go to questions, but again, for any definition about
1943 what we're charged with today, Mr. Scott, and in reference to what Mr. Csoka said, could you
1944 make, or do you have any comments to that first?

1945

1946 **BRYAN SCOTT**

1947 I think Planning would be better to explain exactly what the difference is between the
1948 convalescent care and the community residence I think. Tom.

1949

1950 **MAYOR GOODMAN**

1951 Mr. Perrigo.

1952

1953 **TOM PERRIGO**

1954 Yes, thank you. Thank you, Your Honor. The reason convalescent care is specifically carved out
1955 of the, community residence is because, that use, the community residences is limited to no more
1956 than 10 people, whereas convalescent care is for more people. So it, it's, it doesn't fit in there.
1957 Convalescent care is intended for more people.
1958 However, for those types of facilities, like transitional living facilities, that require or that are
1959 proposed to have more than 10 people, then they appropriately do become convalescent care. , or

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1960 they're allowed under the convalescent care category. So I know that might sound confusing, but
1961 it's a – based on the number of people allowed in the facility.

1962

1963 **MAYOR GOODMAN**

1964 Okay. Well, I did look it up before, and it does say gradual return to health, after illness is
1965 convalescing, but I didn't know if there were anything specific here in any of our ordinances, or
1966 anything else, that restricts or, anything else that would be relevant to this particular item?

1967

1968 **TOM PERRIGO**

1969 I don't believe so. Staff evaluated it pretty carefully, and, we believe that the proposed use does
1970 meet the definition, as residents are in need of counseling, but do not need medical treatment, as
1971 specified in convalescent care. So, the way that the code is structured, we believe convalescent
1972 care is the appropriate use for this facility.

1973

1974 **MAYOR GOODMAN**

1975 Okay. Thank you. And again, to reiterate from you, on your birthday, by the way, it's Mr. Scott's
1976 birthday today. So Happy Birthday.

1977

1978 **BRYAN SCOTT**

1979 Thank you.

1980

1981 **MAYOR GOODMAN**

1982 So good, hopefully you're going to have a good dinner somewhere.

1983

1984 **BRYAN SCOTT**

1985 Yes.

1986

1987 **MAYOR GOODMAN**

1988 Our purpose here today is specific.

1989

1990 **BRYAN SCOTT**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

1991 Our, our purpose is to, to decide on the special use permit, to determine whether or not the use is
1992 harmoniously compatible with the, area. And also –

1993

1994 **MAYOR GOODMAN**

1995 With the what?

1996

1997 **BRYAN SCOTT**

1998 – with the area –

1999

2000 **MAYOR GOODMAN**

2001 Okay.

2002

2003 **BRYAN SCOTT**

2004 – that's currently developed. Also, it's also to, look at the site development plan, and determine if
2005 that's appropriate for the area as well.

2006

2007 **MAYOR GOODMAN**

2008 Okay. Thank you. Okay, Councilman Anthony, you want to go. Go, please.

2009

2010 **COUNCILMAN ANTHONY**

2011 Thank you, Mayor. This is going to be a question to you, Mr. Moran and Mr. Stalk, also, if you
2012 could come up here. So, I appreciate all the public comment today. I met with both sides of the
2013 issue. I met with all of you folks, and I met with NARA, and I've received, just like everybody
2014 else up here, received lots of emails, lots of phone calls, lots of packets, lots of information.

2015 And, and it really comes down to, two observations, and I need you to kind of clarify the second
2016 observation.

2017 The first, first one is, the folks here are very proud of their community. They love living there.

2018 They, they've been there a long time. They, it's, it's, you know, it's very low in crime, not only
2019 the neighborhood, but the current WestCare, there's a current WestCare facility there, obviously.

2020 And, it's, they wake up in the morning, and they're, they like where they live.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2021 And on the other side, what I'm hearing is that this proposal is, and this is based on the comments
2022 today, and the emails I've received. If this is approved, it's going to increase crime; it's going to
2023 increase drug usage in the neighborhood; it's going to increase trash. There'll be more drug
2024 paraphernalia. The drug culture will increase in the neighborhood. There'll be vagrants.
2025 I've heard some pretty strong language that this project is going to des-, destroy their way of life.
2026 It's going to destroy their community. It's going to endanger their community.
2027 One email, basically said that, there's going to be drug-crazed women running down the street in
2028 front of their home. I mean, that's what the person said, that there are going to be men running
2029 down the street in their neighborhood in front of their home trying to kill a woman.
2030 So, they're, that's what they're arguing, it's going to destroy their neighborhood. And, I guess you
2031 need to focus that, on that like a laser beam, because that's really what, what, what this is about.

2032

2033 **JOHN MORAN, JR.**

2034 I – can, and I will.

2035

2036 **COUNCILMAN ANTHONY**

2037 Is, they need to have some comfort –

2038

2039 **JOHN MORAN, JR.**

2040 Absolutely.

2041

2042 **COUNCILMAN ANTHONY**

2043 – that this is not going to impact their neighborhood, compared to the way it is today.

2044

2045 **JOHN MORAN, JR.**

2046 Right.

2047

2048 **COUNCILMAN ANTHONY**

2049 And I, I think it needs to be done, you know, geographically, looking at where is this facility,
2050 how it's set up next to this neighborhood, those sorts of things, the security.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2051 And, I guess my other question would be, is, the, the women that, the clients that you have there,
2052 if they misbehave, what happens?

2053

2054 **JOHN MORAN, JR.**

2055 I'm ready to answer if asked those questions.

2056

2057 **COUNCILMAN ANTHONY**

2058 And if you could just, put all that on the record, I think that will help me a lot.

2059

2060 **JOHN MORAN, JR.**

2061 Absolutely. And just for a procedural matter, I – came up to the podi, and I will answer those
2062 questions immediately, but I – I did come up to the podi because I had, I had some comments to
2063 make about some of the comments that were made by the prior speakers. If, if the Mayor wanted
2064 to hear that, I'd like to reserve my time after I answer Councilman Anthony's two questions, I'd
2065 like to have an opportunity to rebut some of the untruths that I heard by some of the speakers.

2066

2067 **MAYOR GOODMAN**

2068 I think it's more a question of you're clarifying the questions that were put out on it –

2069

2070 **JOHN MORAN, JR.**

2071 Okay.

2072

2073 **MAYOR GOODMAN**

2074 – starting with Councilman Anthony's.

2075

2076 **JOHN MORAN, JR.**

2077 Correct.

2078

2079 **MAYOR GOODMAN**

2080 Because, you know, it will always be a he said/she said type of conversation. And it's more about
2081 the facts and the, that I did hear –

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2082

2083 **JOHN MORAN, JR.**

2084 Right.

2085

2086 **MAYOR GOODMAN**

2087 – even today, but –

2088

2089 **JOHN MORAN, JR.**

2090 Right.

2091

2092 **MAYOR GOODMAN**

2093 – in emails, of untruth about what is –

2094

2095 **JOHN MORAN, JR.**

2096 Right.

2097

2098 **MAYOR GOODMAN**

2099 – and what's been presented. So if you'll address Councilman Anthony's, and then talk to the,
2100 suggestions that there were untruths in your proposal.

2101

2102 **JOHN MORAN, JR.**

2103 I – would be –

2104

2105 **MAYOR GOODMAN**

2106 That's where

2107

2108 **JOHN MORAN, JR.**

2109 Yeah.

2110

2111 **MAYOR GOODMAN**

2112 I'd like you to stay there if you would.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2113

2114 **JOHN MORAN, JR.**

2115 Yes, I, I'd be more than happy to do that. And, and Councilman Anthony, with a background in
2116 law enforcement, we have an expert on the Council. And, and that's nice to know, because he
2117 understands crime. He understands who causes crime. He understands what locations and areas
2118 attribute to crime. He understands the Sheriff's letter and what it says.

2119 And I can tell you this, that in the program, before this application, and for 12 years, until we got
2120 to this point, WestCare has a real simple, forthwith policy. If somebody has a random drug test
2121 that is dirty, they are gone. Okay? That's the rule in the facility. I, again, corrected that and
2122 clarified that, with its founder, Mr. Steinberg, who confirmed that to me.

2123 Somebody comes up with a dirty, they're gone. Are the residents, are the women and children,
2124 are they tested? Yes, they're randomly tested. What happens? They are kicked out of the program
2125 if they come up dirty.

2126 I'm not prepared, Councilman Anthony, to make the huge leap that because condoms are found
2127 off-premises of – my client's property, of WestCare, or that tin foil, is found there, or that
2128 because there's trash, okay, found outside of the confines of this we don't have a responsibility,
2129 nor do you on the Council have a responsibility to police or go onto other people's property to
2130 remove trash or debris.

2131 But if one of our residents is over there causing a problem, I'm sure that the neighborhood or
2132 whoever's the owner of the property is going to call the police on them. Okay?

2133 We will kick anybody out of the program who comes up with dirties or who goes off property.
2134 We don't allow smoking outside of our facility. Okay? If there's (sic) people, I don't know how
2135 you'd identify a person who's a smoker, in our facility versus the smoker who's outside in some
2136 area. But I – imagine if somebody can do that, I, it'd be interesting to see how.

2137 But bottom line is – that's our, we don't allow smoking unless it's in our area. In our presentation
2138 earlier, Councilman, it was very clear, that we have a designated smoking place in our existing
2139 facility and as well as contemplated in our new one, where residents would be allowed to smoke.
2140 That does not include anything outside of the perimeter walls, which I wish to discuss.

2141 Now, also, on – the crime issue and the increasing crime, this facility does not increase crime.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2142 If you read the Sheriff's letter, and I know it's, I know people like to chuckle, and they like to
2143 applaud when something good is said. Usually applause and those kind of chuckles aren't
2144 allowed, because, as a courtesy, you don't do that.

2145 But in, in this instance here, if you look at the Sheriff's letter, okay, it's very clear what he says.
2146 And he says that in an 18-month period, 68 percent calls related to missing persons. Parents,
2147 family members, calling Metro to have them check, is there a mis, is their son or daughter at the
2148 facility, or in the area, or whatever, 68 percent of these calls. And that's the sheriff, because I, I'm
2149 never good with numbers, but I can read English, and that's what he said.

2150 And he said also, he said, again, and, and I, I noticed my, learned counsel brought this up, and I
2151 was kind of happy he did, because I'm going to quote from the Sheriff's report here, his letter.
2152 Quote: "As with any increase in residential development, expansion of this property will likely
2153 increase calls for service in the area."

2154 Residential development, that's a key word that the Sheriff is using. That means if somebody
2155 builds more houses, including in their neighborhood, okay, that it's going to likely result, from
2156 increase of residential residences, that there is going to, in fact, be a corresponding rise in the
2157 level of crime. Okay?

2158 That doesn't mean that WestCare has a disproportionate [sic] type of a crime rate. Okay? There's
2159 (sic) other people that live in that neighborhood besides the residents, who are randomly drug
2160 tested at our facility. I question whether or not some of the other neighborhoods surrounding
2161 there are random drug tests of people that live in those areas, and – I would have to say they
2162 probably don't.

2163 But I will tell you this, that when you get down to 18 months, and you're talking about excluding
2164 the 68 percent missing persons, you're down to – and this is the sheriff – you're down to less than
2165 3 percent, 25 calls in 18 months, okay, that are Type 1 crime type of calls. Okay?

2166 Now, I don't care, every night on the news, whether you live in a guarded, gated community like
2167 some people can afford to live in, okay? I don't live in one, but they must be nice. But if you live
2168 in that kind of a guarded, gated community, I imagine that there's still crime in those areas.

2169 Okay?

2170

2171 **MAYOR GOODMAN**

2172 Mm-hmm.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2173

2174 **JOHN MORAN, JR.**

2175 And I don't know how a resident from WestCare would be able to leave the facility, because if he
2176 leaves unauthorized and doesn't check out, he's gone, or she's gone, in this instance. Okay, she's
2177 gone. And, and, and, and climb their wall and get into their neighborhoods. But if they do, that's
2178 going to be a crime that's committed there.

2179 I haven't seen any instances of that. So to attribute that because we're trying to help people with
2180 drug problems that have been in a location for 12 years, and that somehow that computes into
2181 debris and trash outside the perimeters of the wall, and drugs use, and, and all these other horror
2182 stories that we heard, and attribute that to, we caused the rising crime –

2183

2184 **MAYOR GOODMAN**

2185 Okay.

2186

2187 **JOHN MORAN, JR.**

2188 – the Sheriff's own letter refutes that.

2189

2190 **MAYOR GOODMAN**

2191 Okay. Thank you.

2192

2193 **JOHN MORAN, JR.**

2194 Okay. That

2195

2196 **MAYOR GOODMAN**

2197 Councilman Anthony, does that answer your question, or did he –

2198

2199 **COUNCILMAN ANTHONY**

2200 (Inaudible)

2201

2202 **MAYOR GOODMAN**

2203 – leave one part out?

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2204

2205 **COUNCILMAN ANTHONY**

2206 Well, just one, the, you kind of mentioned it, but the part about the, when can the women leave,
2207 when, when do they not leave, do they check out. I mean –

2208

2209 **JOHN MORAN, JR.**

2210 Yes.

2211

2212 **COUNCILMAN ANTHONY**

2213 – what, what, what's their mobility inside and outside the building that would apparently cause,
2214 allow them to, because you're, you're right, they wouldn't allow them to jp the wall or go into
2215 these neighborhoods to cause crime, so –

2216

2217 **JOHN MORAN, JR.**

2218 Right. What we have, again, and as we presented, we are bringing state-of-the-art cameras into
2219 the facility.

2220

2221 **MAYOR GOODMAN**

2222 (Inaudible)

2223

2224 **JOHN MORAN, JR.**

2225 Those cameras will be –

2226

2227 **MAYOR GOODMAN**

2228 – excuse me, right there. There was a comment. The cameras focus which way. Can you just,
2229 there was a statement –

2230

2231 **JOHN MORAN, JR.**

2232 Arnold, do you have that diagram?

2233

2234 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2235 – a question about the cameras?

2236

2237 **JOHN MORAN, JR.**

2238 Yes. We're very careful in the positioning, Mayor, of the cameras, and, and Councilman

2239 Anthony, so that they don't intrude on the space of our neighbors around us.

2240

2241 **MAYOR GOODMAN**

2242 (Inaudible)

2243

2244 **JOHN MORAN, JR.**

2245 We don't want to have cameras perched, pointing into a walled community, or into the

2246 warehousing next to us, or into other people's property, because that's an invasion of privacy.

2247

2248 **MAYOR GOODMAN**

2249 Without question.

2250

2251 **JOHN MORAN, JR.**

2252 Okay.

2253

2254 **MAYOR GOODMAN**

2255 And the lighting you mentioned, too, you're careful for all lighting –

2256

2257 **JOHN MORAN, JR.**

2258 Right.

2259

2260 **MAYOR GOODMAN**

2261 – not to be invasive of the surrounding property?

2262

2263 **ARNOLD STALK**

2264 Correct.

2265

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2266 **JOHN MORAN, JR.**

2267 Right. Correct.

2268

2269 **MAYOR GOODMAN**

2270 Okay. So could you show that?

2271

2272 **JOHN MORAN, JR.**

2273 And so what we have here, and, and, and answering Councilman Anthony's inquiry, and it's a
2274 good one, on law enforcement, we have our cameras where every one of these red dots is around
2275 our perimeter wall. And we also have them in the interior, as you can see. Just looking at it
2276 randomly here, you can see how many cameras there are that are constantly surveilled by our
2277 new director of security, that position we mentioned earlier, and our staff members who have
2278 access to these cameras on their cell phones as well. So they have a cell phone app that will be
2279 able to pick up each of these cameras' locations and be able to monitor, okay, what's going on
2280 here.

2281 Also, again with Councilman Anthony's question, this is a six-foot decorative wall landscape,
2282 because the residents asked us to do it down here. And on the exterior, their only access into here
2283 is, is through this card key gate. There's, there's nobody coming in and out of here without being
2284 monitored and being allowed to come in and out. It's completely a situation that is walled from
2285 people coming onto the property and protected with cameras from people going off of the
2286 property. So it's completely monitored.

2287 And that's, you know, one of the things that we picked up from some of the neighbors that they
2288 wanted to have there, and we agreed it's a good idea. So it's going to be card key entry. There's
2289 not going to be people coming on or milling around the outside of the wall that don't belong
2290 there, and there's not going to be people onsite leaving the facility. Is that – that accurate?
2291 Fine.

2292

2293 **HEATHER INGALL**

2294 They'll, they'll be signing in and out.

2295

2296 **JOHN MORAN, JR.**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2297 Okay.

2298

2299 **MAYOR GOODMAN**

2300 And your name, please? Excuse me. And your affiliation?

2301

2302 **HEATHER INGALL**

2303 I'm the Director of the Women and Children's Campus.

2304

2305 **MAYOR GOODMAN**

2306 You are Director of Women's Campus?

2307

2308 **HEATHER INGALL**

2309 The Women and Children's –

2310

2311 **JOHN MORAN, JR.**

2312 Of the WestCare.

2313

2314 **MAYOR GOODMAN**

2315 Okay. Thank you.

2316

2317 **JOHN MORAN, JR.**

2318 And she wanted to remind me, which she did, that this is all check in and check out. So nobody

2319 can get in, and nobody can get out, unless they go through a check-in process similar to the one

2320 that's at City Council here, when we go and go to see somebody, or we check in with the security

2321 downstairs a, to go see somebody. And it's the same kind of a check-in. Sign, identification,

2322 correct?

2323

2324 **HEATHER INGALL**

2325 Yes.

2326

2327 **JOHN MORAN, JR.**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2328 Okay. And, and the residents. So it's monitored, it's controlled, and there aren't people coming in
2329 and out unannounced. So –

2330

2331 **MAYOR GOODMAN**

2332 If I may interrupt you, because I'm going to come back to you, Councilman Anthony. But one
2333 thing triggered in my mind, which I heard from the residents, the length of stay currently, and in
2334 this project –

2335

2336 **JOHN MORAN, JR.**

2337 Right.

2338

2339 **MAYOR GOODMAN**

2340 – is it open-ended, or is it, I know you said 18 months, but –

2341

2342 **JOHN MORAN, JR.**

2343 That's correct.

2344

2345 **MAYOR GOODMAN**

2346 – is that for both what is and what's projected? Is –

2347

2348 **JOHN MORAN, JR.**

2349 No, 18 months in the facility that is our expansion, that's before you today is the maxim length of
2350 stay. And in many, many instances, it's shorter. And why is it shorter? Because the women that
2351 are coming out of our intense rehabilitation program, where we've been for 12 years, don't need
2352 an 18-month stay. They get on their feet before that. They want to get going. They find a job.
2353 They take their children. They have money. They can go buy a place and someday hope to live in
2354 a gated community.

2355

2356 **MAYOR GOODMAN**

2357 – okay. But the number, the question was, is it, the specifics of the time. So it will be consistent
2358 in both areas, 18-month stay?

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2359

2360 **JOHN MORAN, JR.**

2361 It, it won't be longer than 18 months.

2362

2363 **MAYOR GOODMAN**

2364 Okay.

2365

2366 **JOHN MORAN, JR.**

2367 That's what it is.

2368

2369 **MAYOR GOODMAN**

2370 All right. Back to you, Councilman Anthony.

2371

2372 **JOHN MORAN, JR.**

2373 And it'll be shorter in many instances.

2374

2375 **MAYOR GOODMAN**

2376 Okay. I didn't, I just, it ran through –

2377

2378 **COUNCILMAN ANTHONY**

2379 Sure.

2380

2381 **MAYOR GOODMAN**

2382 – my brain, sorry.

2383

2384 **JOHN MORAN, JR.**

2385 And I just don't know if I answered all of your questions.

2386

2387 **COUNCILMAN ANTHONY**

2388 You did. You did. Just, but one more question. So, the clients that you have there, are they there

2389 voluntarily?

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2390

2391 **JOHN MORAN, JR.**

2392 I'll let –

2393

2394 **COUNCILMAN ANTHONY**

2395 Or are they –

2396

2397 **JOHN MORAN, JR.**

2398 – I can answer, but do you want to answer that on the people that we have there? Heather, would

2399 you like to come back up and –

2400

2401 **MAYOR GOODMAN**

2402 And as you –

2403

2404 **JOHN MORAN, JR.**

2405 – And some of them are here, but we can get –

2406

2407 **MAYOR GOODMAN**

2408 – and as you –.

2409

2410 **COUNCILMAN ANTHONY**

2411 No, I just, yeah, I, I just, are they voluntarily, are they there on a court order? I mean, how – do

2412 they get in?

2413

2414 **MAYOR GOODMAN**

2415 And as you speak, would you repeat your name? Every time you come up and speak, would you

2416 just say your name, please?

2417

2418 **HEATHER INGALL**

2419 Absolutely. Heather Ingall. Some are voluntary. You know, and the end of the day, they are

2420 voluntary. They're, they're there on their own rights. If they are receiving, if they have a – court

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2421 issue, and it's deemed that they might need treatment, then the judge will refer them to treatment.

2422 But it's all voluntary.

2423

2424 **COUNCILMAN ANTHONY**

2425 Okay. So, so they, they want to be there.

2426

2427 **HEATHER INGALL**

2428 Absolutely.

2429

2430 **COUNCILMAN ANTHONY**

2431 They're trying to get treatment. If they're there on a court order, they know if they violate the

2432 court order, there's, they're in big trouble with the judge.

2433

2434 **JOHN MORAN, JR.**

2435 They go to jail.

2436

2437 **COUNCILMAN ANTHONY**

2438 So, there, there's, I guess there's an incentive for them not to cause any trouble, because they

2439 know they're going to get kicked out.

2440

2441 **HEATHER INGALL**

2442 Absolutely.

2443

2444 **COUNCILMAN ANTHONY**

2445 And that's something that they don't want to do, I'm asking. They want to stay in there and get

2446 the treatment, right?

2447

2448 **HEATHER INGALL**

2449 Yes, they do.

2450

2451 **COUNCILMAN ANTHONY**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2452 So – it, so this isn't like a, this isn't like an apartment complex, where people come and go,
2453 tenants check in, tenants check out. You don't really know who's staying there unless Metro's
2454 doing background checks. It, it, it's a pretty, pretty, I mean, the way you're describing it to me,
2455 it's a, it's a pretty tight facility, where people want to stay there and not cause any trouble, get the
2456 treatment and leave, and allow the next person, person to come in.

2457

2458 **JOHN MORAN, JR.**

2459 That's right. You know --

2460

2461 **COUNCILMAN ANTHONY**

2462 And that's kind of how it's being described to me.

2463

2464 **JOHN MORAN, JR.**

2465 Yes. Yes.

2466

2467 **COUNCILMAN ANTHONY**

2468 Is that correct?

2469

2470 **JOHN MORAN, JR.**

2471 And, and, and that's the way it is, Councilman. I mean, to, to try to fathom up a picture of a
2472 woman with children, who has a roof over her head and is, and is working in the garden, and say
2473 that's the same woman that's going to somehow get out of this facility, unreported, undetected,
2474 get over the wall, and go into somebody's else's neighborhood, is, it – is beyond my
2475 comprehension. Okay? It really is.

2476 And especially with the upgraded security system that we're going to have here, that's grounds,
2477 again, for immediate out of the program. And if that person tests randomly, which they do there,
2478 if they test randomly for drug use, they're out of the program and gone.

2479 And the 18 months is only a maxim. Again, a lot of these women don't want to stay there for 18
2480 months.

2481

2482 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2483 They're gone.

2484

2485 **JOHN MORAN, JR.**

2486 They want to get on with their lives. And some of the speakers that I had were going to tell you,

2487 who are women veterans with children, were going to tell you that. They, they're not looking –

2488

2489 **MAYOR GOODMAN**

2490 Oh, I'm sure.

2491

2492 **JOHN MORAN, JR.**

2493 – to stay there for 18 years.

2494

2495 **MAYOR GOODMAN**

2496 Yeah.

2497

2498 **JOHN MORAN, JR.**

2499 They're looking for a place to rest after they've received the completed program, so then they can

2500 go out and seek employment –

2501

2502 **MAYOR GOODMAN**

2503 Okay.

2504

2505 **JOHN MORAN, JR.**

2506 – and find employment, and get going.

2507

2508 **MAYOR GOODMAN**

2509 No, I mean, it's about rehab, getting back into society. I get that. It was just questions that were

2510 thrown to me, but also hearing them again today, the same one, is this open-ended, you can just

2511 stay on and be there 30 years later. But I know you have a backlog, too.

2512 Let's go on. And Councilman Beers has a question? You're, Councilman Anthony, you're okay

2513 with those until your next thought? Councilman Beers.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2514

2515 **COUNCILMAN BEERS**

2516 Thank you, Your Honor. I wanted to get clarification, because the discussion that we just had
2517 sounded like the discussion about people who are actively in rehab treatment. My understanding
2518 is that these beds are all for people who graduate from that program, from which there is
2519 probably a drop-off rate or a drop-out rate, and you, one of you can probably tell me a percentage
2520 of people who come in the front door the first time don't get through that, is it a three-month
2521 rehabilitation? Six-week rehabilitation program?

2522 These beds are all for people who have graduated from that program was what I believed.

2523

2524 **JOHN MORAN, JR.**

2525 Yes, sir.

2526

2527 **COUNCILMAN BEERS**

2528 Okay.

2529

2530 **JOHN MORAN, JR.**

2531 They're all program graduates that then are ready to be released or go to this next place to get on
2532 their feet.

2533

2534 **COUNCILMAN BEERS**

2535 And all the discussion about the active rehab, the court order, on occasion, the voluntariness, the
2536 getting kicked out for this, that, or the other infraction, is really the treatment portion, which is
2537 already there, already in existence, and that's not what we're talking about here.

2538

2539 **JOHN MORAN, JR.**

2540 That's correct, Councilman Beers. This is a -- this is a program and an expansion of our program,
2541 to give people a chance and who want to get better.

2542

2543 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2544 With, if I might add to the question, with the same caveats to it, that random drug tests and all of
2545 that will go on –

2546

2547 **JOHN MORAN, JR.**

2548 Absolutely.

2549

2550 **MAYOR GOODMAN**

2551 – and violation or, law enforcement being, called in on something outside the neighborhood –

2552

2553 **JOHN MORAN, JR.**

2554 Yes.

2555

2556 **MAYOR GOODMAN**

2557 – outside the confines of the complex –

2558

2559 **JOHN MORAN, JR.**

2560 Right.

2561

2562 **MAYOR GOODMAN**

2563 – they would be out?

2564

2565 **JOHN MORAN, JR.**

2566 That's correct. We don't tolerate that in any of our programs. That is a basis for rejection and
2567 disqualification.

2568

2569 **MAYOR GOODMAN**

2570 But also, in this addition of the –

2571

2572 **JOHN MORAN, JR.**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2573 Yes. Oh, absolutely. Especially in that one, because they've just gone through an intensive,
2574 period of time in our existing facility and now they want to go in for a place to get on their feet.
2575 And we're not, we're not going to allow that to happen, come and go as you please.
2576

2577 **MAYOR GOODMAN**

2578 Okay.

2579

2580 **JOHN MORAN, JR.**

2581 They're going to still have random drug testing, and they're going to have in-, increased security,
2582 and a nice surrounding with a roof over their head to get on their feet, find a job, find
2583 employment, pro-, and support their families.

2584

2585 **MAYOR GOODMAN**

2586 So if I may interrupt one more time, Councilman Beers, were I a neighbor, anywhere, a neighbor

2587 –

2588

2589 **JOHN MORAN, JR.**

2590 Yes.

2591

2592 **MAYOR GOODMAN**

2593 – and I thought I had somebody from one of your residences, , and I could identify that and give
2594 it to you, , that they were in my neighborhood doing untoward things, and I had a picture and a
2595 validation, or called Metro, whatever, they would be out of the program. Correct? Or not correct?

2596

2597 **JOHN MORAN, JR.**

2598 That's correct. And at several of the neighborhood meetings, I met personally with people and
2599 gave them numbers, as I did even today, of people, Kevin Morss, who's here is our main person
2600 at that facility, numbers that, if they see anything that they think is not right or may be attributed
2601 or related to us, or somebody from our facility, they have a number to call right away, and we'll
2602 go out and check it out ourselves --

2603

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2604 **MAYOR GOODMAN**

2605 Okay.

2606

2607 **JOHN MORAN, JR.**

2608 – because we're not aware of any of our people getting involved off our property.

2609

2610 **MAYOR GOODMAN**

2611 But it would seem –

2612

2613 **JOHN MORAN, JR.**

2614 And if they are, we want to get, know who they are so they can be rejected out of the program.

2615

2616 **MAYOR GOODMAN**

2617 So it would seem to me an, an assumption that if there were something that could be validated,

2618 not just I think I saw –

2619

2620 **JOHN MORAN, JR.**

2621 Right.

2622

2623 **MAYOR GOODMAN**

2624 – or I don't have any proof of anything, but something that's validated, and we all have these

2625 little wonderful things –

2626

2627 **JOHN MORAN, JR.**

2628 Right.

2629

2630 **MAYOR GOODMAN**

2631 – of something going on in my neighborhood –

2632

2633 **JOHN MORAN, JR.**

2634 Right.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2635

2636 **MAYOR GOODMAN**

2637 – that person's, regardless of the, consequences of the activity –

2638

2639 **JOHN MORAN, JR.**

2640 Yes.

2641

2642 **MAYOR GOODMAN**

2643 – they're out of your program.

2644

2645 **JOHN MORAN, JR.**

2646 Right.

2647

2648 **MAYOR GOODMAN**

2649 If it's, I mean, if it's a factual, validated something, okay. So –

2650

2651 **RICHARD STEINBERG**

2652 If, if it valid, it's for sure.

2653

2654 **MAYOR GOODMAN**

2655 – pardon?

2656

2657 **RICHARD STEINBERG**

2658 If it's validated, definitely, definitely.

2659

2660 **MAYOR GOODMAN**

2661 Okay. So back to you, Councilman Beers. Sorry.

2662

2663 **COUNCILMAN BEERS**

2664 Well, Your Honor, I think, I think that, you know, I – can certainly understand the residents'

2665 concern.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2666

2667 **MAYOR GOODMAN**

2668 Me, too.

2669

2670 **COUNCILMAN BEERS**

2671 I would not want to have, in my neighborhood, a drop-in for your methadone –

2672

2673 **MAYOR GOODMAN**

2674 Okay, okay, okay. Thank you.

2675

2676 **COUNCILMAN BEERS**

2677 – a clinic where people will drop in for their daily methadone.

2678

2679 **MAYOR GOODMAN**

2680 Right.

2681

2682 **COUNCILMAN BEERS**

2683 That's, Mr. Mills went out and took pictures of places like that. But, but that's not what this is,

2684 and so –

2685

2686 **UNIDENTIFIED SPEAKER IN THE AUDIENCE**

2687 They take back their applause.

2688

2689 **COUNCILMAN BEERS**

2690 Yeah. They take back their applause, apparently. Thank you, Your Honor.

2691

2692 **MAYOR GOODMAN**

2693 Thank you very much. Okay, Councilman Coffin?

2694

2695 **COUNCILMAN COFFIN**

2696 Thank you very much.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2697

2698 **MAYOR GOODMAN**

2699 Thank you.

2700

2701 **COUNCILMAN COFFIN**

2702 Thank you. Who do I talk to? Steinberg, I've known you for 35 years. I was in the legislature
2703 when this organization was beginning and getting on its feet. You were getting qualified and ,
2704 and receiving, getting to receive Medicaid, , assistance to support people in these programs.
2705 And in those days, addiction was not known to be a disease. It is, today, a disease. It is
2706 considered a disease, whether it is an addiction to alcohol, or gambling, or, you know, any
2707 number of controlled and uncontrolled substances, it, it's a disease.

2708

2709 **RICHARD STEINBERG**

2710 Sure.

2711

2712 **COUNCILMAN COFFIN**

2713 And people who have to understand, there has to be a place to cure them, especially those in their
2714 own neighborhood. So this neighborhood out here on west, on Rancho, northwest Rancho, with
2715 the motorcycle shops and the other kinds, casinos and all that other stuff, there's addiction out
2716 there. There are lots of sick people living out in that neighborhood, and some of them cause –

2717

2718 **COUNCILMAN COFFIN**

2719 And the ones that yell the loudest are usually the ones that have no idea it's going on. And so,
2720 you know, frequently that's just the way life happens. Ladies here, they know about it.
2721 You know, on my street, which is 5th Place in downtown Las Vegas, the house is 65 years old.
2722 It, it used to be an exclusive neighborhood. Now it's just a darn nice place to live.

2723

2724 **COUNCILMAN COFFIN**

2725 And I think I can say this. In the two years that a house like this, a house just like this, has been
2726 in existence 50 feet from mine, across the street, with 12 women living in it –

2727

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2728 **UNIDENTIFIED SPEAKER IN THE AUDIENCE**

2729 Not 87.

2730

2731 **COUNCILMAN COFFIN**

2732 – has been an amazing.

2733

2734 **MAYOR GOODMAN**

2735 Okay, please, please, please, let's be respectful, please.

2736

2737 **COUNCILMAN COFFIN**

2738 You know, you are, just, if your intelligence could show a little quieter, it would be nicer.

2739

2740 **MAYOR GOODMAN**

2741 No.

2742

2743 **COUNCILMAN COFFIN**

2744 I think the idea is here that the women are a whole different culture within the culture of the

2745 drugs. And they need a break more than anything, because these are the people in our population

2746 who get impregnated, or they get dragged around, beaten by the men of society. And these

2747 women need a break, and they needed a break anywhere that we can give it to them.

2748 So I thank you for doing this for them. I'm going to support this proposal.

2749

2750 **UNIDENTIFIED SPEAKER IN THE AUDIENCE**

2751 Of course you are.

2752

2753 **COUNCILMAN COFFIN**

2754 Definitely.

2755

2756 **MAYOR GOODMAN**

2757 Okay, everyone, please.

2758

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2759 **COUNCILMAN COFFIN**

2760 Well, I could, I, I'd double it if I could.

2761

2762 **MAYOR GOODMAN**

2763 Thank you.

2764

2765 **COUNCILMAN COFFIN**

2766 Especially next to Rodriguez's house. Thank you.

2767

2768 **MAYOR GOODMAN**

2769 Thank you.

2770

2771 **MAYOR GOODMAN**

2772 Okay. What I'd like to do, please, everyone, please, everyone, come on. This is just, we're trying,
2773 we, we're doing our best to hear everybody. We want to make the right decision, but we want to
2774 be fair.

2775 So what I'd like to do at this point, I'm going to ask you, if you wouldn't mind, take a, for, a seat
2776 for a moment. I'm going to ask Mr. Csoka to come back, and anything that he would like to say,
2777 if he stops talking to Arnold Stalk for five seconds.

2778

2779 **ARNOLD STALK**

2780 I'm sorry.

2781

2782 **MAYOR GOODMAN**

2783 Would you mind having a seat just for a moment, and we're going to invite you back?

2784

2785 **ARNOLD STALK**

2786 Thank you, Your Honor.

2787

2788 **MAYOR GOODMAN**

2789 Saw you taking a thousand notes, quickly. Not on your laptop. And then you'll come back.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2790

2791 **JOHN MORAN, JR.**

2792 Okay, Your Honor. Thank you.

2793

2794 **MAYOR GOODMAN**

2795 And then, we will move forward and give this to Councilman –

2796

2797 **JOHN MORAN, JR.**

2798 Yes, Your Honor.

2799

2800 **MAYOR GOODMAN**

2801 – Barlow. I forgot his name. My brain failed.

2802

2803 **JOHN MORAN, JR.**

2804 Thank you, Your Honor. And I will see you before my closing statement.

2805

2806 **MAYOR GOODMAN**

2807 Okay.

2808

2809 **JOHN MORAN, JR.**

2810 Thank you.

2811

2812 **MAYOR GOODMAN**

2813 Thank you. And welcome back.

2814

2815 **LOUIS CSOKA**

2816 Thank you very much, Your Honor. I'm going to –

2817

2818 **MAYOR GOODMAN**

2819 Are you yourself from Hungary, or your parents, and you came over here?

2820

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2821 **LOUIS CSOKA**

2822 I am myself from Hungary. I was, born in Hungary. I was, 15 when I came. I'm 46 now, lived in
2823 Las Vegas most of my life.

2824

2825 **MAYOR GOODMAN**

2826 And isn't it wonderful?

2827

2828 **LOUIS CSOKA**

2829 Thank you, Ma'am.

2830

2831 **MAYOR GOODMAN**

2832 I remember the Gabors. They were all Hungarian.

2833

2834 **LOUIS CSOKA**

2835 Yes, that's right.

2836

2837 **MAYOR GOODMAN**

2838 They were, they always said they make the best-looking men and women, so there you go. Go
2839 for it.

2840

2841 **LOUIS CSOKA**

2842 Thank you very much, Madam Mayor.

2843

2844 **MAYOR GOODMAN**

2845 Thank you.

2846

2847 **LOUIS CSOKA**

2848 I'm going to keep it very brief. There's been a lot of time spent on this particular application. I
2849 want to make three quick points.

2850 First, obviously when there's any kind of a treatment facility, there are successes and there are
2851 failures. The successes will move on. The failures will stay behind. In fact, this neighborhood

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2852 will be saddled with those people that are, are, are failures, because the successes will move out
2853 of the neighborhood, number one.

2854 Number two, when you look at the particular plans as laid out in the application, the actual areas
2855 where, where the number of residents can congregate are fairly small. So a lot of them will have
2856 to, just because the, the, the density, some of them will have to radiate out in the surrounding
2857 spaces, which are not patrolled by security. There are no cameras. There's no safety.

2858 Now, in fact, whenever you have an applicant before you, you can make all kinds of
2859 representations. We're going to do A. We're going to do B. We're going to do C. We're going to
2860 do D. But in fact, you have to look at the reality on the ground. And what is the best indicator of
2861 reality on the ground? Past practice.

2862 Let's look at their prior statistics. Let's look at the calls to Metro and see what they reveal. In
2863 2014 alone, there were over 100 calls to Metro. Some of the calls included assault and battery,
2864 fights, sexual assault, child molestation, wanted person, destruction of property, narcotics, and
2865 disturbances.

2866 Now, what the, this Applicant is saying to you, "Supersize me." Do we really want to supersize
2867 those problems at this particular location? And again, special use permit comes down to, also,
2868 location suitability, if it's more specifically suitable at that location. And in this case, it's not.
2869 Thank you very much.

2870

2871 **MAYOR GOODMAN**

2872 Thank you. Thank you for your comments. Okay, final comments are going to be just one of the
2873 three of you. It's going to be Mr. Moran?

2874

2875 **JOHN MORAN, JR.**

2876 Thank you, Mayor.

2877

2878 **COUNCILMAN BARLOW**

2879 (Inaudible)

2880

2881 **MAYOR GOODMAN**

2882 Pardon? No, no, no. And that's, the end of the public comment, too, at this point.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2883

2884 **JOHN MORAN, JR.**

2885 Thank you. I'm, I'm going to, I'm going to wrap it up very, you've – sat here, you've heard – both
2886 sides of this. There's no need for me to belabor it. I would just point out, something that I think is
2887 really important, and that's what I began with. And that was what I said that uplifting the han
2888 spirit is what runs through this whole thing.

2889 I'm very disappointed by some of the comments I heard here tonight from people in the
2890 neighborhood. I wanted to tell you that this is America, and people are entitled to use their
2891 property. And I never, I never brought up, but at several of the meetings, I had, more than a few
2892 people come up and say, "You know, WestCare is a wonderful facility. They've been good
2893 neighbors, but not in my backyard. We don't want that in our backyard, but they're, it would be
2894 good somewhere else."

2895 And I, I heard that repeatedly. I had one gentleman, I, talked to him at length, and I brought it up
2896 in, in the record at the Planning Commission meeting. And I asked him, I said, "How do you feel
2897 about WestCare here?" He says, "WestCare's a good, a good facility. They're fine here." He lived
2898 in the neighborhood. He says, "But you know that five acres is where I really would like to ride
2899 my horse."

2900 And I said, "Well, that's somebody else's property. You can't ride your horse in, anyway. What
2901 are you going to do when you get to all the asphalt, and the highway, and the storage, and the, on
2902 either side and all that?"

2903 And he says, "Well, you know, that's, that's how I feel about it. It's good, it's a good project, good
2904 neighbors, but I don't want them here."

2905 And, and those were the kind of comments. And when I, when I hear people talking here to-,
2906 today, my heart bleeds, okay, for the comments that I hear when they're trying to keep women
2907 and children from getting a roof over their head and being able to get their feet on the ground,
2908 who have completed a very solid, proven program, and have cleaned themselves up, and have
2909 found sobriety, and are ready to continue their lives with their children.

2910 And you have people who come from an exclusive, residential, walled community and complain
2911 about a residential area, as the Sheriff says, because that's what this is. People live there. It makes
2912 it residential, just because they don't have the way and wherewithal, okay, outside to go into a, a,
2913 a big, high-end community. They don't have the money.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2914 And I don't know. I've been in Vegas since '47, and all I can tell you is when I was here and
2915 there was 30,000 people, we always offered a helping hand to people. And unfortunately I
2916 haven't heard a lot of that recently on this project.
2917 But thank you for your time. I hope the Council does the right thing. You're in compliance with
2918 the law. You're in compliance with the Constitution. You're in compliance with the state law.
2919 You're in compliance with the building code. You're in compliance with your own codes on
2920 zoning. You're in compliance lawfully with everything. And staff has made a recommendation of
2921 approval. Your Planning Commission has approved it. And it's time for us to do the right thing.
2922 This Council is like previous councils and mayors before this, they offer help and make our
2923 community better, and this is when you do it, and you see the results like the thing that you saw
2924 the other night at the university, when 90 young adults with kids and family came down to
2925 celebrate their sobriety and have their tassels on their caps turned around. That, to me, is worth
2926 the price of admission anywhere in the United States, because it's still America.
2927 Thank you very much.

2928

2929 **MAYOR GOODMAN**

2930 Thank you.

2931

2932 **MAYOR GOODMAN**

2933 Fantastic. He's a lawyer. That's the law. Close closing. Okay. Councilman Barlow.

2934

2935 **COUNCILMAN BARLOW**

2936 Thank you. Thank you, Mr. Moran, for such compassion, because I know that you all have been
2937 working on this for a long time. But, Mayor, if I may, I have to, be me for a moment and, take
2938 you back to when I was in elementary school, the principal at that time were allowed to take
2939 students that acted, acted up –

2940

2941 **MAYOR GOODMAN**

2942 Inappropriately.

2943

2944 **COUNCILMAN BARLOW**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2945 – inappropriately in the classroom, take them into the principal's office and bend you over and
2946 make you touch your ankles, and give you a swat on your behind for acting inappropriately. And
2947 I thought about taking my colleague, Councilman Coffin, to the back and doing the same thing,
2948 giving him a smack on his behind for acting inappropriately today, but I'm not in elementary
2949 school. I'm an adult now, and all that stuff is illegal, as far as, swatting.

2950

2951 **COUNCILMAN COFFIN**

2952 You could try.

2953

2954 **COUNCILMAN BARLOW**

2955 But I thought about it. But I – did have a conversation with him –

2956

2957 **COUNCILMAN BEERS**

2958 Councilman Barlow?

2959

2960 **COUNCILMAN BARLOW**

2961 Yes, Sir.

2962

2963 **COUNCILMAN BEERS**

2964 Very briefly, I think that that's, probably the most heavily calloused portion of Councilman
2965 Coffin's body.

2966

2967 **COUNCILMAN BARLOW**

2968 Possibly. Possibly, and it would do no – good.

2969

2970 **COUNCILMAN COFFIN**

2971 I'm an unfeeling person.

2972

2973 **COUNCILMAN BARLOW**

2974 Possibly. But, no, in, in a situation like this, where emotions are not only tied to one's asset,
2975 specifically from a residential standpoint, and, a program that has done miraculous work in our

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

2976 community for a very, very long time, the, it really, it, it's bothersome, because I look out across
2977 the audience, and I see women and children who need assistance, who have stumbled in their
2978 life, and they're trying to turn their life back around and, and be upstanding, law-abiding citizens
2979 once again, to, uphold their family values and be productive and provide for their family.
2980 And then I have to place my political hat on, as the representative of the area, and listen to my
2981 residents in regards to, what they've shared. And I, too, have received, Mr. Moran and members
2982 of the Council have received countless letters and emails; some not so nice. And that was kind of
2983 hurtful also, because it was some racist things that were sent to my office. That was very
2984 inappropriate. There were some things that were, stated in emails that were not necessarily true.
2985 But there was a lot of passion for, that came out of a number of those emails in relation to the
2986 support that they had, also, for WestCare, but they felt that the placement and the location could
2987 be in a better location than where's, where it's being proposed today.
2988 And for a number of us, there's a term for that, and it's "NIMBY," not in my backyard. And so
2989 when you weigh all of that, it, it makes it very difficult to, to balance that, because you have the
2990 political, you have the emotion, and you, you put that together, and, and, it becomes very cloudy,
2991 unfortunately.
2992 And so I do have a number of questions, Mayor and Council, if you will indulge me, because
2993 there were things said that in, in the neighborhood meeting, that Mr. Steinberg, you, if you'll
2994 come forward, because I had a conversation with you, and you were in the neighborhood
2995 meeting. For a point of clarification, and that has to do with during your presentation, at the
2996 neighborhood meeting and today, you continued to make the statement "87 beds." Okay?
2997 And on documentation that I've seen, it has also been mentioned that it's 87 units. So as you very
2998 well know, 87 beds is, is a totally different concept than 87 units. And so for that, I would like
2999 for you to help me understand what you represented as it relates to 87 units versus, I mean 87
3000 beds versus the 87 units. And then I'll turn to Planning for a couple more questions.

3001

3002 **RICHARD STEINBERG**

3003 Yeah. Councilman Barlow, it is 87 units with 87 adult beds, , and I want to clarify that, because
3004 it's also part of the state systems that we have to deal with for licensure as well. When a mom has
3005 a baby, that doesn't get counted. The baby in a crib, or a baby, or a small child, doesn't get

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3006 counted as a bed count at that. They can't be on their own. So it's 87 beds for adult women in the
3007 87 units.

3008

3009 **COUNCILMAN BARLOW**

3010 Okay.

3011

3012 **RICHARD STEINBERG**

3013 Does that make, clarify that?

3014

3015 **COUNCILMAN BARLOW**

3016 Just, just explain it once more, and then I have a follow-up question.

3017

3018 **RICHARD STEINBERG**

3019 Okay, 87 units to be built, 87 adult beds for the women and, in those 87 units. Women who have
3020 babies or children, there would be an additional count with that with their crib or, or whatever
3021 size child might be in there at that point.

3022

3023 **COUNCILMAN BARLOW**

3024 Okay.

3025

3026 **JOHN MORAN, JR.**

3027 And -- one other thing, Councilman. As you know, the notice, and I know you looked at it,
3028 provides for an 87 bed, facility, and that's what we'll have is 87 adult beds in that facility. And
3029 we, and that, as notice is proper, and that's, that's what we're providing.

3030

3031 **COUNCILMAN BARLOW**

3032 Okay.

3033

3034 **RICHARD STEINBERG**

3035 That also goes with licensure from the state health and everybody else on that.

3036

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3037 **COUNCILMAN BARLOW**

3038 Okay. Thank you for that clarification.

3039

3040 **JOHN MORAN, JR.**

3041 Thank you for that question –

3042

3043 **COUNCILMAN BARLOW**

3044 Okay.

3045

3046 **JOHN MORAN, JR.**

3047 – for the clarification.

3048

3049 **COUNCILMAN BARLOW**

3050 So, so the follow-up question to that, is: What is the average anticipated number of people per
3051 unit?

3052

3053 **RICHARD STEINBERG**

3054 The average would be two. In some cases, just one, if a, if a mom or a woman is by herself at
3055 that point going through. But, the average would be two, at the most, when you have a child or a
3056 small one. There are some incidences when you have a mom who is being reunited after going
3057 through our program and allowed to have an additional child or two to be, placed with them.

3058 That's where we get into the two-bedroom, concept, where there would be one adult woman with
3059 a two-bedroom, there's just a few units that we're putting in at, at that level to do that, but to
3060 accommodate, additional children when they're reunited with their mom.

3061

3062 **COUNCILMAN BARLOW**

3063 Okay. So we're talking approximately, using your numbers, right, these are just approximates.

3064 But we're talking approximately, on this 5-acre campus that you're proposing, 174 people.

3065

3066 **RICHARD STEINBERG**

3067 Well, with the, if you're including the babies, yes.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3068

3069 **COUNCILMAN BARLOW**

3070 Yes.

3071

3072 **RICHARD STEINBERG**

3073 Right.

3074

3075 **COUNCILMAN BARLOW**

3076 The mom and baby.

3077

3078 **RICHARD STEINBERG**

3079 Yeah. There's not always a baby with every –

3080

3081 **COUNCILMAN BARLOW**

3082 Well – we're going to get to that. I'm just, we're just using, I'm just trying to walk us through the
3083 process –

3084

3085 **RICHARD STEINBERG**

3086 Right.

3087

3088 **COUNCILMAN BARLOW**

3089 – to keep everything in focus.

3090

3091 **RICHARD STEINBERG**

3092 Yes, Sir.

3093

3094 **COUNCILMAN BARLOW**

3095 Right? So we're talking approximately 174 people. Okay. So with that, is every mom, let me
3096 rephrase the question. Every mom don't (sic) necessarily have an infant. Some moms have
3097 children that are 15, 16, 17.

3098

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3099 **RICHARD STEINBERG**

3100 Right. We have not set that up to do that with that age. We talked about that earlier. That was
3101 brought back for our, our consideration, what we're doing. Majority of all of our people, we're
3102 talking about children that are 5 and under at this point, and not going to the adult piece or, or
3103 past that.

3104 There was some miscommunication early on, as well, Councilman, because of the fact that we
3105 did the emergency runaway services in that one wing, that those kids would also be a part of that.
3106 They're not part of this piece at all. That's not a pass on.

3107

3108 **COUNCILMAN BARLOW**

3109 Okay.

3110

3111 **JOHN MORAN, JR.**

3112 And as I re, and Councilman Barlow, as I recall the statistic, that we were approximating, that we
3113 had looked at, was 90 percent of the children would be infants, under five, not school-age. So
3114 that's almost the majority. And, and if you look at the mix between one bedroom and two
3115 bedroom (sic), you can see that the larger units, the two bedrooms, there's only 12 of those, so –
3116

3117 **COUNCILMAN BARLOW**

3118 Right. And, and, and I know you're just a step ahead of me, and you're anticipating what I'm,
3119 where I'm going with this, because it – it's going to grow as we –

3120

3121 **JOHN MORAN, JR.**

3122 Right.

3123

3124 **COUNCILMAN BARLOW**

3125 – move forward. And so 5 and under is, I wrote that down because I want to come back to that.
3126 Because in this scenario of, what has basically caused this very emotional conversation amongst
3127 neighbors and participants within your program to include your program who have been trying
3128 to, grow, and keep up with what's taking place throughout the Valley, and throughout the world,

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3129 for that matter, there, there has to be a clear, definitive balance between how, in fact, we
3130 approach, the encroachment upon communities.

3131 And we all live in communities where there's certain things that we don't necessarily want near
3132 our neighborhood, right? Without going into any specific details, but we all know in our head
3133 that it's just certain things that we don't want near our neighborhoods, right?

3134

3135 **JOHN MORAN, JR.**

3136 And, and Councilman Barlow, you know, one point on that that's interesting, and I know you
3137 observed it, because you looked very closely at all these items, and that point is, is that we didn't
3138 try to stack a bunch of density in there for a couple real good reasons.

3139

3140 **COUNCILMAN BARLOW**

3141 You didn't what?

3142

3143 **JOHN MORAN, JR.**

3144 We didn't try to stack a bunch of density in there. Because for the women and children, we
3145 wanted more of an open air, okay, even the way the project's designed, as you see, we want a lot
3146 of open air. We want a lot of trees. We want, you know, six gardens. Okay?

3147 Those are, to a guy who's developing and trying to stack a bunch of density in, number one, that
3148 isn't what we did. We had plenty of room to put more density. We didn't want to do that. We
3149 want a quality of life there that's more open air.

3150 Because, number two, that type of environment living, rather than stacked in dorms and three
3151 and four stories and things of that nature, that isn't good for the health and going forward for, for
3152 women with children, in that kind of an atmosphere. And that's why we said no to the density,
3153 but said yes to open air, green belts, fit, you know, side setbacks are hungous, putting the, putting
3154 the pathway in and the landscaping green belt around the exterior.

3155 All that leads to anybody who wants to do density, and that isn't us. We want a quality of life
3156 there that's going to be nice for an 18-month or less stay for women with infants.

3157

3158 **COUNCILMAN BARLOW**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3159 Okay. And that's fine. And so, and so what I, what I'm moving toward, just put a thbtack in the
3160 five and under. We'll come back to that.
3161 And, and so with that, let's – talk about the maxim stay, because that was something, if I may
3162 repeat, I have my notes here in front of me from that neighborhood meeting, as well, Mr.
3163 Steinberg is, I asked you specifically how long would someone have an opportunity to reside in a
3164 unit? And you specifically told me, for as long as they need to be there.

3165

3166 **RICHARD STEINBERG**

3167 Right.

3168

3169 **COUNCILMAN BARLOW**

3170 Just, let me just finish, and, and then we'll come back, if you don't mind, because I just want to
3171 make sure that I'm clear.

3172

3173 **RICHARD STEINBERG**

3174 Right.

3175

3176 **COUNCILMAN BARLOW**

3177 Right? And what I've heard today, from the representation, is that it's specifically 18 months
3178 max.

3179

3180 **RICHARD STEINBERG**

3181 Right, right.

3182

3183 **COUNCILMAN BARLOW**

3184 So take it from there.

3185

3186 **RICHARD STEINBERG**

3187 Let – me back up in some of those discussions that we had --

3188

3189 **COUNCILMAN BARLOW**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3190 Yes, Sir.

3191

3192 **RICHARD STEINBERG**

3193 -- because there's different pieces of the puzzle with that, as --

3194

3195 **COUNCILMAN BARLOW**

3196 Okay.

3197

3198 **RICHARD STEINBERG**

3199 -- you will recall from conversation. When we bring somebody into the front part of the building,

3200 in the current piece that we've been operating for 12 years, the length of stay is no longer

3201 determined by being a three-week or three-month or nine-month or anything like that. It's all

3202 done under, in the state of Nevada, under what they call the, using the American Society of

3203 Addiction Medicine. Then you have to reevaluate what that person needs with every 30 days to

3204 see what they really have to have for additional time and effort.

3205 that's also in the setup for, for those that have insurance, for those that are, on the, on the new

3206 system of health care reform that's going down. , that has to be reevaluated.

3207 So it's, there's not a specific piece of that. When you come to the back side of what we're doing

3208 and talking about here, this comes outside of that loop. This is where we're having the

3209 convalescent piece for it. This is where they can be. But we're not allowing that to be more than

3210 18 months.

3211 Most of those people will not even be there 12 months, , based on what they want to do, because

3212 most of them are trying to get back on their feet to move back into other neighborhoods, back

3213 into school, back into work. And that moves, moves that along, as well. So --

3214

3215 **JOHN MORAN, JR.**

3216 And Councilman Barlow, as well, on that point, at the Planning Commission meeting, it was

3217 represented by myself that it was an 18-month maxim stay, and in instances, like I have today,

3218 which is consistent with my statement --

3219

3220 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3221 Excuse me. Thank you, ladies and children, for coming down. We appreciate it. God speed. Stay
3222 on the path.

3223

3224 **JOHN MORAN, JR.**

3225 – that it would be 18. So that, that is consistent, on that. And I, I understand Dick's, recollection,
3226 but that was pre-City Planning, so that's how it's consistent with what we said at Planning and
3227 here today. And, and again, on the record, it's 18 months, and I anticipate that in not very many
3228 cases will it go 18 months. I really do. I think that they'll be on their feet and out of there before
3229 then.

3230

3231 **COUNCILMAN BARLOW**

3232 Okay. Also, it was mentioned during the deliberation here today that, the women are tested
3233 weekly? And I believe this came from, Mr., Stalk, that the women were tested either weekly or
3234 monthly?

3235

3236 **RICHARD STEINBERG**

3237 It -- it's a, what we have to call now is --

3238

3239 **COUNCILMAN BARLOW**

3240 Random?

3241

3242 **RICHARD STEINBERG**

3243 -- what's called a random. It's called a random test system. And everybody's into the system, and
3244 they, and they pull a number when they're going to be tested. That's a, a system that we've had to
3245 follow. It's a -- requirement that we have to use now. So, it's -- in the old days, it was like it would
3246 be every third day, or every week, or in a, and that's, but the random testing is a, is a much better
3247 tool, if you will, to make sure that you keep everybody on their toes. I don't know if that's --

3248

3249 **COUNCILMAN BARLOW**

3250 So, so the, however's living in the unit, it will only be the woman that's tested?

3251

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3252 **RICHARD STEINBERG**

3253 Right.

3254

3255 **COUNCILMAN BARLOW**

3256 Right?

3257

3258 **RICHARD STEINBERG**

3259 Five years and under, you would not be testing that. You'd have another whole issue at that
3260 point.

3261

3262 **COUNCILMAN BARLOW**

3263 Okay.

3264

3265 **RICHARD STEINBERG**

3266 I want to make sure I'm clear with that.

3267

3268 **COUNCILMAN BARLOW**

3269 Well, that's why – I mentioned it –

3270

3271 **RICHARD STEINBERG**

3272 Yeah.

3273

3274 **COUNCILMAN BARLOW**

3275 – because it was stated that even the children would be tested, and that's why I'm bringing that
3276 point back forward.

3277

3278 **RICHARD STEINBERG**

3279 No, not, if – somebody –

3280

3281 **COUNCILMAN BARLOW**

3282 That's why five – year old is the key point.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3283

3284 **RICHARD STEINBERG**

3285 Yeah.

3286

3287 **COUNCILMAN BARLOW**

3288 And that's why I put a thought back there, because I'm trying to figure out, why would that, why,
3289 why would that have been stated?

3290

3291 **RICHARD STEINBERG**

3292 Councilman, if there were, if there became an issue with one of our children, that we had a
3293 concern at that point, then we have to bring in CPS and some other folks to assist with that
3294 process. That's not something we can randomly do. We'll have to bring in others, who we deal
3295 with on a regular basis anyway as we're reuniting these families.

3296

3297 **COUNCILMAN BARLOW**

3298 Okay.

3299

3300 **JOHN MORAN, JR.**

3301 That's good.

3302

3303 **COUNCILMAN BARLOW**

3304 I'm sorry. Go ahead.

3305

3306 **JOHN MORAN, JR.**

3307 No, I, that's –

3308

3309 **COUNCILMAN BARLOW**

3310 Okay – I have a, a number of, of questions here. I'm just, from listening. Let's go back to your
3311 overhead. If – you can bring that, your plan back?

3312

3313 **JOHN MORAN, JR.**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3314 Arnold.

3315

3316 **ARNOLD STALK**

3317 Which – one, Councilman?

3318

3319 **COUNCILMAN BARLOW**

3320 This is good. Yeah, perfect.

3321

3322 **JOHN MORAN, JR.**

3323 Did – you want the --

3324

3325 **COUNCILMAN BARLOW**

3326 No, no, I see it.

3327

3328 **JOHN MORAN, JR.**

3329 Is that the one?

3330

3331 **COUNCILMAN BARLOW**

3332 Yeah.

3333

3334 **JOHN MORAN, JR.**

3335 Okay.

3336

3337 **COUNCILMAN BARLOW**

3338 Yeah.

3339

3340 **JOHN MORAN, JR.**

3341 Did you want the aerial, as well, or --

3342

3343 **COUNCILMAN BARLOW**

3344 No, no, no. This, this is perfect. But we, I do want the aerial next.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3345

3346 **JOHN MORAN, JR.**

3347 Okay.

3348

3349 **COUNCILMAN BARLOW**

3350 I do want the aerial next.

3351

3352 **JOHN MORAN, JR.**

3353 You got it.

3354

3355 **COUNCILMAN BARLOW**

3356 Let's talk about parking. And, and Tom, this is where, where I'm going to need your – attention,

3357 if you don't mind, please. Parking. And you mentioned, Mr. Moran, that there would be no

3358 vehicular traffic in this area.

3359

3360 **JOHN MORAN, JR.**

3361 Right.

3362

3363 **COUNCILMAN BARLOW**

3364 Because a minimal amount of women would –

3365

3366 **JOHN MORAN, JR.**

3367 Right.

3368

3369 **COUNCILMAN BARLOW**

3370 – drive. But for those women that do drive, help me understand the parking ratio?

3371

3372 **JOHN MORAN, JR.**

3373 Right. And on the parking ratio, what we're dealing with, as you know from the, from the

3374 materials and, and code, we are actually in compliance with the parking, ratio that, is

3375 recommended by staff. We're within the code on that. Our parking ratio, we want it even less,

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3376 because we're not looking for vehicular traffic. We're not looking for people to come onsite, and,
3377 and do that. We're, we're looking for a quiet and enjoyable environment within the confines. And
3378 that's why, if you look at the numbers, and I don't have the map to figure this out, and I don't
3379 want to take up everybody's –

3380

3381 **COUNCILMAN BARLOW**

3382 That's – fine, but I'm just trying to understand where is the parking?

3383

3384 **JOHN MORAN, JR.**

3385 Right. Okay. Well, you want to him show them on, on the graph, Arnold?

3386

3387 **RICHARD STEINBERG**

3388 It's on the graph here.

3389

3390 **JOHN MORAN, JR.**

3391 Arnold? Yeah, okay.

3392

3393 **RICHARD STEINBERG**

3394 There's some parking right over here.

3395

3396 **JOHN MORAN, JR.**

3397 Yeah. This is guest/staff parking right here, on this, this part right here.

3398

3399 **ARNOLD STALK**

3400 And we, this is tucked away in here, and then there's a few here, because we didn't want cars to
3401 be on this side of the – site.

3402

3403 **JOHN MORAN, JR.**

3404 And, and again, most of the people, the women and children, don't have cars. They don't have
3405 vehicles and can't afford them, and, and don't have them, and they're just out of the first part.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3406 And that's why we, we don't want vehicles in there, and, and that's why we're happy, you know,
3407 to put a crash gate, emergency only, down here, and not have through traffic. And the neighbors
3408 were happy with that, as well.

3409

3410 **COUNCILMAN BARLOW**

3411 Tom, this question is – for you, because I'm – looking at this from up on high, and if we can go
3412 to the aerial now.

3413

3414 **RICHARD STEINBERG**

3415 Aerial. Sure.

3416

3417 **COUNCILMAN BARLOW**

3418 The aerial?

3419

3420 **RICHARD STEINBERG**

3421 Yeah.

3422

3423 **JOHN MORAN, JR.**

3424 Councilman, is this the aerial that you're looking for?

3425

3426 **COUNCILMAN BARLOW**

3427 That's exactly what I'm looking for.

3428

3429 **JOHN MORAN, JR.**

3430 Okay.

3431

3432 **COUNCILMAN BARLOW**

3433 And, and if you will turn it upside down and, there you –

3434

3435 **JOHN MORAN, JR.**

3436 Is that better?

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3437

3438 **COUNCILMAN BARLOW**

3439 No, keep going, keep going.

3440

3441 **ARNOLD STALK**

3442 All the way around.

3443

3444 **JOHN MORAN, JR.**

3445 Okay.

3446

3447 **COUNCILMAN BARLOW**

3448 Perfect.

3449

3450 **JOHN MORAN, JR.**

3451 One more?

3452

3453 **COUNCILMAN BARLOW**

3454 Yeah.

3455

3456 **JOHN MORAN, JR.**

3457 Is that good? Okay.

3458

3459 **COUNCILMAN BARLOW**

3460 That's good.

3461

3462 **ARNOLD STALK**

3463 Here's for, this is Rancho Drive here.

3464

3465 **COUNCILMAN BARLOW**

3466 Right.

3467

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3468 **ARNOLD STALK**

3469 Here's the existing facility. Here's Duncan and Bradley on the rear.

3470

3471 **COUNCILMAN BARLOW**

3472 Right. Now, this question is for Mr. Perrigo, because as we look at this from on high, and the
3473 impact that the, the neighbors, , have addressed, the neighbors are east of Bradley. Do you recall
3474 any conversation as relates to the El Jen as far as what the conversations were when that was
3475 approved? Have we evaluated that and those comments?

3476

3477 **TOM PERRIGO**

3478 That was in, sometime in the '90s. I – don't recall –

3479

3480 **COUNCILMAN BARLOW**

3481 Okay.

3482

3483 **TOM PERRIGO**

3484 – any conversation when – that facility came in.

3485

3486 **COUNCILMAN BARLOW**

3487 And what is this, and what is the size of that in acres? Is that approximately seven acres?

3488

3489 **TOM PERRIGO**

3490 I believe it's seven, yes. Seven or eight, right in there.

3491

3492 **COUNCILMAN BARLOW**

3493 And how many units to the acre exist?

3494

3495 **TOM PERRIGO**

3496 I believe it's 18?

3497

3498 **COUNCILMAN BARLOW**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3499 Eighteen units to the acre.

3500

3501 **TOM PERRIGO**

3502 Yes.

3503

3504 **COUNCILMAN BARLOW**

3505 And the proposed site is, that we're looking at is five acres, as far as WestCare.

3506

3507 **TOM PERRIGO**

3508 Yeah. I believe it's 4.69 acres.

3509

3510 **COUNCILMAN BARLOW**

3511 Okay. So there would be approximately 18, if my calculation is correct.

3512

3513 **TOM PERRIGO**

3514 That's correct. At 87 beds.

3515

3516 **COUNCILMAN BARLOW**

3517 Okay – I just wanted to get those points forward.

3518 Mr. Steinberg, Mr. Moran, Mr. Stalk, this is very interesting, because even looking at what you

3519 all are proposing, it's, always --

3520

3521 **JOHN MORAN, JR.**

3522 Councilman, I'm really hard of hearing.

3523

3524 **COUNCILMAN BARLOW**

3525 With, with what you all are proposing –

3526

3527 **JOHN MORAN, JR.**

3528 Yeah, I can.

3529

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3530 **COUNCILMAN BARLOW**

3531 – it's interesting, it – it's always, well, I wouldn't say interesting. It's refreshing to see neighbors
3532 come out, on a unified front in relation to what they want and what they don't want. And – I can
3533 understand their position, and I've been one that has always represented, my community and my
3534 constituents.

3535 But it's also, unique in the sense that, what makes this difficult is to evaluate this on its merits
3536 and to look at what's currently there and what's around there. And, I can see how or why staff has
3537 recommended approval as far as the – compatible uses.

3538

3539 **JOHN MORAN, JR.**

3540 Right.

3541

3542 **COUNCILMAN BARLOW**

3543 Right?

3544

3545 **JOHN MORAN, JR.**

3546 Exactly. Precisely. If you look at what's already in the neighborhood.

3547

3548 **COUNCILMAN BARLOW**

3549 It, I'm just looking on, on, on merits. I'm taking the emotion out. I'm just looking at it just from a

3550 –

3551

3552 **JOHN MORAN, JR.**

3553 Sure. Yeah.

3554

3555 **COUNCILMAN BARLOW**

3556 – black and white standpoint, and so I'm, I'm in a key position, because, the difficulty is having
3557 to weigh the interests, of course, of my, my constituents versus something on paper, if you take
3558 the emotion out of it, actually is something that could pos-, you know, that could actually fit on
3559 this parcel of land, with those pro –

3560

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3561 **JOHN MORAN, JR.**

3562 You know, in doing 40 years of this business, and you've done quite a few yourself.

3563

3564 **COUNCILMAN BARLOW**

3565 – with those protective measures. Right?

3566

3567 **JOHN MORAN, JR.**

3568 I don't, I don't know how you ever remove the emotion.

3569

3570 **COUNCILMAN BARLOW**

3571 And so -- for me, looking at this, Mayor and Council, and, and I'm actually ready to make a

3572 motion, but I would actually like to, ask, NARA. And I've had a conversation with NARA, , in

3573 relation to this item. And, and Mayor, if you will just indulge me for a moment, the attorney and,

3574 and maybe Lex, who has, representatives –

3575

3576 **MAYOR GOODMAN**

3577 Sure.

3578

3579 **COUNCILMAN BARLOW**

3580 It –

3581

3582 **MAYOR GOODMAN**

3583 Remember again, to ask you, as he asks you a question, please state your name.

3584

3585 **CHUCK BENNION**

3586 Bennion.

3587

3588 **MAYOR GOODMAN**

3589 Okay. Thanks.

3590

3591 **COUNCILMAN BARLOW**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3592 And, and more so this is just really for –

3593

3594 **JOHN MORAN, JR.**

3595 I can't understand you right now –

3596

3597 **COUNCILMAN BARLOW**

3598 This is more so –

3599

3600 **JOHN MORAN, JR.**

3601 – because I can't hear what you're saying.

3602

3603 **COUNCILMAN BARLOW**

3604 Okay. I'll – speak louder –.

3605

3606 **JOHN MORAN, JR.**

3607 No, thank you, I –

3608

3609 **COUNCILMAN BARLOW**

3610 Okay.

3611

3612 **JOHN MORAN, JR.**

3613 I appreciate that, just for my own . . .

3614

3615 **COUNCILMAN BARLOW**

3616 No, no, no. I'm with you. I, I'll speak louder.

3617

3618 **JOHN MORAN, JR.**

3619 Yeah, it's –

3620

3621 **COUNCILMAN BARLOW**

3622 I don't have a problem speaking.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3623

3624 **JOHN MORAN, JR.**

3625 No, no, no, no, it's, it's old military stuff –

3626

3627 **COUNCILMAN BARLOW**

3628 No, I –

3629

3630 **JOHN MORAN, JR.**

3631 – that I can't hear that good.

3632

3633 **COUNCILMAN BARLOW**

3634 – it's good.

3635

3636 **JOHN MORAN, JR.**

3637 But I would like you –

3638

3639 **COUNCILMAN BARLOW**

3640 Yes.

3641

3642 **JOHN MORAN, JR.**

3643 What are we doing now at this point of the proceeding?

3644

3645 **COUNCILMAN BARLOW**

3646 I, I'm – going to ask NARA a few questions now.

3647

3648 **JOHN MORAN, JR.**

3649 Okay. Good, then I'll, I'll get out of the way then.

3650

3651 **COUNCILMAN BARLOW**

3652 Okay.

3653

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3654 **JOHN MORAN, JR.**

3655 All right. Thank you.

3656

3657 **UNIDENTIFIED SPEAKER**

3658 Could you, could you leave that here, please? Can we get the map, please? Would you like this,

3659 Councilman? So if we could get that map back up, please, just so both parties can look at it.

3660

3661 **COUNCILMAN BARLOW**

3662 No, I, I don't need it. I don't, I don't need it. This is – really more so – for NARA, because we've

3663 had, I, I've shared, with you all, my thoughts in regards to the overall picture of how this is going

3664 to play out. I – want to know if, in fact, if this does move forward, what conditions do you all

3665 want?

3666

3667 **LEX ANDERSON**

3668 Councilman Barlow, we've, presented a bunch of, quite a list –

3669

3670 **MAYOR GOODMAN**

3671 Excuse me. Could you, I'm sorry. I know it sounds ridiculous, but for those who can't, you've got

3672 to say your name every time.

3673

3674 **LEX ANDERSON**

3675 You bet you.

3676

3677 **MAYOR GOODMAN**

3678 Thank you. It is appreciated.

3679

3680 **LEX ANDERSON**

3681 Thank you, Mayor. Lex Anderson, 3709 Waterhole Street. We submitted a list of, considerations

3682 —

3683

3684 **COUNCILMAN BARLOW**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3685 Mm-hmm.

3686

3687 **LEX ANDERSON**

3688 – to go on that five acres, that would, accommodate some sort of functional buffer, and I think

3689 you probably, remember some of that, that would –

3690

3691 **COUNCILMAN BARLOW**

3692 Pl-, but I'm saying just please share with me what –

3693

3694 **LEX ANDERSON**

3695 Share, share it with you now?

3696

3697 **COUNCILMAN BARLOW**

3698 Yes.

3699

3700 **LEX ANDERSON**

3701 As I recall off the top of my head, well, the first one, of course, is to return to the 2006,

3702 commitment that they made to, put a clone of the, Rancho Gowan Business Park on there.

3703

3704 **COUNCILMAN BARLOW**

3705 To do what?

3706

3707 **LEX ANDERSON**

3708 That would certainly be nice.

3709

3710 **COUNCILMAN BARLOW**

3711 To do what?

3712

3713 **LEX ANDERSON**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3714 Okay. The first consideration would be for them to go back to their 2006 commitment to put a
3715 clone of the Rancho buff-, the Rancho Gowan Business Park on there, which they said they were
3716 going to do back in 2006.

3717

3718 **COUNCILMAN BARLOW**

3719 What does – that mean, a clone?

3720

3721 **CHUCK BENNION**

3722 Let me make, let me make that a little more clear. On Bradley –

3723

3724 **MAYOR GOODMAN**

3725 And your name, please? Sorry.

3726

3727 **CHUCK BENNION**

3728 Yes. And it's –

3729

3730 **MAYOR GOODMAN**

3731 Keep going.

3732

3733 **CHUCK BENNION**

3734 Chuck Bennion.

3735

3736 **COUNCILMAN ROSS**

3737 And Mayor, may I stop the proceedings, please? Gentlemen, please speak through the Mayor to
3738 the Council members.

3739

3740 **CHUCK BENNION**

3741 Oh, I'm sorry.

3742

3743 **COUNCILMAN ROSS**

3744 Out of respect to the Mayor.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3745

3746 **CHUCK BENNION**

3747 I didn't know that.

3748

3749 **COUNCILMAN ROSS**

3750 We'd appreciate that. Thank you.

3751

3752 **CHUCK BENNION**

3753 All right. News to me. Sorry – what – he's proposing is along Bradley, there's a buffer, and that's

3754 where the Rancho Gowan Business Park has a buffer on Bradley, and he's asking for that to be

3755 continued, it sounds like, on Bradley, until you get to Duncan, and then on that curve, doing on,

3756 on Duncan, having the same type of – buffer.

3757

3758 **COUNCILMAN BARLOW**

3759 I get it –. Okay. Thank you for that.

3760

3761 **LEX ANDERSON**

3762 All right.

3763

3764 **COUNCILMAN BARLOW**

3765 Go ahead, Sir.

3766

3767 **LEX ANDERSON**

3768 I think, let's see. As I recall, one of the other options was to take the entire, to take the entire

3769 section and turn it into, solar, like they have already.

3770

3771 **COUNCILMAN BARLOW**

3772 Solar?

3773

3774 **LEX ANDERSON**

3775 Well, they had a solar electric, field onsite. Do you recall that?

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3776

3777 **COUNCILMAN BARLOW**

3778 Okay.

3779

3780 **LEX ANDERSON**

3781 So if they put that there, that would certainly make a buffer. It wouldn't, anything to not increase
3782 the population.

3783

3784 **COUNCILMAN BARLOW**

3785 No, but what I'm speaking, allow me to be more clear. With what's being proposed here today,
3786 as far as the proposed 87 units –

3787

3788 **LEX ANDERSON**

3789 Units.

3790

3791 **COUNCILMAN BARLOW**

3792 what, in addition, as far as the creation of a Plan B for buffers, as you mentioned, what other
3793 conditions would you like to see if, in fact, this were to go forward.

3794

3795 **LEX ANDERSON**

3796 Well, as a functional buffer –

3797

3798 **COUNCILMAN BARLOW**

3799 Yes.

3800

3801 **LEX ANDERSON**

3802 – there's nothing that would be a functional buffer if they put in those 87 units.

3803

3804 **COUNCILMAN BARLOW**

3805 Okay.

3806

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3807 **LEX ANDERSON**

3808 You can build a block wall 10 feet tall.

3809

3810 **COUNCILMAN BARLOW**

3811 Okay.

3812

3813 **LEX ANDERSON**

3814 A, buffer is supposed to divide, you know, establish, you know --

3815

3816 **COUNCILMAN BARLOW**

3817 Okay.

3818

3819 **LEX ANDERSON**

3820 -- different culture areas. And this is high-density.

3821

3822 **COUNCILMAN BARLOW**

3823 Yeah.

3824

3825 **LEX ANDERSON**

3826 And we need a buffer to, differentiate between the high-density and the RE.

3827

3828 **COUNCILMAN BARLOW**

3829 Okay.

3830

3831 **LEX ANDERSON**

3832 And there's nothing else that could go in there.

3833

3834 **COUNCILMAN BARLOW**

3835 I appreciate it. Thank you.

3836

3837 **LEX ANDERSON**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3838 Thank you.

3839

3840 **COUNCILMAN BARLOW**

3841 Last words before I make a motion?

3842

3843 **CHUCK BENNION**

3844 Yes. I would, I would just say some of the concerns that we've had, I'm sorry, Chuck Bennion
3845 again.

3846

3847 **MAYOR GOODMAN**

3848 I'm so sorry, but as your voices change –

3849

3850 **COUNCILMAN BARLOW**

3851 I know. I'm sorry.

3852

3853 **MAYOR GOODMAN**

3854 – because it's and not everything's from the front. Thank you.

3855

3856 **CHUCK BENNION**

3857 Right. So what, what we're, what –

3858

3859 **COUNCILMAN BARLOW**

3860 He said Chuck Bennion. He did.

3861

3862 **CHUCK BENNION**

3863 What we would, I'm sorry?

3864

3865 **COUNCILMAN BARLOW**

3866 Chuck Bennion.

3867

3868 **CHUCK BENNION**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3869 Chuck Bennion, yes. Yeah. If it's not known now, it is before, it is now. But what we were
3870 saying is a, a few things that I think in, in response to, Councilman Barlow's points is, obviously
3871 there's strong opposition, and I – can't underemphasize that. But I, I will say that we, a, an entry
3872 from Rancho would at least be something where it's coming in from Rancho, so it's not even,
3873 having an entry along Bradley. Are those – locations clear to you?

3874

3875 **COUNCILMAN BARLOW**

3876 You want the overhead?

3877

3878 **CHUCK BENNION**

3879 So here you've got, this is Rancho right here. This, the entry here. So if you have an entry on, on
3880 Rancho, that's, that's a start. That makes it so there's not entry and exit in, in the neighborhood. I
3881 believe, from what I can see on their current one, they've got an entry coming in off of the east,
3882 west side of, of Duncan is, or further up here, so it, so it creates a, a entry there.
3883 The other is, there's got to someplace for these people to, to enjoy, you know, some green space,
3884 some open space in there. I know in my development, which is along that area, we have a, an
3885 acre park within our development for, 45 units. And so creating a green space in there, if you
3886 look at what they had before, there's just not room for those people to go and enjoy outside of
3887 their house. I know there's some small space in there, but that's, that's what's pushing these
3888 people out.

3889 And I, I will tell you, I, we're on the ground there, and it, it, it's a reality what we're dealing with
3890 there. It's not just people making up something on –

3891

3892 **COUNCILMAN BARLOW**

3893 No, no, no. I – get that.

3894

3895 **CHUCK BENNION**

3896 So we're trying to keep that at a minim if, if it does have to go through, and then, of course,
3897 creating, as, as Lex spoke of, creating a, a buffer along, Duncan, as well as along Bradley --

3898

3899 **COUNCILMAN BARLOW**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3900 Okay.

3901

3902 **CHUCK BENNION**

3903 – to allow it to go through there. It is a horse community property. It would be nice if that was a
3904 horse trail that would be allowed through there to –

3905

3906 **COUNCILMAN BARLOW**

3907 Yeah.

3908

3909 **CHUCK BENNION**

3910 – to, to allow for. But, those are some critical issues, I think, that are difficult for them now,
3911 looking at it. The way it's built, I just don't see how they're going to stay in there. If you add a,
3912 another 170, 200 people in there, they're going to want to have a space where they can relax,
3913 throw a football, play catch, go do something. I mean, and where are they going to do that here?

3914

3915 **COUNCILMAN BARLOW**

3916 Right.

3917

3918 **CHUCK BENNION**

3919 It, it just pushes them out. And the way it's designed, it's going to push them out along Duncan,
3920 not along, Rancho.

3921

3922 **COUNCILMAN BARLOW**

3923 Okay. Thank you for that.

3924

3925 **LOUIS CSOKA**

3926 Let me add something.

3927

3928 **COUNCILMAN BARLOW**

3929 Mayor?

3930

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3931 **LOUIS CSOKA**

3932 Already, if I might, Councilman Barlow, there was an issue about 87 units versus 87 beds, which
3933 you've addressed in your question with the Applicant. In fact, when you look at their application
3934 –

3935

3936 **MAYOR GOODMAN**

3937 I'm sorry. Your turn to say your name again.

3938

3939 **LOUIS CSOKA**

3940 I'm sorry. Louis Csoka, once again for the neighborhood, NARA. You had a, a very good
3941 question, I think, which is: Is it 87 units or 87 beds?

3942

3943 **COUNCILMAN BARLOW**

3944 Right.

3945

3946 **LOUIS CSOKA**

3947 And the point was made that each unit will have one bed, and of course if they want to have beds
3948 for their kids, that's additional bedding.

3949 So if you look at the actual floor plans that were submitted with this application, you will see that
3950 there were, there are plans for two bedrooms. There are plans for one bedroom, and there's (sic)
3951 also plans for a three bedroom. Or I'm sorry, I'm, I'm misspeaking. There's actually, both of these
3952 additional plans are for two-bedroom units. So having those additional bedrooms implies there'll
3953 be additional residents in these particular units. At least they, they're capable of being utilized in
3954 that particular fashion.

3955 Additionally, one thing we haven't talked about is, is obviously these, people in need of help,
3956 they're also going to have boyfriends that are going to be visiting them at, at this particular
3957 property, which will add to, add, add to the congestion of, of the area.

3958

3959 **COUNCILMAN BARLOW**

3960 Okay. But let me, let me, let me stop you there. Let me stop you there, so that I can take control
3961 of my conversation and -- make a -- motion that, possibly won't make, the residents happen,

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3962 happy, possibly won't make, WestCare happy. But I'm going to, prepare for a motion, Mayor and
3963 Council. Do – you have something else you would like to share?

3964

3965 **JOHN MORAN, JR.**

3966 I just wanted to say, and I appreciate you making a motion. I just wanted to say, I don't, I don't
3967 know that, how it can be any clearer, okay? And I wrote these down. A walkway all the way
3968 around on Bradley and Duncan, we have that in our plans. That's clearly in our plans, a green
3969 belt. It's landscaped, just like the one they already have. So that's one thing they brought up again
3970 that's already in the plan.

3971

3972 **COUNCILMAN BARLOW**

3973 Mr. Moran?

3974

3975 **JOHN MORAN, JR.**

3976 A driveway, they said about a driveway –

3977

3978 **COUNCILMAN BARLOW**

3979 I've – heard the same thing, Mr. Moran.

3980

3981 **JOHN MORAN, JR.**

3982 Okay. Well, go ahead, Councilman.

3983

3984 **COUNCILMAN BARLOW**

3985 I've – heard the same thing.

3986

3987 **JOHN MORAN, JR.**

3988 I just was going to, that's already what they asked for.

3989

3990 **COUNCILMAN BARLOW**

3991 It's okay.

3992

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

3993 **JOHN MORAN, JR.**

3994 It's already there.

3995

3996 **COUNCILMAN BARLOW**

3997 I'm -- going to make a motion at this time.

3998

3999 **JOHN MORAN, JR.**

4000 All right.

4001

4002 **COUNCILMAN BARLOW**

4003 I appreciate it, though.

4004

4005 **COUNCILMAN COFFIN**

4006 Male visitors, don't make a lot of it.

4007

4008 **COUNCILMAN BARLOW**

4009 Councilman Coffin, Councilman Coffin, calm down.

4010

4011 **COUNCILMAN COFFIN**

4012 Okay.

4013

4014 **COUNCILMAN BARLOW**

4015 Calm down. It's, it's already enough tension in the room, Sir.

4016 What I'm going to recommend to the Council is, one, I'm going to ask that we approve the item

4017 with these conditions.

4018 One, Tom, that going, for the protection of the neighbors and their concerns in regards to, their --

4019 perceived, reality, specifically from the standpoint of safety and security, and WestCare had

4020 already mentioned that they won't, the mothers will have five and under, I'm going to make a

4021 condition that, no child shall be over the age of 5. Okay? That no one will be able to remain in

4022 the units no more than --

4023

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4024 **MAYOR GOODMAN**

4025 Excuse me. I have to interrupt you, Councilman. No resident will, age of five or under, or are
4026 you talking about visitors too?

4027

4028 **COUNCILMAN BARLOW**

4029 Well, no, I'm not.

4030

4031 **MAYOR GOODMAN**

4032 Resident . . .

4033

4034 **COUNCILMAN BARLOW**

4035 I'm speaking of women and children.

4036

4037 **MAYOR GOODMAN**

4038 Okay.

4039

4040 **COUNCILMAN BARLOW**

4041 So the women, no child over the age of five. Okay? No one shall stay more than 18 months.

4042 Okay?

4043 We have, the buffer on Bradley shall be contiguous with the buffer in place currently from the
4044 adjacent parcels to the south. The adjacent parcel to the south has an 8-foot decorative block, and
4045 therefore I would like for the WestCare property to remain contiguous with the 8-foot tall block,
4046 decorative block on Bradley, to include Duncan for additional security purposes, to include
4047 landscape buffers behind the sidewalk.

4048 Security. Security, the cameras, they've been addressed by WestCare sufficiently, and so I want
4049 to make sure that we have that as a condition, as well, that the security cameras, are, shall be
4050 submitted and approved by staff accordingly as it relates to the surveillance systems. Okay?

4051 That there should be, that they, that there, there will be, or shall be, a security gate on, coming
4052 off of Duncan at the main entrance for vehicular traffic.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4053 And I know some of these conditions, Tom, will have to be placed in the SDR, as well, on the
4054 next item. So I want to make sure that we have it very clear on the record as to where we're going
4055 with this.

4056 And visitors shall only be allowed during daylight hours. We'll just say 8 a.m. to 8 p.m.
4057 You got it?

4058

4059 **TOM PERRIGO**

4060 I believe so.

4061

4062 **COUNCILMAN BARLOW**

4063 **Do you want to repeat it?**

4064

4065 **TOM PERRIGO**

4066 Okay. So on the, on Item 102, on the SUP, and Councilman, I'm not sure if you said this one, but
4067 I'm going to read it.

4068

4069 **COUNCILMAN BARLOW**

4070 Okay.

4071

4072 **TOM PERRIGO**

4073 I tried to catch all of it.

4074

4075 **COUNCILMAN BARLOW**

4076 Okay.

4077

4078 **TOM PERRIGO**

4079 **On the SUP, condition, added condition one, the total number of convalescent beds within**
4080 **the facility shall be limited to 87. Added condition two, the maxim length of stay by any one**
4081 **person shall be limited to 18 months. Added condition three, no child over the age of five**
4082 **shall be allowed to stay on-premise. And, Mr. Scott, I might ask that --**

4083

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4084 **BRYAN SCOTT**

4085 I don't think it's on the premise, but isn't it just somebody who resides there?

4086

4087 **TOM PERRIGO**

4088 To reside, right. So I was sort of looking, shall be allowed to reside. Okay. Okay. **Added**
4089 **condition number four, visitors, visitors shall only be allowed between the hours of 8 a.m.**
4090 **and 8 p.m.**

4091 On **Item number 103, SDR-59939**, added condition number one, a revised site plan. But, and
4092 this is something to capture all of these changes. So **added condition number one, a revised**
4093 **site plan shall be submitted to the Department of Planning prior to the submittal of**
4094 **building permits reflecting the updated unit type counts and associated bed counts**
4095 **conforming to conditions of approval for SUP-59938.**

4096 **Added condition two, the perimeter wall shall be eight feet in height and shall be**
4097 **constructed to match the existing wall found on the adjacent commercial property to the**
4098 **south. The perimeter wall shall be installed along both Bradley Road and Duncan Drive.**

4099 Added condition number three, a, just, a minute, please.

4100 That's definitely okay. So, Mayor, through you, Councilman, there is, on the site plan, a security
4101 gate on the access from Duncan. So I don't know that we need a condition there? It's, they have
4102 to –

4103

4104 **COUNCILMAN BARLOW**

4105 We'll keep it as a condition in –

4106

4107 **TOM PERRIGO**

4108 Okay.

4109

4110 **COUNCILMAN BARLOW**

4111 – because I –

4112

4113 **TOM PERRIGO**

4114 You just want to add it –

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4115

4116 **COUNCILMAN BARLOW**

4117 – because I want to make sure –

4118

4119 **TOM PERRIGO**

4120 Okay.

4121

4122 **COUNCILMAN BARLOW**

4123 – that it remains as a condition, so that the Council will, it would have to come back before

4124 Council if they choose to, to remove it, versus it not being a part of the condition, they can

4125 remove it at any point.

4126

4127 **TOM PERRIGO**

4128 Okay. So **added condition number three, a security gate shall be required on Duncan Drive.**

4129 And then, just one moment, please.

4130 So, in terms of the landscaping, it's on the site plan, and, and it's already required, so it will be,

4131 behind, between the sidewalk and the wall --

4132

4133 **COUNCILMAN BARLOW**

4134 Yes.

4135

4136 **TOM PERRIGO**

4137 -- as existing. So do you want to add a condition there as well? You had mentioned that, but it's,

4138 again --

4139

4140 **COUNCILMAN BARLOW**

4141 Yes.

4142

4143 **TOM PERRIGO**

4144 – it's on the site plan, it's required? Okay.

4145

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4146 **COUNCILMAN BARLOW**

4147 Yes.

4148

4149 **TOM PERRIGO**

4150 So that would be added condition number four.

4151

4152 **COUNCILMAN BARLOW**

4153 Because I want to protect and -- make sure --

4154

4155 **TOM PERRIGO**

4156 Okay.

4157

4158 **COUNCILMAN BARLOW**

4159 -- that the neighbors are protected as best as possible.

4160

4161 **TOM PERRIGO**

4162 Mr. Lowenstein wrote one for that one.

4163

4164 **PETER LOWENSTEIN**

4165 Madam Mayor, I have landscaping shall be installed behind the sidewalk in conformance

4166 with the submitted landscape plan.

4167

4168 **COUNCILMAN BARLOW**

4169 Okay. I have it covered.

4170

4171 **TOM PERRIGO**

4172 I think so.

4173

4174 **COUNCILMAN BARLOW**

4175 And what about the surveillance cameras?

4176

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4177 **TOM PERRIGO**

4178 (Inaudible)

4179

4180 **COUNCILMAN BARLOW**

4181 I know it's already on their plan, but I want to make sure that we --

4182

4183 **TOM PERRIGO**

4184 No, that's right, we missed that one.

4185

4186 **COUNCILMAN BARLOW**

4187 That's right.

4188

4189 **TOM PERRIGO**

4190 I think that would go on the **SDR, Item 103**. Just one minute, please.

4191

4192 **PETER LOWENSTEIN**

4193 Through you, Madam Mayor, **the Applicant shall submit to the Department of Planning a**
4194 **security plan indicating locations of security cameras, to be approved by, administratively.**

4195

4196 **COUNCILMAN BARLOW**

4197 You think I want to trust administration? Okay. All right. You got it.

4198 **Mayor, Council, that's my motion at this time.**

4199

4200 **MAYOR GOODMAN**

4201 Okay, but --

4202

4203 **COUNCILMAN COFFIN**

4204 Your honor?

4205

4206 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4207 -- before we put this in the form of a full motion, if you wouldn't mind, I think we're moving in
4208 the right direction, but I think there's some issues that, rather than put it up, and because of some
4209 technicality of one item of, or another that you may entertain, listening to comments from
4210 Council first before it becomes formal. And, we'll start way down at the right.

4211

4212 **COUNCILMAN BEERS**

4213 Thank you, Your Honor. I'm -- I don't think I'm looking favorably on the idea of carding four-
4214 year-olds, you know, of having our code enforcement officers go out and card four-year-olds. It
4215 might, would the maker of the motion entertain, like, eight years old, instead of, I mean, I just
4216 think psychologically, they can handle code enforcement better at seven than at four.

4217

4218 **MAYOR GOODMAN**

4219 All right. So you're going to get all these --

4220

4221 **COUNCILMAN BEERS**

4222 I mean, I agree that --

4223

4224 **MAYOR GOODMAN**

4225 No response. Take notes.

4226

4227 **COUNCILMAN BEERS**

4228 -- it makes sense to have a limit. It makes, absolutely makes sense to have an age limit, but --

4229

4230 **MAYOR GOODMAN**

4231 Any other point that you would like to bring up --

4232

4233 **COUNCILMAN BEERS**

4234 No.

4235

4236 **MAYOR GOODMAN**

4237 -- for his consideration? Okay. Are you hard and fast at eight, or could you --

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4238

4239 **COUNCILMAN BEERS**

4240 No.

4241

4242 **MAYOR GOODMAN**

4243 – make it more amorphous?

4244

4245 **COUNCILMAN BEERS**

4246 I'm not – hard and fast on anything right now.

4247

4248 **MAYOR GOODMAN**

4249 Okay. It's been a long day.

4250

4251 **COUNCILMAN BEERS**

4252 I'm waiting for the motion to be made.

4253

4254 **MAYOR GOODMAN**

4255 Okay. Hold on. We got to go through this. Anything that you would like to add, Councilman

4256 Anthony?

4257

4258 **COUNCILMAN ANTHONY**

4259 Yeah. Yes, I – would, tend to agree with, Councilman Beers. In fact, I think the age when a

4260 juvenile knows right and wrong, I believe is nine years old. So, I – think that would be a – good

4261 place to start.

4262

4263 **MAYOR GOODMAN**

4264 Okay.

4265

4266 **COUNCILMAN ANTHONY**

4267 At least up to nine. I just hate to see a five-old and a female kicked out into the street. Nine years

4268 old is a little bit older. So I – would agree with that.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4269

4270 **MAYOR GOODMAN**

4271 And may I ask you, as former law enforcement, is there an age that children are treated
4272 differently by law enforcement as, I mean, is that the age –

4273

4274 **COUNCILMAN ANTHONY**

4275 Yeah.

4276

4277 **MAYOR GOODMAN**

4278 – of reason?

4279

4280 **COUNCILMAN ANTHONY**

4281 Nine years old, if I remember correctly. That's when law enforcement decides that a child knows
4282 the difference between right and wrong, and they can be dealt with through law enforcement.

4283

4284 **MAYOR GOODMAN**

4285 Do you accept that, Councilman Beers, as your suggestion? Would you go with the law?

4286

4287 **COUNCILMAN BEERS**

4288 Yeah.

4289

4290 **MAYOR GOODMAN**

4291 Okay. All right. Darest I ask you? You're good. Okay. Coming through me to you.

4292

4293 **TOM PERRIGO**

4294 Mayor?

4295

4296 **MAYOR GOODMAN**

4297 I have, I hear somebody saying "Mayor."

4298

4299 **TOM PERRIGO**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4300 I'm sorry. Your Honor?

4301

4302 **MAYOR GOODMAN**

4303 Where are you? There you are.

4304

4305 **TOM PERRIGO**

4306 On the, we maybe have a suggestion on the, children under five, that perhaps it could be a
4307 condition that the operator in charge shall maintain a list of all children residing onsite and – the
4308 ages thereof? That way we can just go to the operator and check and make sure.

4309

4310 **MAYOR GOODMAN**

4311 All right. He's taking notes. We have a very competent Councilman.

4312

4313 **TOM PERRIGO**

4314 It's just – a thought –

4315

4316 **MAYOR GOODMAN**

4317 Another thought.

4318

4319 **TOM PERRIGO**

4320 – for consideration.

4321

4322 **MAYOR GOODMAN**

4323 My cents are a couple of things. Your pencil's not in your hand, Councilman. I'm about to make
4324 some comments. Okay. He's a leftie.

4325 The comment about 87 beds, I think I heard the facility members, now you're talking again, and
4326 that's not fair.

4327

4328 **COUNCILMAN BARLOW**

4329 I'm, I'm telling him to be quiet.

4330

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4331 **MAYOR GOODMAN**

4332 Thank you, but it doesn't take that long. We're all getting slaphappy.

4333 Number one, 87 beds. The word was 87 adult beds. And, to me, in the afternoon, or even during
4334 the day, and they did have two numbers, and you mentioned it yourself, 174. Cribs, youth beds,
4335 seven, 87 beds limit, to me, doesn't take into consideration a youth bed, cribs, which are part of
4336 their count. I think those are very important.

4337 I think your daylight visitors was (sic) great. I think that really is, very important. And then the
4338 18-month stay, as a general rule, because somebody, if it's hard and fast, you don't want
4339 somebody kicked out because they need an extra month. You have to go to the whole facility
4340 plan. But as a rule, with some flexibility.

4341 And I agree with our Councilman to the right that, 5-year-olds, and to limit it. You do not want
4342 to have a mother who's really on the road to recovery, because her child's now 6, be sent out. So I
4343 would go with what the legal description, oh, now you're coming back to life. I see it. Can we
4344 have you contain yourself through this?

4345 Wait. Okay, please.

4346

4347 **COUNCILMAN BEERS**

4348 I'm sorry, Your Honor. One more point I, one more point I want a clarification on. Councilman
4349 Barlow, I heard, limitation on visitation during daylight hours.

4350

4351 **MAYOR GOODMAN**

4352 Daylight hours.

4353

4354 **COUNCILMAN BEERS**

4355 And then I heard 8 a.m. to 8 p.m., which are not the same thing, and I –

4356

4357 **COUNCILMAN BARLOW**

4358 **8 a.m. to 8 p.m.**

4359

4360 **COUNCILMAN BEERS**

4361 – okay. Thank you.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4362

4363 **MAYOR GOODMAN**

4364 I do like the, daylight hours for visitors, barring circumstances that the administration –

4365

4366 **COUNCILMAN BARLOW**

4367 I'm going to leave it at Daylight Savings, because sometimes it's still light at 8:00.

4368

4369 **MAYOR GOODMAN**

4370 Oh. Okay. So, but I meant in that, yes. All right, Councilman.

4371

4372 **COUNCILMAN ROSS**

4373 And I'm going to try, I, I'm just going to keep this very simple and clean.

4374

4375 **MAYOR GOODMAN**

4376 Excellent.

4377

4378 **COUNCILMAN ROSS**

4379 So through you to Councilman Barlow and the rest of the Council members, I'm less concerned
4380 about the age of the child as I am, of a young woman trying to get her life back on track and not
4381 being allowed to participate in a successful program that transitions her in, back into, the society
4382 and the employment world, that's my bigger concern. And so I appreciate your comments,
4383 Councilman Beers, in regards to the 8, and Councilman Anthony, in regards to the nine-year-
4384 olds.

4385 That's a bigger concern of mine, is turning someone away from an opportunity to transition into a
4386 better life for themselves. So I just want to share that with the Mayor and the Council. Thank
4387 you, Mayor.

4388

4389 **MAYOR GOODMAN**

4390 Okay. Are you ready to take on the man to your left? Okay, Councilman.

4391

4392 **COUNCILMAN COFFIN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4393 Oh, it's just a few suggestions.

4394

4395 **MAYOR GOODMAN**

4396 Okay.

4397

4398 **COUNCILMAN COFFIN**

4399 The, I was troubled about the age, but no one has talked about the possibility that a, a lady might
4400 have more than one child, and that's very likely going to happen a lot. And so one child might be
4401 one month, one year, two years. The other one might be four and a half or eight and a half. Or
4402 depending on the scenario –

4403

4404 **MAYOR GOODMAN**

4405 Oh, those are –

4406

4407 **COUNCILMAN COFFIN**

4408 – as you drew that up –

4409

4410 **MAYOR GOODMAN**

4411 – little cribs.

4412

4413 **COUNCILMAN COFFIN**

4414 – and that person's stay might have happened, might in its very first month or two, and so
4415 therefore she'd be in violation and, and the unit, you know, the unit would be in violation.
4416 Maybe there's a best practices in the industry that we should pay attention to, because we're
4417 starting to micromanage how you run a institution like this. And this is beyond the scope of our
4418 talent, I think.
4419 The one thing I think probably could be within the, scope of our talent here is the 18-month limit,
4420 simply because they said that's about right.
4421 But, I agree with your concepts on the walls. I want to make sure that the Councilman hears I
4422 agree with him. I want to make sure you know that I do like your walls, decorative too

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4423 especially, and – you're going to get your landscaping. You're going to get security gates and
4424 lights.

4425 Visitors, okay. So there's a, I want to get some clarification what the best practices are, again.
4426 This is where we ask the professionals to come on up, since we seem to be legislating here at the
4427 dais. So if we're legislating here at the dais, we're, we're allowed to call up witnesses to help us.
4428 What is the best practice on –
4429

4430 **TOM PERRIGO**
4431 Councilman?
4432

4433 **COUNCILMAN COFFIN**
4434 Visitors? Because there was a question –
4435

4436 **TOM PERRIGO**
4437 Councilman?
4438

4439 **MAYOR GOODMAN**
4440 Tom.
4441

4442 **COUNCILMAN COFFIN**
4443 If I may, there's a question about, first of all, I'd heard somebody say, one of the opponents said,
4444 and, and men will be in their rooms. I don't know –
4445

4446 **MAYOR GOODMAN**
4447 You know, if I may, I don't think we want to bring any more comments up. I think we've –
4448

4449 **COUNCILMAN COFFIN**
4450 Ma'am, I need to ask –
4451

4452 **MAYOR GOODMAN**
4453 – really concluded that.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4454

4455 **COUNCILMAN COFFIN**

4456 -- if you want a motion that is a good motion, I really think you need to allow people who know
4457 their business.

4458

4459 **MAYOR GOODMAN**

4460 Oh, well, I certainly agree with that.

4461

4462 **COUNCILMAN COFFIN**

4463 We already know the people that don't know their business –

4464

4465 **MAYOR GOODMAN**

4466 You're right.

4467

4468 **COUNCILMAN COFFIN**

4469 – because they don't want them.

4470

4471 **MAYOR GOODMAN**

4472 You're right. Best practices and referred back to make the conclusion.

4473

4474 **COUNCILMAN COFFIN**

4475 So if we're going to get this detailed in a motion, though, and put it into an ordinance, we'd better
4476 do the best we can to find out about best practices, or we say, "Just use the best practices, and
4477 come back and see us again."

4478

4479 **MAYOR GOODMAN**

4480 Yeah.

4481

4482 **COUNCILMAN COFFIN**

4483 So –

4484

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4485 **MAYOR GOODMAN**

4486 You know, I, I really have to say on this, you are right. We are nitpicking. We don't belong in
4487 this. This is an SUP. And if Councilman goes ahead and can give some generalization, we would
4488 assess this is a professional organization, run according to best practices, and we have to wait for
4489 his final, motion here. But the specifics of how they run their program really should not be ours
4490 to be deciding.

4491

4492 **COUNCILMAN COFFIN**

4493 Yeah. But --

4494

4495 **MAYOR GOODMAN**

4496 It's about an SUP, and to approve it with some extra conditions to it, and that should be where
4497 we're heading.

4498

4499 **COUNCILMAN COFFIN**

4500 – And Mayor, I sure am glad that you agree with me here, because I – was getting nervous the
4501 more we got specific.

4502

4503 **MAYOR GOODMAN**

4504 Right.

4505

4506 **COUNCILMAN COFFIN**

4507 And, and so, but, I mean, like, an 18-month stay max makes sense. But there's other stuff. The
4508 land use stuff that we are, we know something about, that we have the purview over, great.
4509 But I don't know about visitor hours. I don't know about, gender mixing inside the institution or
4510 outside. I probably would say you shouldn't allow it, frankly, inside, but that, you know, inside
4511 each unit, but that's, I don't know what best practices are. I would think it would tend to help
4512 prevent further pregnancies.

4513

4514 **MAYOR GOODMAN**

4515 Okay, Councilman Barlow, this is back to you. You've got all these suggestions.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4516

4517 **COUNCILMAN BARLOW**

4518 Thank you.

4519

4520 **MAYOR GOODMAN**

4521 Thank you, gentlemen. No more comments.

4522

4523 **COUNCILMAN BARLOW**

4524 And I have taken –

4525

4526 **MAYOR GOODMAN**

4527 Thank you.

4528

4529 **COUNCILMAN BARLOW**

4530 – everything into consideration, Mayor.

4531

4532 **MAYOR GOODMAN**

4533 Done.

4534

4535 **COUNCILMAN BARLOW**

4536 And so, Tom, if you will –

4537

4538 **MAYOR GOODMAN**

4539 I will (inaudible).

4540

4541 **COUNCILMAN BARLOW**

4542 – so that we can, wrap – this up, hopefully. Mayor, I would adjust – **my motion, as far as from**
4543 **age five to nine.**

4544 In addition to that, I would like to make a clarification on the gate, the, the, the hours of the
4545 security gate. **The hours of the – security gate shall remain open from 8 a.m. until 8 p.m.,**
4546 **and after which the gate will be closed. And so I guess the card key or whatever mechanism**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4547 **you all choose to use in order to have the residents come in and open the gate at that point**
4548 **is – fine with me.**

4549 I – it's on the record, and you all can choose to do what you want to do. But this is what I'm
4550 legislating here. Because at the end of the day, we've tried several neighborhood meetings. And
4551 so you put the onus on your Council to make the decision for you. I would have preferred for the
4552 neighbors and WestCare to have come together and sang "Kumbyah" and then brought us a good
4553 application.

4554 So this is what I'm proposing. I don't know how it's going to come out on the dais, but this is
4555 what I'm proposing from the best judgment of trying to make the best possible motion for both
4556 entities.

4557

4558 **MAYOR GOODMAN**

4559 Okay. Councilman?

4560

4561 **COUNCILMAN COFFIN**

4562 So what is your motion?

4563

4564 **COUNCILMAN BARLOW**

4565 So with that being said --

4566

4567 **MAYOR GOODMAN**

4568 All right. Councilman, start it.

4569

4570 **COUNCILMAN BARLOW**

4571 **– that's my motion at this time.**

4572

4573 **COUNCILMAN COFFIN**

4574 What is your motion?

4575

4576 **MAYOR GOODMAN**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4577 I would like clarification on this. Let's do it succinctly, and then I'm going to call up
4578 representation to accept what, assessing this vote, well, you'd better accept what is being offered
4579 first, and I don't know if it's going to pass here. But you could go through this succinctly with
4580 Tom Perrigo telling you the – the succinct what is this, proposal to us, this motion being made,
4581 and what are the specifics that Councilman Barlow has put into this motion finally?

4582

4583 **TOM PERRIGO**

4584 So, Your Honor, you would like me to restate each of the conditions again?

4585

4586 **MAYOR GOODMAN**

4587 Yes, because --

4588

4589 **TOM PERRIGO**

4590 Okay.

4591

4592 **MAYOR GOODMAN**

4593 I would like to know that the facility representatives accept this succinct, commentary from you,
4594 please.

4595

4596 **UNIDENTIFIED SPEAKER**

4597 Yours, yours are on the SDR. Do you have all of them? Can you break it by age? Are you
4598 sure?

4599

4600 **MAYOR GOODMAN**

4601 That sounds good, at 9.

4602

4603 **TOM PERRIGO**

4604 Okay – Your Honor. I think between Peter and I, we have all of them. **Item number 102, SUP-**
4605 **59938, added condition number one, the total number of convalescent beds within the**
4606 **facility shall be limited to 87.**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4607 **Added item number 2, added condition number 2, the maxim length of stay by any one**
4608 **person shall be limited to 18 months.**

4609 **Added condition number 3, no child over the age of 9 shall be allowed to reside on-premise.**

4610 **Added condition number four, visitors shall only be allowed between the hours of 8 a.m.**
4611 **and 8 p.m.**

4612 **On Item number 103, SDR-59939, added condition number one, a revised site plan shall be**
4613 **submitted to the Department of Planning prior to the submittal of building permits**
4614 **reflecting updated unit type counts and associated bed counts conforming to conditions of**
4615 **approval for SUP-59938.**

4616 **Added condition number two, the perimeter wall shall be 8 feet in height and shall be**
4617 **constructed to match the existing wall found on the adjacent commercial property to the**
4618 **south. The perimeter wall shall be installed along both Bradley Road and Duncan Drive.**

4619 **Added condition number three, a security gate shall be required on Duncan Drive, and**
4620 **allowed to be open between the hours of 8 a.m. and 8 p.m., and closed during all other**
4621 **hours.**

4622 **And then, and Mr. Lowenstein has, I believe, two more conditions.**

4623

4624 **MAYOR GOODMAN**

4625 **Okay. Would you like to comment to those?**

4626

4627 **Man: We have two more.**

4628

4629 **MAYOR GOODMAN**

4630 **Oh, sorry. Two more.**

4631

4632 **PETER LOWENSTEIN**

4633 **And then the other two conditions placed on Item 103 are landscaping shall be installed behind**
4634 **the sidewalk in conforms, conformance with the submitted landscape plan.**

4635

4636 **MAYOR GOODMAN**

4637 **Mr. Lowenstein, would you do that one to, that one again, please?**

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4638

4639 **PETER LOWENSTEIN**

4640 Sure thing.

4641

4642 **MAYOR GOODMAN**

4643 Thank you.

4644

4645 **PETER LOWENSTEIN**

4646 Added condition to Item number 103, condition number four, added condition number
4647 four, landscaping shall be installed behind the sidewalk in conformance with the submitted
4648 landscape plan date stamped 7/16/15, as well as added condition number five, the Applicant
4649 shall submit a security plan to the Department of Planning for review and approval
4650 administratively. Thank you.

4651

4652 **MAYOR GOODMAN**

4653 Thank you very much. Okay, comments back on those? Are any unacceptable?

4654

4655 **JOHN MORAN, JR.**

4656 I – think –

4657

4658 **MAYOR GOODMAN**

4659 You want comments back?

4660

4661 **JOHN MORAN, JR.**

4662 – I, my comments on that, and I've talked to Dick, and he can answer as well. Those – those
4663 sound fine to us. The only question we have is we don't want to have the security gate have to be,
4664 remain open from 8 to 8 p.m. We want to be able to close that at a -- different time, if – that
4665 would be acceptable, because we actually don't want to leave that gate open that long.

4666

4667 **COUNCILMAN BARLOW**

4668 No, I just – placed that there. I'm not saying that –

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4669

4670 **JOHN MORAN, JR.**

4671 Okay. I get it.

4672

4673 **COUNCILMAN BARLOW**

4674 – it has to remain open. I'm saying that you have the option of keeping it open between those

4675 hours if, in fact, you need to leave it open.

4676

4677 **JOHN MORAN, JR.**

4678 Perfect. Okay. Thank you.

4679

4680 **COUNCILMAN BARLOW**

4681 You follow me?

4682

4683 **JOHN MORAN, JR.**

4684 I think we have –

4685

4686 **COUNCILMAN BARLOW**

4687 But come 8 p.m. –

4688

4689 **MAYOR GOODMAN**

4690 They don't have to.

4691

4692 **COUNCILMAN BARLOW**

4693 – it needs to be shut.

4694

4695 **JOHN MORAN, JR.**

4696 Right. Okay, good.

4697

4698 **COUNCILMAN BARLOW**

4699 Right?

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4700

4701 **JOHN MORAN, JR.**

4702 And as to the –

4703

4704 **MAYOR GOODMAN**

4705 So you do not have to have it open.

4706

4707 **JOHN MORAN, JR.**

4708 Right.

4709

4710 **MAYOR GOODMAN**

4711 If you choose, in running the facility, to have it closed, that's yours. But if it's going to be open,

4712 it's only can be open from 8 to 8.

4713

4714 **JOHN MORAN, JR.**

4715 Exactly. And I, I understand that. I'm glad we got that on the record.

4716 I've talked to my client about these, and he seems to be in agreement, I think, as, you know, it's

4717 good. It's acceptable to us. And we're fine with that.

4718

4719 **MAYOR GOODMAN**

4720 Okay. So we have a motion. That is your motion.

4721

4722 **COUNCILMAN BARLOW**

4723 Almost.

4724

4725 **MAYOR GOODMAN**

4726 Okay.

4727

4728 **UNIDENTIFIED SPEAKER**

4729 Do you agree to the conditions?

4730

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4731 **MAYOR GOODMAN**

4732 Okay. And you accept all the conditions –

4733

4734 **JOHN MORAN, JR.**

4735 All the conditions.

4736

4737 **MAYOR GOODMAN**

4738 – as clarified now?

4739

4740 **JOHN MORAN, JR.**

4741 Yes. Yes.

4742

4743 **MAYOR GOODMAN**

4744 Okay. There's a motion to, on Agenda Item 102, with the specifics as repeated by, Mr. Perrigo.

4745

4746 **COUNCILMAN BARLOW**

4747 Move for approval, move for approval subject to all the conditions stated on the record.

4748

4749 **MAYOR GOODMAN**

4750 Okay. There's a motion on Agenda Item 102. Please vote and please post. (Motion carried

4751 with Tarkanian not voting.) Motion carries.

4752

4753 **MAYOR GOODMAN**

4754 And on Agenda Item 103?

4755

4756 **COUNCILMAN BARLOW**

4757 Move for approval subject to all conditions stated on the record.

4758

4759 **MAYOR GOODMAN**

4760 Which you accept?

4761

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4762 **JOHN MORAN, JR.**

4763 We accept.

4764

4765 **MAYOR GOODMAN**

4766 **There's an, a motion on Agenda Item 103. Please vote and please post. (Motion carried**
4767 **with Tarkanian not voting). Motion Carries.**

4768 Thank you. Thank you for spending the day with us, all of you, and we are hopeful that
4769 everything –

4770

4771 **JOHN MORAN, JR.**

4772 Mayor?

4773

4774 **MAYOR GOODMAN**

4775 – is nothing but beautiful.

4776

4777 **JOHN MORAN, JR.**

4778 I – I wanted to thank you and the rest of the Council for the hard work you put in on this, with
4779 both sides constantly, doing this. It was a lot of work for the Council and yourself, and we
4780 appreciate that. Also, I want to also again tell the residents that are here, we're always open if
4781 they have any questions or have any issues that come to their attention that they don't think are
4782 right, we're available always to take their call. Kevin Morss is our contact person at the facility,
4783 and if they can't reach him, I'm always in my law offices most of the time, and I will get back to
4784 them. If they have anything they don't understand or they – don't like, I'm available to talk to
4785 them at any time on any of those issues. Thank you.

4786

4787 **MAYOR GOODMAN**

4788 Then you might instruct staff, as phone calls come in, to be very responsive and listen and
4789 follow up.

4790

4791 **JOHN MORAN, JR.**

4792 We will do that.

**CITY COUNCIL MEETING OF
OCTOBER 21, 2015
VERBATIM TRANSCRIPT – ITEMS 102 and 103**

4793

4794 **MAYOR GOODMAN**

4795 Whoever's on your phones, which I'm sure you do, but I, the concerns are real, so –

4796

4797 **JOHN MORAN, JR.**

4798 Thank you.

4799

4800 **MAYOR GOODMAN**

4801 – hopefully, good luck, good luck to –

4802

4803 **JOHN MORAN, JR.**

4804 Thank you very much.

4805

4806 **MAYOR GOODMAN**

4807 – the ladies and their children. Okay, thank you all.

4808

4809 **(END OF DISCUSSION)**

#2

PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45

1 SUP-59938 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
2 WESTCARE FOUNDATION, INC. - For possible action on a request for a Special Use
3 Permit FOR AN 87-BED CONVALESCENT CARE FACILITY/NURSING HOME at the
4 southwest corner of Duncan Drive and Bradley Road (APN 138-12-110-056), R-E
5 (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-59888].

6
7 SDR-59939 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-59938 -
8 PUBLIC HEARING - APPLICANT/OWNER: WESTCARE FOUNDATION, INC. - For
9 possible action on a request for a Site Development Plan Review FOR A PROPOSED
10 SINGLE-STORY, 87-BED, 57,999 SQUARE-FOOT CONVALESCENT CARE
11 FACILITY/NURSING HOME on approximately 5.00 acres at the southwest corner of
12 Duncan Drive and Bradley Road (APNs 138-12-110-056 and a portion of 138-12-210-036),
13 R-E (Residence Estates) Zone and C-2 (General Commercial) Zone, Ward 5 (Barlow)
14 [PRJ-59888].

15
16 Appearance List:

17 TODD L. MOODY, Chair
18 PETER LOWENSTEIN, Planning
19 JOHN MORAN, JR., State Gaming Commissioner
20 DICK STEINBERG, President and CEO of the WestCare Foundation
21 ARNOLD STALK, 840 South Rancho Drive, appeared on behalf of WestCare
22 LISA MAYO-DERISO, Resident
23 UNIDENTIFIED SPEAKER
24 DEBORAH MITTMAN, El Jen Nursing Home
25 HEATHER FROST, Director, Women and Children's Campus, 5659 Duncan Drive
26 STEPHANIE LEVINE, 1509 Cobb Lane, Apartment 4
27 DAWN TUDOR, 5509 West Cheyenne, Apartment D
28 MATHEW BARBER, 8713 Texas Ranger Avenue
29 JAMES HENRY KRUGER, 4113 Villa Flora Street
30 CHUCK BENNION, 4900 Sunbright Avenue

CERTIFIED AS A TRUE COPY
Shirley Campbell
CITY CLERK, CITY OF LAS VEGAS 12-28-2015
Cheryl Doherty
54 pages

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

31 LINDA YOUNG, 3625 Bradley Road
32 LEX ANDERSON, 3709 Waterhole Street
33 VICKI QUINN, Commissioner
34 MARY KREMER, 5209 West Gilmore Avenue
35 RON DUPEE, 5109 West Gilmore Avenue
36 FRANK BOLSHAZY, 4809 West Gilmore Avenue
37 CHARLES BENZA, 5241 Gilmore Avenue
38 LINDA WEST-MYERS, 5104 Cold River Avenue
39 LISA LUBECK, 4808 Jay Avenue
40 HARRY WINDHORST, 5225 West Gilmore
41 JIM WALKER, 4116 Villa Flora Street
42 JOANN PASSAR, 5125 West Gilmore Avenue
43 RANDY ROHDE, 3741 Bradley Road
44 HARVEY STARRETT, 3701 Bradley Road
45 JOHN STANTON, 5209 West Gowan Road
46 LAMAR BRILEY, 3404 Bonn Court
47 SHARI STANFORD, 4812 Lufkin Avenue
48 NERISSA THOMAS, Resident
49 UNIDENTIFIED SPEAKER IN THE AUDIENCE
50 GLEN TROWBRIDGE, Commissioner
51 CEDRIC CREAM, Commissioner
52 TRINITY HAVEN SCHLOTTMAN, Commissioner
53 GUS W. FLANGAS, Commissioner
54 SAM CHERRY, Commissioner
55 TOM PERRIGO, Planning Director
56
57 (1 hour, 44 minutes, 16 seconds) [02:08:40 – 03:52:46]
58 Typed by: Speechpad.com/Ashley Foster
59 Proofed by: Ashley Foster/Arlene Coleman

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

CHAIRMAN MOODY

. . . that's been said before. I think we can run that orderly. So, we are going to begin with Items, related Items 44 and 45.

44 is SUP-59938. The Applicant/Owner is WestCare Foundation, Inc., for possible action on a request for a Special Use Permit for an 87-bed convalescent care facility/nursing home at the southwest corner of Duncan Drive and Bradley Road in Ward 5. Staff recommends approval. Related Item 45, SDR-59939, for possible action on a request for a Site Development Plan Review for a proposed single-story, 87-bed, 57,999 square foot convalescent care facility/nursing home in Ward 5. Staff recommends approval.

And just before we hear the staff report, I want to make this disclosure. I live just outside the notice area, but I do live within the NARA community. So, I'm really not affected to a greater or lesser degree based on where I live, so I think I can make an impartial vote tonight, and I plan on participating in this.

Could we please have the staff report?

PETER LOWENSTEIN

Mr. Chairman, the site is intended to be integrated with the Applicant's development on the adjacent parcel to the west, which contains a social service provider use. Although related, the intention is for the overall site to remain as two separate parcels to maintain separation between the social services and convalescent care uses.

The use qualifies as a convalescent care facility by virtue of providing transitional living quarters and amenities that can accommodate more persons than a community residence as defined by Title 19. Adequate screening, setbacks, and single-story height contributes to it's compatible with the surrounding property.

The residential complex is being developed in . . . developed integrate with the existing social service provider to the west. However, the two parcels will remain separate. The proposed single-story buildings and appropriate, are appropriate adjacent to the existing low-density residential and single-story office buildings. The site adequately balances the residential buildings with open space and amenities, and the development is compatible with the uses on the

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

89 surrounding parcels.

90 Staff therefore recommends approval with conditions. Please note, additional letters of protest
91 and e-comments were received after the publication. Thank you.

92

93 **CHAIRMAN MOODY**

94 Thank you. Good evening.

95

96 **JOHN MORAN, JR.**

97 Good evening, Mr. Chairman. For the record, my name's John Moran, Jr., and I'm appearing here
98 before you tonight, and I appreciate the privilege to appear in front of you. I also want to
99 welcome the new commissioners to your Commission, and wish them well as they do their job
100 on behalf of the citizens of our community.

101 I'm going to make a presentation, and I appreciate the time that you've allotted for us to do that.

102 This is an extremely important item on your agenda tonight for many, many, many reasons
103 involving our community and some of the things that occur in our communities.

104 I'd like to say that we are initially short form in agreement with Staff's recommendation and
105 conditions in both Item 44 and 45, which I would ask that my remarks today would be attributed
106 to both those items, as if I had made them independently of each.

107 I'd like to also disclose that I'm not here in my capacity as a State Gaming Commissioner, and I
108 have no involvement and this project has no involvement with gaming. I'd also like to disclose
109 that I'm Past Chairman of the Wildlife Commission for the State of Nevada, as well as Past
110 Chairman for the Colorado River Commission.

111 I am going to disclose that, although I've been an attorney for 40 years, I'm not here in an
112 attorney capacity. I do work and assist WestCare, and I'm on the Foundation Board. And it's one
113 of the wonderful things that I'm able to do, is to get involved in WestCare Foundation and be able
114 to provide any services that I can and with my 40 years of experience to them. I'm also involved
115 with numerous veterans' organizations, as well as injured police officers for the State of Nevada.
116 So having said that and made those disclosures, I will begin with an introduction and tell you
117 some of the people that are here who have been very, very important in WestCare, which started
118 many years ago with my father-in-law, Herb Tobman, and my mother-in-law, Jean Tobman, were

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

119 involved in this, as well as my mother and father, Goldie and John Moran, started this with
120 Mr. Steinberg, on my left, who is our President and CEO of the Foundation.
121 They started that with a vision, and the vision that they had that is a common thread that will run
122 through tonight's meeting, and it's a very simple common thread, but a very important one. And
123 our goal and our mission statement is uplifting the human spirit, and that is extremely important
124 to WestCare, that has its roots and foundings here in Nevada, in Las Vegas, and now has
125 branched out to many states that Mr. Steinberg will be getting into that in a moment.
126 I'd also like to identify for the record Dr. Arnold Stalk on my right, who has assisted me in this
127 undertaking and making this come to a point where we could bring it in front of you today, and
128 ask you for your support of this.
129 We have a number of people in the audience here that came in late, seated behind me. These, I
130 wanted to have them here precisely for the reason that you could see, although there's a lot of
131 things said about people at the WestCare, some good, I . . . more than not. But I did want you to
132 see the type of people that are there and need your help and your support of this application that's
133 in front of you today.
134 We had eight drug-free babies born last year at the facility. We have 30 children plus there now
135 who have a roof over their head and are drug-free and alcohol-free, and enjoy sobriety, and are
136 making their way through life because of prior Board, Commission, and Council decisions that
137 allowed us to occupy and own the old women's hospital on Rancho Drive that is now our main
138 facility.
139 Also in attendance is Peggy Quick, Chief of Staff, Kevin Morris, our Regional Vice President,
140 Aaron Canard, Area Director, Darlene Tarrell, Director of Development, Heather Frost, Director
141 of Women and Children's Campus, and somebody that you may know, and I know very well, 45
142 years of marriage, is Marilyn Moran. And Marilyn is our Vice Chair, Nevada Community Action
143 Council and has put in a lot of time with these other folks to be able to do some wonderful things
144 as we continue to go up and uplift the human spirit.
145 Now, having said that, I'm going to, at this point, turn part of my presentation over, first of all, to
146 Mr. Steinberg, and Mr. Steinberg will do his presentation, and thereafter I will continue with
147 my presentation, if that's all right, Mr. Chairman.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

148 **CHAIRMAN MOODY**

149 Absolutely.

150

151 **JOHN MORAN, JR.**

152 Thank you. Dick?

153

154 **DICK STEINBERG**

155 Hi. Dick Steinberg. I'm the President and CEO of the WestCare Foundation. We started in this
156 community 44 years ago. I haven't really been here at the whole time. I've only been at the helm
157 for 37 years.

158 Most of you know what we do throughout the community. We have the triage center. We have
159 programs up in Harris Springs Ranch in Mt. Charleston. We have programs throughout the whole
160 state, actually, now. But we also have the Women and Children's Campus out on Rancho.

161 WestCare's, our Foundation headquarters, is here in our community. This is where we started,
162 and this is where we still are directing traffic. WestCare, since I've been involved with it, has
163 expanded a little bit. We're now in 17 states with 144 facilities. We're also out in the Pacific
164 islands, headquartered in Guam, on our U.S. trust territory there, and then down in the
165 Caribbean, headquartered on the trust territory of St. Croix.

166 I think if there's any . . . you know, I'm going to be available for any questions as we get into
167 stuff, but, you know, I feel real good about what we've done for this community over the years.

168 Our Board of Directors are all volunteer. I want to make sure that I make the point. A couple of
169 people kept thinking it was a for-profit group. We're very much nonprofit. I always joke about it,
170 more "non" than "profit" on any good day. But we've been serving this community, I think, for
171 all of its issues and needs have been brought forward to our Board and to our key staff for all
172 these 44 years.

173 The whole area that we're involved with has really been in evolution, if you will, from the early
174 beginnings. When I was first hired, it was all about male heroin addicts, and then it evolved into
175 women having issues and other kinds of problems with substance abuse issues. And then it went
176 into other behavioral health issues. And then we got into the runaway, we're in services business
177 in the community here because of issues that were being involved with school district and

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

178 juvenile court at that time.

179 So we have taken on a lot of different areas. So we've really become a very large health care
180 organization, and I feel very proud about what we've done for the community and hope that we
181 can move this forward a bit tonight, as well.

182

183 **JOHN MORAN, JR.**

184 Thank you, Mr. Steinberg.

185 All right, at this point I'm going to have just a short little discussion about, using this overhead. If
186 I could have the overhead camera on, on this particular drawing here. All right. Let's see if we
187 can get this out of the way.

188 This here is, just for point of reference, I want to talk about the location, and as I'm doing that, I
189 want to talk about what we did in the application process with Staff and with the neighborhood.

190 We have had two neighborhood meetings at the front end of this, before we filed.

191 WestCare existing facility is right here, this is Rancho Drive, and this is currently where we are,
192 with a solar power plant here. And this is the subject parcel right here, which is about 4.63 acres
193 back here, this packet.

194 So having said that, when we started the application process, we went to Staff, and we sat down
195 through a series of meetings, and we talked about what our proposed project was. And at every
196 juncture of that meeting, we, in fact, were concerned about how our facility would sit there, if
197 approved, and how it would be visible or non-visible from the neighborhood. We were concerned
198 about traffic, ingress/egress. We were concerned about architecture. We were concerned about
199 landscaping. We were concerned about continuing the path along the rear of the property, which
200 Mr. Stalk will talk about in a moment.

201 And we took all these different issues and the needs of the community, and our experience that
202 we had in other locations and in other states, and we decided that with this novel concept of a
203 campus-type facility, which was desperately needed, where we could keep the women and
204 children and families united temporarily until they could get on their feet after they completed a
205 program of rehabilitation at our facility out front, we decided that we could have a project
206 structure that took all those concepts into account and come up with a project that would satisfy
207 those and reduce any concerns of our adjacent neighbors.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

208 Now, having said that, when you talk about the most important thing, which is what is around us
209 and where are we located, as I said, we are currently right here. We have been in this location for
210 12 years. We're not an out-of-state developer. We're not out . . . we're not somebody who's just
211 coming to the table and asking you to put your faith in us, okay? We've been here for 12 years in
212 that location, running a facility that is fully approved, licensed by the State, and meets with all
213 zoning codes and requirements, and also is a subject of prior City Council approvals, and also
214 approvals of this astute body here today.

215 So if you look around our property, you want to say, "Well, what is along your perimeter line
216 right here?" These are all warehousing. This is all a warehousing facility along in here. That's
217 why we have it office/warehouse/light industrial. And that's what we have along this property
218 line. This property line extends back here to Brady [sic], right in here.

219 Now, if you say, "Well, what's on the front of your existing facility," we have our parking, and
220 we front on Rancho Drive, and everybody knows what Rancho Drive is. I can tell you about
221 Rancho Drive from a personal perspective. I, some 40, maybe 50 years ago, when Rancho Drive
222 was a 95 and was a one-lane highway in each area, I fell off a horse in the middle of 95, and that
223 was my instance there of using horses in that area, and I used to ride horses throughout that area.
224 Now, having said that, what do we have along Duncan? Okay, Duncan intersects here with
225 Rancho. And that's our property line here, and Duncan goes along here. We have an automotive
226 repair facility, some other commercial uses, have a vacant site. We have El Jen here Healthcare
227 and Rehabilitation here.

228 So our property is basically surrounded by these type of uses, other than El Jen, which are really
229 non-residential uses here, and again warehousing here, with Rancho Drive here, multi-family
230 apartment residences out front.

231 The section of property where we are, in fact, touching on the actual neighborhood is right here,
232 where there's a home here, a home here, home here, and a home here. And that's along Brady
233 [sic]. Bradley, excuse me, Bradley Street.

234 Now, that there, these houses are behind about an 8-foot wall themselves. This project is, as Mr.
235 Stalk will tell you, is all single-story, 10-foot-high structure, all single-story units in here, and
236 will be completely walled by our own 8-foot fence. So not only don't we have neighbors around
237 us in single-family residential, in fact, we are less of a use because of what is there, which is non-

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

238 residential area in this area. Okay.

239 Now, if you think about traffic, and I'll just be brief on this. Arnold will get into this as well. We
240 have a crash gate here, so there won't be any traffic coming from our property here into this area,
241 because of the fact that, you'll see when you see the other rendering, that in fact there's a crash
242 gate here that will not have ingress or egress except in an emergency situation. And I think that's
243 real important.

244 Now, keeping this drawing in mind, I wanted to show you this board, if I could, and maybe if I
245 turn it like this we can get a good shot of it. This is the same board that you saw a moment ago,
246 but these yellow interlineations here, stickies, if you will, are all the people that have supported
247 this and have sent in letters of support. All of these people have letters that say that they support
248 our project and support WestCare, and I think that's pretty impressive, wherever we touch here.
249 Now, having said that, again we worked with Staff on these different issues. We got letters of
250 support. We worked hard with the neighborhood. We, in fact, had the neighborhood meetings.
251 We talked to people in the areas. Arnold himself went out into the neighborhood on occasions.
252 And we were able to put together an application that finally got filed, that took into consideration
253 these type of concerns.

254 We feel that we have a good project. We feel that we have a project that has proved to be
255 successful in our community. There's not a person in this room who hasn't had a family member
256 or a friend or a coworker or a fellow employee or somebody, an acquaintance that they know,
257 that hasn't had an alcohol or a substance abuse problem. It's in our society. And the difference is,
258 is that there are ways to fix that and help people be healthy.

259 And you can help us continue on with that task by granting and approving Items 44 and 45 that
260 your own staff recommends, is in full compliance with zoning code, is in compliance with the
261 needs and the requirements of the community, and is, in fact, on all floors, has been worked out
262 through hard work, provides the type of support so that we at WestCare can continue to reach our
263 goal, which is uplifting the human spirit.

264 You can see by the people seated behind me, these are people that have, are in the program.
265 These are people that have benefited by the program. And we can do so much more if you allow
266 us to build onto that simple 4.63 acres that is at the rear of our existing structure of over 12 years.
267 We've been good neighbors.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

268 And all I can tell you is, is that at this juncture, I'm going to turn this over to Mr. Stalk, who will
269 show you some boards of the elevations. He will show you some boards of his campus, which is
270 basically his dream that he came up with, and we got together some time ago, as to a wonderful,
271 cookie-cutter type of a facility that we would put into other states in our union.
272 Having said that, Arnold, I'll turn it over to you and you can go ahead and go with it.

273

274 **CHAIRMAN MOODY**

275 Mr. Stalk, I know you're here as part of the Applicant presentation, so I'm not going to limit your
276 time, but I would ask you to be considerate and as brief as possible so we can hear from
277 everyone tonight.

278

279 **ARNOLD STALK**

280 I will.

281

282 **CHAIRMAN MOODY**

283 Thank you.

284

285 **ARNOLD STALK**

286 I promise. Yeah.

287 Good evening, Mr. Chairman and Planning Commissioners. My name is Arnold Stalk, 840 South
288 Rancho Drive, Las Vegas, Nevada 89104, on behalf of WestCare. It is an honor to speak here
289 tonight about WestCare Women and Children's Transitional Village.

290 Transitional housing is the bridge to economic and social self-sufficiency. It is a tried-and-true,
291 effective method that has been done throughout the United States, and, in this case, for women
292 and children to grow in many ways, become strong, and move on into permanent housing.

293 For over 40 years, WestCare's philosophy is to empower everyone who comes into contact with
294 us, to engage in a process of healing, growth, and change that will benefit them, their families,
295 and their coworkers. Our vision is to uplift the human spirit.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

296 **CHAIRMAN MOODY**

297 Mr. Stalk, will you pull the microphone . . .

298

299 **ARNOLD STALK**

300 Oh.

301

302 **CHAIRMAN MOODY**

303 . . . in front of you, please?

304

305 **ARNOLD STALK**

306 Is that better?

307

308 **CHAIRMAN MOODY**

309 That's better.

310

311 **ARNOLD STALK**

312 Thank you, Marilyn.

313 The subject parcel is located at 5659 Duncan Avenue. The existing zoning is residential estates
314 RE zone. The lot size is 4.69, plus or minus, acres, as Mr. Moran has said. The proposed zoning
315 request in the City of Las Vegas, if approved by the Commission tonight, as subject property said
316 is currently zone RE. This application request includes a site design review for a convalescent
317 care facility and a special use permit.

318 The use permit of this convalescent care or transitional village is compatible and an allowable
319 use within the RE zone. No zone change, waiver of development standards, or variances are
320 requested in this application.

321 We have a 50-foot front yard, which is along Bradley, which is a requirement. We have a 35-foot
322 rear yard. We have a 25-foot wide meandering sidewalk, which picks up from Bradley, where the
323 office/commercial/warehouse is, and goes all along Bradley and all along Duncan, back to the
324 ingress/egress of the facility.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

325 All structures are one story and a maximum of 14 feet high, including the paramet, parapet, as to
326 respect the context of the neighborhood. There are no hallways. Each village living unit opens to
327 a green belt. So every unit that you see opens to a green area. A "Main Street," which we call it,
328 runs through the center of the property and connects into the existing facility and onto Rancho.
329 There will be no social services done on this site. All the intensive social services, such as
330 medical and mental health, jobs, parenting classes, money management, all the things that
331 WestCare does will remain in the 33,000 square foot building.
332 There are six community gardens, and we, as we do on this facility now, we partner with other
333 agencies and other businesses to come in and train our residents how to grow vegetables and
334 have a garden. There's an 8-foot-high perimetric decorative block wall that surrounds the facility
335 all the way around. You cannot see out of the facility, and we've walled it that way on purpose, as
336 a decorative block wall.
337 As Mr. Moran had said, there's a solar array farm, which is right next to the existing WestCare
338 Children's Campus, which was gotten through a grant from NV Energy.
339 The site contains one vehicular egress, ingress and egress at Duncan Drive, which is next to the,
340 close to the Rancho frontage and across from El Jen. The drive goes through the center of the
341 main street and terminates here at the end, where there's that crash gate that Mr. Moran was
342 talking about.
343 So there's no ingress or egress to Bradley. The only way in and out of here is a coded entry,
344 which I'm going to get to in a minute when I talk about security on the site.
345 The site contains . . . well, I was just saying that. Bradley Road frontage has that crash gate, and
346 so that's the other entry. That's the only way in and out of the development. There are a total of
347 . . .
348
349 **JOHN MORAN, JR.**
350 And on one point on that, I wanted to just interrupt for a minute.
351
352 **ARNOLD STALK**
353 Go right ahead.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

354 **JOHN MORAN, JR.**

355 We don't encourage traffic in this area, because we want to keep this free from traffic, and that's
356 why we don't . . . there won't be traffic coming onto Bradley, obviously, but we want to keep our
357 guest and staff parking is right here in this area off of Duncan, since we don't want to have
358 vehicles down into this area.

359

360 **ARNOLD STALK**

361 Required spaces are 36. We have provided 44. And as a special note, handicapped required space
362 notes all structures will comply with the American Disabilities Act requirements for total
363 accessibility and all other accessibility requirements. Required handicapped parking spaces are
364 two. We have provided four.

365 All area lighting will be direct or down, so as not to shine into the neighboring areas.

366 And I wanted to close with WestCare onsite property management and security. A property
367 management and security protocol plan is being implemented at the Women and Children's
368 Campus and the subsequent new WestCare Women and Children's Campus Village. We'll have a
369 24/7/365 security policy and procedure, that plan that will involve WestCare staff and a
370 WestCare residents' council. So the residents are actively involved with the management, the
371 operations, and the social functions, and the case plan functions of the facility.

372 Management and security training protocols will be implemented with housing staff. Onsite
373 WestCare campus camera surveillance 24/7. A security alarm system will be installed and
374 maintained, and records kept with any activities through the entire WestCare Children, Women
375 and Children's Campus and for the new Women and Children's Campus housing, as well.

376 Consistent communication, interaction, and coordination with Metro Police will occur. Visitors
377 must be restricted and be on an approved visitor list. No one is allowed in this facility or out of
378 the facility unless they're approved and controlled that way.

379 A curfew will be established. There is a curfew established now, but there will be a curfew
380 established for the new housing as well. No smoking offsite and loitering in the neighborhood is
381 allowed, and there is currently a smoking area at the Women and Children's Campus that's
382 outside, in a designated area.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

383 And we will establish a WestCare neighborhood watch program, which I've done several times in
384 my career with residents, found it extremely effective, and we'll establish a WestCare's resident
385 council, which will interact with the public and private providers onsite.
386 Thank you for the time that you allotted me.

387

388 **JOHN MORAN, JR.**

389 Thank you. I wanted to ask the women and children, who are residents, if they could stand up
390 and support our facility. Thank you very much. Thank you for coming down. It's a late hour for
391 some of these babies, but thank you for coming.

392 Having said that, Mr. Chairman, I am going to close. I had one speaker from an adjacent
393 property, from El Jen, who is here, that asked if she could address as to us being in the
394 neighborhood and her being familiar with our operation, since they are a neighbor. But she could
395 do that at the close of my presentation, when you start asking others to speak.

396

397 **CHAIRMAN MOODY**

398 That's exactly how I'd like you to do that. So if she speaks as one of the first three, she'll get three
399 minutes to speak in favor of the application.

400

401 **JOHN MORAN, JR.**

402 That would be good. And we will have her come up. I didn't want to overlook her, because she's
403 been here for a while.

404 Having said that, we do have, as you know . . . I know everybody up here knows about
405 WestCare. We have numerous churches involved. We have numerous business supporters, on and
406 on and on. The list is very long. I could go through them, but it would take a while. We've had
407 both attorney generals come to the facility, and theirs, and their representatives. We've had Harry
408 Reid and his office staff, Joe Hardy. We've had Dean Heller's office, Shelley Berkley, Dina Titus.
409 We've had a lot of our political leaders who have come out there to look and see what we're
410 doing.

411 We've had some wonderful grants that have been given to WestCare. We've secured a huge grant
412 of over \$350,000. We've had Home Depot and volunteers come, as well as groups from churches

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

413 donating food, clothing, hygiene products, furniture. It's been incredible in the last 12 years what
414 we've done. But we're continuing to improve, and we will continue to improve.

415 This application process has brought about an improvement that we anticipate making in our
416 security and the way that we do business onsite, and that has been one other change that we're
417 making, and it's going to be a good change and a good thing that has come out of here.

418 We're simply standing in front of you here today and asking you to please find it in your hearts
419 and find it in your souls to approve these applications. Because when we all go home tonight,
420 and we wake up in the morning, and we look in the mirror, and we look above, we're all going to
421 see roofs above us, and we're all going to be in our homes. The people that WestCare take in are
422 people who are down on their luck, who have had problems with substance abuse, and need to be
423 able to be like the rest of us, and go home, and look up, and there's a roof over their head for
424 them and their children.

425 This campus is designed to do that. This campus is designed because of the fact that we found
426 that when there is a course of conduct for our women veterans and rehabilitation, and women
427 who are not veterans and children, that after that, and they pass that with flying colors and get
428 through that program, and they're clean and sober, we found that there was a period of time when
429 they could relapse, because they want to be back with their families, but there's nowhere for them
430 to be there.

431 That's why Mr. Stalk designed this facility, where these small, individual units will be, with a
432 main street, just like other nice neighborhoods and homes, until these women and their children
433 come together and can get on their feet and go forward with their lives, and also be protected in a
434 secure environment from forces and things that occur that would try to intrude on their lives that
435 are negative things.

436 So, having said that, please find it in your hearts to grant approval of this. I personally would
437 really appreciate it, and I know WestCare would really appreciate it. And just allow us to
438 continue to do good things in the community. This community needs it. We need, in our
439 community, to come together as people helping people, uplifting the human spirit, and we can do
440 it here tonight with an approval by you guys. Send us up to City Council, and we'll take our case
441 up there, but send us up there with staff's recommendation of approval and your blessing, and
442 we'll take it at the next level. Thank you.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

443 **CHAIRMAN MOODY**

444 Thank you, Mr. Moran. Okay, I'm going to open this now for public comment. Again, let me
445 repeat how we're going to handle this. The first three speakers in favor of this application will be
446 limited to three minutes each, and every speaker thereafter speaking in favor will be limited to
447 one minute. The first three speaking against this project, asking us to deny it, will also be given
448 three minutes each, and everyone thereafter one minute.

449 We have three microphones, so that we don't have to wait between everyone coming up. I'd like
450 anyone who wishes to speak to come on up and get in line. We'll ask you to state your name,
451 address, and then speak to us. And again, if you would be so courteous as to try and not to repeat
452 what's been said before. Good evening.

453 Okay, we need more of you to come up to the microphones, please.

454

455 **LISA MAYO-DERISO**

456 Good evening. My name . . . Chairman and Planning Commission.

457

458 **CHAIRMAN MOODY**

459 Hang on one minute.

460

461 **UNIDENTIFIED SPEAKER**

462 How does this work so the first three get three minutes?

463

464 **CHAIRMAN MOODY**

465 The first three . . . well, the first six, so . . .

466

467 **UNIDENTIFIED SPEAKER**

468 On each side. So three on each.

469

470 **CHAIRMAN MOODY**

471 Three on each, yes.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

472 **UNIDENTIFIED SPEAKER**

473 Okay.

474

475 **CHAIRMAN MOODY**

476 And are you here to speak for or against?

477

478 **LISA MAYO-DERISO**

479 I'm in favor of this project.

480

481 **CHAIRMAN MOODY**

482 Okay.

483

484 **LISA MAYO-DERISO**

485 My name is Lisa Mayo-DeRiso. I'm a long-time community activist and somebody that lived in
486 the Northwest and in this area, and have watched this parcel for years sort of be held hostage
487 over there, trapped behind an industrial area and, you know, the other uses there.

488 I think that this, when you look at land and you look at zoning in this community, we always
489 want to do the highest and best use. We want to put our land to work for us in the community,
490 and I can't think of a better way to put this land to the highest and best use than this facility here
491 and what this does. You know, it helps provide jobs. It helps provide a transitional place for
492 young women and people who have children.

493 Having raised five children of my own, I know what the, what it takes to raise a child, and
494 certainly I came and raised children with a full spectrum of support, and husbands, and help, and
495 so forth, and it was still difficult. So these women and this facility, WestCare does a great job.

496 And it's our duty, especially after the recession and especially after everything we've been
497 through as a community, to come together and take parcels of land like this and put them to their
498 highest and best use. And this is the highest and best use for this property. So thank you for your
499 support, and I hope you unanimously support this project.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

500 **CHAIRMAN MOODY**

501 Thank you.

502

503 **DEBRA MITTMAN**

504 Good evening. Debra Mitman. I'm here to represent El Jen Nursing Home, which is the neighbor
505 across the street.

506

507 **CHAIRMAN MOODY**

508 Are you speaking for or against this?

509

510 **DEBRA MITTMAN**

511 For. We are in favor . . .

512

513 **CHAIRMAN MOODY**

514 Okay. So you have three minutes.

515

516 **DEBORAH MITTMAN**

517 We are in favor . . . I'm going to be real short. We're in favor of the proposed project. That's it.

518 Thank you.

519

520 **CHAIRMAN MOODY**

521 That was real short. Thank you.

522

523 **HEATHER FROST**

524 Hi. My name is Heather Frost. I'm the Director of the Women and Children's Campus. Address is
525 5659 Duncan Drive. And we have some clients here that would like to speak. I'm going to stand
526 with them.

527

528 **STEPHANIE LEVINE**

529 Hi. I'm Stephanie Levine. Do you need my address?

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

530 **CHAIRMAN MOODY**

531 Your name and address, please.

532

533 **STEPHANIE LEVINE**

534 Stephanie Levine, and my address is 1509 Cobb Lane, Apartment 4, Las Vegas, Nevada 89101.

535 And when I got to WestCare, I was very scared, shameful, and full of guilt. Everyone else had
536 the problem. I couldn't forgive myself for the things I had done and the people I've hurt. I didn't
537 think I was worthy of anything good, but all that has changed with the help of my counselors, my
538 peer, and my therapist.

539 The structure alone is one of the most important elements for me. The love that is given to all the
540 women and children that walk through those doors, well, there's nothing like it. Everyone knows
541 that you are no longer alone.

542 I now have a job, my own apartment. I'm safe. I carry all the tools WestCare showed me every
543 single day. All I know is that if I wasn't placed in WestCare, I wouldn't be here, and I am forever
544 grateful. I finally broke the cycle with my son. I've been suffering with . . . I'm a grateful
545 recovering addict, and I've been suffering since I was 18, about 23 years. And if it wasn't for
546 WestCare, I know for a fact I wouldn't be here.

547 If I would've had the ability to stay close to the staff, clients, and support in the same place with
548 my small child, I would have. It was so important. It took me six months to find housing.
549 WestCare does not believe in discharging until the client has safe, approved housing, and
550 because of that, I was able to wait on the list for housing, and they allowed me to stay. It took six
551 months, and just for me to get housing, and I was able to stay.

552 Today, today I get up at 4 a.m. I wake my child up at 4:30 a.m. We catch the bus, the first bus at
553 5:15, to get to day care at 6:15. Then I take the 106 to the 119, and then the 119 to the Sahara
554 Express and go all the way to work. And then I do that once every morning, which is three hours
555 out of my day, three hours out of my evening to get home.

556 But I really hope you guys approve this, because women like not just myself, but our kids, it's
557 just really important. That's all.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

558 **HEATHER FROST**

559 Thank you, Stephanie. Chairperson, for clarification, they wrote out their statements prior to
560 because they're nervous.

561

562 **STEPHANIE LEVINE**

563 Extremely nervous.

564

565 **CHAIRMAN MOODY**

566 Okay, so we've heard from three of you now. So we want to hear from everyone who wants to
567 speak, either for or against this application. So from here on out, if you're speaking in favor of it,
568 your remarks will be limited to one minute.

569

570 **DAWN TUDOR**

571 All right. Good evening. My name's Dawn Tudor, address 5509 West Cheyenne, Apartment D,
572 Las Vegas, Nevada 89108.

573 All right. My addiction came in life, late in life. After the birth of my son Alec, I had a difficult
574 delivery. I spent two months recovering, wound clinics and nurses to my home to take care of
575 me. Pain pills made me feel alive, that I would live another day. That addiction escalated till we
576 lost everything.

577 We were able to get into a transitional housing program, where I detoxed on a church floor.

578 Things got better, and then a few months later, I was introduced into meth, where I began my
579 journey through hell. I lost my job, home, and sent my oldest son to live with his father so he
580 didn't see what I was going through.

581 Soon Alec, my youngest son, and I were homeless again for 30 days. I got back with his father,
582 and we moved into his sister's. Our addiction went out of control. Stealing, running the streets,
583 extremely violent domestic violence. Everything a woman could go through happened to me. I
584 attempted suicide and still didn't realize the drugs were my problem.

585 Luckily CPS stepped in and removed my son. I spent one month back on the streets, begging for
586 WestCare. Then I was given the opportunity to enter the DMDC program. I entered detox on
587 October 14th, 2013. My son was reunited with me shortly before Christmas.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

588 WestCare saved my life, showed me love and support when I, that I was denied in my addiction,
589 taught me to be a better person, better mother, and WestCare taught me how to love myself
590 again. I entered WestCare broken, beaten, and with two duffel bags. Today I work two wonderful
591 jobs, I have my own fully furnished two-bedroom apartment that I share with my youngest son.
592 Here I can give him the love and peace we both deserve. My life today is better than it ever has
593 been, even before my addiction. I owe my life today to the foundation that was built for me by
594 WestCare.

595 Thank you.

596

597 **CHAIRMAN MOODY**

598 Thank you.

599

600 **MATHEW BARBER**

601 Good evening. My name is Mathew Barber, 8713 Texas Ranger Avenue, 89129. And I just
602 wanted to say, you know, I'm in support of WestCare. I went through the program. And because
603 of the tools and the things that WestCare do, I've been able to have recovery for over 15 years.
604 I'm a general superintendent for a local construction company, big construction company. My
605 kids, I've had custody of my kids for almost 15 years, and my youngest son is currently a UNLV
606 student, does muay thai, jujitsu, and an honor roll student.

607 So, you know, the, it's there, the tools they have and the things they do, and the process they
608 follow is very effective and very useful for our community. And I continue to go back and give
609 my services so I can help support and provide and uplift our community, like their logo says.

610 Thank you.

611

612 **CHAIRMAN MOODY**

613 Thank you.

614 Anyone else wish to speak in favor of the application? Are you here, sir, to speak in favor?

615

616 **JAMES HENRY KRUGER**

617 No, I'm against it.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

618 **CHAIRMAN MOODY**

619 You're against? Okay. That, let me just make sure to . . . is there anyone else speaking in, in favor
620 of this project?

621 Okay. So the first three speakers will get three minutes each speaking against this.

622

623 **CHUCK BENNION**

624 Listen, can we have you hold off? And let the other – there is three people that are having three
625 minutes. Then we'll have you do it right after that.

626

627 **JAMES HENRY KRUGER**

628 Okay.

629

630 **CHUCK BENNION**

631 Alright, thank you.

632

633 **CHAIRMAN MOODY**

634 Good evening.

635

636 **LINDA YOUNG**

637 Good evening. Are, are you . . . can you hear me okay? Hi, my name is Linda Young, and I'm just
638 very thrilled to be here this evening. And I first of all want to thank you all so very much for your
639 service to our community. This takes a lot of work to do what you do, and we're grateful to your
640 leadership.

641 I live at 3625 Bradley Road. I have lived at this property for 36 years. It's a half-acre lot on
642 residential estate. We are RE. Absolutely, under no circumstances, are we opposed to WestCare.

643 This is beautiful. Most of us have been involved in the likes of this kind of service. We are
644 community that lifts up more than just in words. We lift up in deed.

645 All of the people that came up here and spoke to you are not homeowners in the NARA area.

646 Mr. Moran, having . . . Harry Reid, Dina Titus, which all of us know, they don't live there. That's
647 our area where we live.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

648 We are committed to working with you as partners. If you look at your own mission statement
649 and your value statements on your website, you say that we are committed to a world-class,
650 vibrant, affordable, economically, ethnically diverse, progressive city where citizens feel safe,
651 enjoy their neighborhood, and access their city government. We want to continue to enjoy our
652 neighborhood.

653 If you live where we live, and if you've seen what we've seen over the last year, you've seen
654 people up and down that street. Our area has changed. We are rural preservation. These are mini
655 apartments. Do we say we're opposed to it? Absolutely not. We're saying that once you change
656 the dynamics of this neighborhood, you change this community forever.

657 We have horses. We are . . . we walk up and down the street. And what should we do? Should we
658 not have some community like this in? We're saying yes, but not in our neighborhood and not in
659 your neighborhood.

660 Why are we saying? Let's . . . not only one area for WestCare, we need four. We need one on one
661 end of the city, one on another end, one in the back, and one in the front, because a community
662 like WestCare is very much needed. But it doesn't need to be where we are located.

663 All the people who Mr. Moran indicated were in favor and sent letters, they don't live in our
664 community. They are . . . [applause]

665 They work there, they go home there. They don't provide any other assistance other than to come
666 and say, "El Jen, we approve." Fine, you approve. But you go home. We want to be able to walk
667 up and down our streets.

668 Neighbors and parents and babies grow up. They may be two today. Ten years from today,
669 they're 12. And this particular project says that they can stay there as long as they want. These
670 are apartments, pure and simple, and you violate our code, you violate our lifestyle, you violate
671 who we are as a community.

672 We are the Northwest Area Residents Association, and we partnership with you. We love
673 WestCare. We appreciate WestCare. But help WestCare to get in a location, not only where we
674 are, but away from where we are, and certainly not where you are, but across the city.

675 And if I can close . . . how's my time? I'm done?

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

676 **CHAIRMAN MOODY**

677 You're 45 seconds over. You're up.

678

679 **LINDA YOUNG**

680 Okay. I'll close with my last comment here. We feel that special interest organizations and
681 political connections have no place against residents and communities such as NARA. This is a
682 political connection. We were told this is a done deal. We were told no need of us coming down
683 here because you all and others have made up your dec-, made up your mind. We're saying
684 support homeowners . . .

685

686 **CHAIRMAN MOODY**

687 Miss Young, thank you.

688

689 **LINDA YOUNG**

690 . . . and support voters. Thank you.

691

692 **CHAIRMAN MOODY**

693 Thank you. [applause] Ladies and gentlemen, I'm going to ask you to hold your applause, okay?

694 Thank you. Good evening.

695

696 **CHUCK BENNION**

697 Thank you, Dr. Young. I appreciate it. She's a passionate . . . and let me tell you, she's . . . that's
698 Dr. Young right there. That's our neighborhood. She's wonderful, a wonderful part of our
699 community. And I want to say, for me personally, I'm comfortable that WestCare provides great
700 things. I sit and listen to these stories, and they're wonderful stories. And I want you to know we
701 have WestCare in our neighborhood.

702

703 **CHAIRMAN MOODY**

704 You need to introduce yourself, please.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

705 **CHUCK BENNION**

706 I'm sorry. My name's Chuck Bennion. I live at 4900 Sunbar-, Sunbright Avenue, Las Vegas,
707 Nevada. So I live in the NARA community. And our issue here is about balance.

708 One of the difficulties . . . I moved into Las Vegas in 1996, and I moved into this community in
709 1996, and my goal was to create community. And I've worked hard to do that. I haven't moved.
710 I've stayed in that same neighborhood the entire time. And the . . . you guys know what it's like
711 in Vegas. It's tough. You come here, and you feel kind of like it's transient. Some of the
712 neighborhoods aren't as strong.

713 I want you to know NARA is a wonderful neighborhood. We have a good sense of community.
714 And it's important to us. And we haven't gotten that by chance. You don't get that by chance in
715 Las Vegas. You have to work at it. And we have worked very hard at that. We've worked hard at
716 the kind of development that will, that has been brought into the community, and we've really
717 worked hard to make sure we have, we don't have high-density housing in our neighborhoods.
718 This is a rural preservation neighborhood. That means there's horse properties. These properties
719 are a little larger. And we have a good sense of community.

720 I've worked very hard as well. In the year 2000, I looked around and said, "We need to have a
721 park here in this neighborhood." And I worked for three years to get a park in that neighborhood.
722 It's there now. It's Patriot Park, a 7-acre park right next to the elementary school. We had to work
723 hard. We partnered with Las Vegas and Clark County School District, that owns the property, to
724 be able to get that.

725 But it's interesting that one of the things we did for that park was we wanted to have a lot of
726 input. One of the input was let's have a skateboard area. We did. We put a skateboard park area
727 there. But we found that it was bringing in a lot of people from outside of our community. They
728 didn't share our values. They didn't share our community interests. And it was tough. It brought
729 up graffiti. It was rough in the park. People were not going to the park as a result of that. We
730 ended up having to remove the skateboard area from it, and it changed the dynamic of our park
731 and allowed it to be a much more involved, family-related park.

732 That's kind of an example of some unintended consequences sometimes of what we do, how we
733 plan things. I would say this. Anybody that comes before you and says that WestCare has not
734 changed the nature of our community does not live there or is not telling you the truth. It has

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

735 changed the nature. Now, we're willing to take that. I think every community should be willing to
736 say, "We'll take our portion of this difficulty that these people have."

737 I will tell you, my wife, my wife personally is working with someone at that community right
738 now — Debbie, wonderful gal. I feel for her situation. I think we can do good things for them.
739 But when you create an imbalance, when you add this much to our neighborhood, you're asking
740 us to do more than is our share.

741 And I think that's what Dr. Young is trying to say. Let every neighborhood have their share. We
742 certainly do. We want to help them. But at a certain point, it becomes difficult for us to do so.

743 And this, I can tell you, will be a dramatic change to our community that we beg you to not do to
744 this pr-, to this community that we've worked so hard and invested so much in to create this
745 community sense.

746 Thank you.

747

748 **CHAIRMAN MOODY**

749 Thanks, Mr. Bennion. Good evening.

750

751 **LEX ANDERSON**

752 Thank you. Lex Anderson at 3709 Waterhole Street. I'm a 30-year resident. I've been a member
753 of NARA for 20 years. I oppose this agenda item. This is all about location. It's always all about
754 location.

755 I want to talk about the code. It's a little bit esoteric, but I think it's important. And I promise I'll
756 stay within my, within my three minutes. So what I want to say is concise, and it's backed up by
757 a more lengthy narrative of documentation given to Commissioner Crear and to Councilman
758 Barlow.

759 It's clear that, after some eight years, WestCare's primary objective is to build a brick and mortar
760 facility on this 5-acre site instead of the functional buffer and office structure proposed in '06 and
761 putting it up for sale in '08.

762 The premise that WestCare is using to circumvent the zoning and buffering criteria for high-
763 density housing next to both rural estate and rural preservation is that by giving the facility a
764 convalescent identity, the construction, construction does not require zoning, a zoning change.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

765 And they are using a definition Chapter 1918, Page 516 of the City of Las Vegas Unified
766 Development Code to justify this.

767 The Unified Development Code definition for convalescent facility is in error. It appears that
768 whoever wrote the definition . . . I know. I worked in the business for 45 years. Okay. It appears
769 that whoever wrote this definition simply added the two words "mental illness" to an otherwise
770 generally acceptable definition of what a convalescent facility and nursing home should look
771 like, because they had no place else to put it and perhaps because it came, it seemed reasonable
772 because it came under the mental health and medical licensing department, under the Department
773 of Health and Human Services.

774 This is probably an honest mistake written by a non-medical person. Again, behavioral science,
775 health intervention, behavior, behavioral science, health intervention, and therapy, such as mental
776 health, drug or alcohol rehab, and various addiction and behavior items is not the same as
777 physical science, medical and surgical intervention. These two categories identify themselves
778 from each other professionally, and they qualify with a quintessential apples and oranges
779 comparison.

780 If WestCare is allowed to use this Unified Code Development, Development Code as it stands,
781 this definition will set forth a precedent, and because it'll become the poster child and case study
782 example for essentially any behavioral intervention or social service entity or a low-income
783 housing to establish a facility virtually in any neighborhood in the city that is not protected by a
784 gated community, a gated access, or a professional management company under the title of
785 "convalescent," the outcome of this agenda may result in the legacy decision in regards to both
786 land use and community identity.

787 And the "community residence," two words that are listed in the code, it refers to milieu. That's a
788 medical term. It's the psychological milieu of the, of the area. And convalescence is a medical
789 term. It's not a high-density housing term.

790 So thank you very much.

791

792 **COMMISSIONER QUINN**

793 Excuse me. Through you, Mr. Chairman.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

794 **CHAIRMAN MOODY**

795 Proceed.

796

797 **COMMISSIONER QUINN**

798 May I just ask this gentleman what his address was. I missed it.

799

800 **CHAIRMAN MOODY**

801 Sure.

802

803 **COMMISSIONER QUINN**

804 I'm sorry.

805

806 **CHAIRMAN MOODY**

807 Will you restate your address, Mr. Anderson?

808

809 **COMMISSIONER QUINN**

810 I'm sorry. What, what was your address?

811

812 **LEX ANDERSON**

813 3709 Waterhole.

814

815 **COMMISSIONER QUINN**

816 Waterhole. Thank you very . . .

817

818 **LEX ANDERSON**

819 Thanks.

820

821 **COMMISSIONER QUINN**

822 3709. Thank you.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

823 **CHAIRMAN MOODY**

824 Okay. Thank you. For the remainder of the people speaking against the side, your remarks will
825 be limited to one minute.

826

827 **JAMES HENRY KRUGER**

828 All right. My name is James Henry Kruger. I live at 4113 Villa Flora Street, 89130. I'm a proud
829 graduate of Boys Town, Nebraska, where Father Flanagan said there's not such a thing as a bad
830 boy. At this time now, it's not a bad boy or a girl. Just like WestCare. It's a great organization. It's
831 a great help to our community. But it's not an apartment building.

832 I'm also a member of Veterans Helping Veterans. We help veterans all over this town. I go from
833 Henderson to Boulder City, all over, and we do it with none of them living on the premises.

834 Everything a veteran has ever got or any child has ever got, that's came out of an orphanage,
835 they've had to fight their way up. And if they're not willing to fight, if they're not willing to seek
836 assistance, they're not going to get it.

837 By giving them a place to live, by giving them something, an apartment that brings down our
838 neighborhood, it's wrong. We need to help each other, yes, but help each other help them mainly.
839 It's not just helping one. It's helping us all and taking care of our neighborhood. Thank you.

840

841 **CHAIRMAN MOODY**

842 Thank you.

843

844 **MARY KREMER**

845 Mary Kremer, 5209 West Gilmore Avenue. I've been in the community since 1999. I'm the
846 Treasurer of the NARA association. I am a homeowner, I'm a voter, and I'm very active in the
847 community.

848 I wanted to bring a little reality to this. This proposed facility is not an 87-bed convalescent
849 care/nursing home facility. It is an open campus rehab facility. There is no nursing care
850 occurring. There's really no monitoring going to occur.

851 The proposed facility is stated as 87 beds. That's simply not true. There are 87 apartments, units,
852 proposed as part of this multi-family housing project. Let's just call it what it is. It's a multi-

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

853 family housing project. There's 87 units.

854 Number of beds? Well, conservatively, if you do 2.5 beds per apartment, you're upwards of 200
855 beds. That's the reality. So if you put heads in beds, as they say in the hotel business, you're
856 between 200 and 300 people in that community. That's next door to my street. 529, 5209 West
857 Gilmore is right there.

858 I'm confident you folks can all figure out what the, this all leads to with respect to the impact on
859 our community as a whole, including business owners, property owners, and the already
860 overcrowded Parsons Elementary School, which is next to the park. This is unacceptable. This is
861 not the place or the area for this project. Thank you.

862

863 **CHAIRMAN MOODY**

864 Thank you. Good evening.

865

866 **RON DUPEE**

867 Good evening. My name is Ron Dupee. I live at 5109 West Gilmore Avenue, Las Vegas 89130.

868 I'm a 50-year resident of Las Vegas. I've lived in NARA community since 1998. I'm a property
869 owner, a voter, and an active in the community.

870 I'm opposed to SUP-59938 Special Use Permit for WestCare Nevada. NARA rural estates is
871 defined quite specifically as half acre-plus lots with single-family homes. Any and all
872 commercial development have specific guidelines, as well, with specifics for buffets,
873 landscaping, setback, egress or ingress. Multi-family housing placed on a piece of property
874 zoned at C2 is still multi-family housing. This is unacceptable. This is not the place or the area
875 for this project.

876 This, the proposed facility is not a convalescent care/nursing home facility. This proposed facility
877 is multi-family, government-subsidized housing, subsidized via federal grant moneys. This is
878 unacceptable. This is not the area for this project.

879 I'm all for WestCare, just not in this rural community. Thank you for your time.

880

881 **CHAIRMAN MOODY**

882 Thank you.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

883 **FRANK BOLSHAZY**

884 Mr. Chairperson, Commissioners, members, greetings. My name is Frank Bolshazy. I live at
885 4809 West Gilmore Avenue, Las Vegas, Nevada 89130.

886 First of all, I'd like to extend a laudatory praise to all the ladies who are striving to reach their
887 goal. But that's not my issue. I'm not worried about all the manipulation through the last 20 years
888 of withdrawing, holding, tabling, pulling back, so that this issue can get, be carried on and on and
889 on. That's not my issue.

890 I'm not worried about the vocabulary that's constantly changing from rehab, post-rehab, nursing
891 home, convalescent. I'm not sure where it's going next. That's not my issue.

892 My issue is really simple. WestCare has asked us each time, with each step, with each wiggle
893 along the way, "What is the feeling of the neighborhood?" The overall response has been
894 negative and not in support of this. How many times are you going to ask? How many different
895 ways are you going to ask and still get the same response?

896

897 **CHAIRMAN MOODY**

898 Thank you.

899

900 **CHARLES BENZA**

901 Hello. How you doing? My name is Charles Benza. I live at 5241 Gilmore Avenue. I'm directly
902 across the street from what WestCare is proposing.

903 I am a NARA member. We live in a really great part of Las Vegas. I've been in the home for 21
904 years now. We are here to try to preserve a piece of Las Vegas history. We live in an area where
905 you can, if you wish, ride your horse to the corner store. This is what Las Vegas used to be like.
906 This area is rural, and by letting WestCare bring in what they are proposing, our rural estate's
907 lifestyle will be in jeopardy.

908 Don't get me wrong. We've had our share of crime and vandalism in our area. Mailboxes have
909 been broken into. Graffiti throughout the area. But we're a close-knit community. We stick
910 together, and we try to take care of whatever issues come about. If the city graffiti team cannot
911 come out, we as a community take care of it ourselves to provide and keep our neighborhood
912 looking good. We have a lot of pride and in our neighborhood. We just want to kind of hang onto

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

913 what we believe is old Las Vegas and just preserve a piece of history that we live in.

914

915 **CHAIRMAN MOODY**

916 Thank you, Mr. Benza.

917

918 **CHARLES BENZA**

919 Thank you very much.

920

921 **CHAIRMAN MOODY**

922 Good evening.

923

924 **LINDA WEST-MYERS**

925 Good evening, Chairperson and Commission, Commission members. I'm Linda West-Myers. I

926 live at 5104 Cold River Avenue. I live in one of the seven NARA gated communities. And even

927 . . . now, I'm getting old. I need my glasses so I can read my own notes.

928 Even though the gated communities of Plaza San Miguel, Park San Miguel, Rancho San Miguel,

929 Willowdale, Sweetwater 1 and 2, and now Kobie Creek are not rural preservation, they were

930 created with the endorsement of NARA as reasonable, functional buffers to . . . functional buffers

931 against potential high-density construction and buffers from the major street arterials.

932 Over the years, we've had many residents from these buffer gated communities serve on the

933 NARA Executive Board, including myself, and support the efforts to keep our area the desirable

934 place that it is. Culturally and socioeconomically, we complement the established rural

935 preservation overlay area, and the issues that affect these homes also affect us. We are part of the

936 same family.

937 WestCare's efforts to expand their facility affect many of us in the same ways as it affects our

938 sister rural estate community neighbors. For that reason, we oppose WestCare's refusal to

939 establish a functional buffer between its present facility and the community, and we oppose the

940 87-unit, high-density housing facility, whatever identity they want to call it.

941 And I find it just interesting to note from former First Lady Dawn Gibbons, who is now working

942 with the National Council of Juvenile and Family Judges in issues like human trafficking,

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

943 juvenile justice, domestic violence, and helping our families to become whole and remain whole,
944 that they've designated Las Vegas as one of just a few model communities throughout the nation,
945 so that in the future some of the needs that WestCare serves hopefully we won't need.
946 And I thank you for your time.

947

948 **CHAIRMAN MOODY**

949 Thank you. Good evening.

950

951 **LISA LUBECK**

952 Good evening. My name is Lisa Lubeck. I live at 4808 Jay Avenue. I've resided there for 39
953 years. And I just wanted to comment on the internal environment. I was with the church group
954 that volunteered at WestCare at one time, and when I was, when I was inside there, I didn't notice
955 monitoring at all. I noticed that things were rather distracted and disorgan-, there was disorgani-,
956 a lot of disorganization.

957 I'm just concerned that what's being represented about security and monitoring and etc., if it's
958 just going to be a truthful statement.

959

960 **CHAIRMAN MOODY**

961 Thank you.

962

963 **COMMISSIONER QUINN**

964 Excuse me. Through you, Mr. Chairman. What year did you work there, ma'am?

965

966 **LISA LUBECK**

967 I'm sorry?

968

969 **COMMISSIONER QUINN**

970 What year did you work there?

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

971 **LISA LUBECK**

972 I didn't work there. I was in a vol-, I volunteered.

973

974 **COMMISSIONER QUINN**

975 What year was that?

976

977 **LISA LUBECK**

978 That was in two thousand . . .

979

980 **CHAIRMAN MOODY**

981 Will you come to the microphone, please.

982

983 **COMMISSIONER QUINN**

984 Just a quick answer.

985

986 **LISA LUBEK**

987 I was with a church group volunteering.

988

989 **COMMISSIONER QUINN**

990 Uh-huh.

991

992 **LISA LUBECK**

993 And that was in two . . . it was, it was a while ago. It was about — 2015 — I'm going to say six
994 years ago.

995 **COMMISSIONER QUINN**

996 Thank you.

997

998 **HARRY WINDHORST**

999 Good evening, ladies and gentlemen. I just wanted to reiterate . . .

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1028 **CHAIRMAN MOODY**

1029 Thank you.

1030

1031 **JOANN PASSAR**

1032 Hi. Joann Passar, 5125 West Gilmore Avenue. Original homeowner in the area, 1991. I am
1033 opposed to this facility.

1034 Arnold and John Moran have more than once told us about all the security that they have. I invite
1035 you on any Saturday, Friday or Saturday night, to come out to the neighborhood and see the line
1036 of cars, the cigarette butts, the people sitting on the sidewalks. During the week, you see the gals
1037 with their strollers going down Rancho without a sidewalk. You know, God knows what happens
1038 if some-, somebody could take out a whole, you know, a whole line of women and children.
1039 There seems to be a better place that they could have a day care, their rehab facility, their social
1040 services, someplace that is better suited than our neighborhood. Thank you.

1041

1042 **CHAIRMAN MOODY**

1043 Thank you.

1044

1045 **RANDY ROHDE**

1046 Randy Rohde, 3741 Bradley Road. I commend them for putting up a large rock wall and having
1047 a security system, but I wonder who it's for. Is it for the residents to be protected? It certainly
1048 isn't to protect us.

1049 The other thing I, I wonder about, they have, they have these runaways that come in. They've
1050 told us that these runaways just exit, and then they report them to the police. There's nothing they
1051 can do about it. So where do they exit to? To my house? I don't know.

1052 There's, there's a lot of things that they're saying that need to be uncovered, that you people need
1053 to investigate. Thank you.

1054

1055 **CHAIRMAN MOODY**

1056 Thank you.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1057 **HARVEY STARRETT**

1058 Hi. Good afternoon. My name is Harvey Starrett. I live at 3701 Bradley Road. I'm actually one of
1059 the newer members of the NARA community. I've been there for three years, and I am a
1060 homeowner, a voter.

1061 I had moved to Las Vegas with the Air Force, and retired and loved the area and stayed here. And
1062 the NARA area is one of the only places, the closest thing I've seen to a country living lifestyle in
1063 this area. And I am worried that the increased traffic, residents, obviously, and visitors is going to
1064 be detrimental to that lifestyle that we, we enjoy and cherish out there. Thank you.

1065

1066 **CHAIRMAN MOODY**

1067 Thank you.

1068

1069 **JOHN STANTON**

1070 Good afternoon. My name is John Stanton, 5209 West Gowan Road, G-O-W-A-N, Las Vegas,
1071 Nevada 89130. Moved there in 1977, May '77, when Gowan Road was a dirt road and did not
1072 even go through to Rancho. Access to my residence at that time was up Thom Boulevard, which
1073 cut through the Rebel parking lot at Cheyenne and Rancho. It's been that long.

1074 I've seen a lot of changes in front of my house. I face north. It was nothing but desert. So I've
1075 seen one or two houses grow up. Every one of those houses, including the gated communities
1076 within the NARA community, that did come before NARA, that approved, that asked for
1077 approval and integration into our community, did so with the blessing of NARA, presenting their
1078 case and such. Other houses that were built around there, built in accordance with the law. One
1079 unit per half acre, RE estates, rural preservations.

1080 I oppose this, this plan tonight, on, on the basis of the law of the one unit per one-half acre, for
1081 the low-density housing. No matter what you call it, it's going to be high-density housing.

1082 In 1996, had an airplane crash on my property, and imagine the liability had that property been
1083 high-density housing and multiple people had been killed because of the high density there.

1084 Thank goodness it was just one unit on a half acre, and not a wolf in sheep's clothing saying that
1085 this is a convalescent facility, which it's not.

1086 Thank you.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1087 **CHAIRMAN MOODY**

1088 Thank you.

1089

1090 **LAMAR BRILEY**

1091 Mr. Chairman and Commissioners, I'm Lamar Briley, 3404 Bonn Court, Las Vegas, Nevada

1092 89130. As a member of NARA and past president, I strongly oppose the WestCare's effort to

1093 expand their facility.

1094 Now, NARA is not opposed to WestCare, which is what has been painted tonight. We don't

1095 oppose WestCare. We oppose them expanding it where they are planning on it. So I hope that the

1096 Planning Commission will deny their request to, for this application, and there are other places in

1097 this city that would fit. I can't, I probably shouldn't mention the place on Bonanza and 8th Street,

1098 because that place is where the Moulin Rouge was, but that's been a disgrace to the city for

1099 years. Maybe they can look at that.

1100 Thank you.

1101

1102 **CHAIRMAN MOODY**

1103 Thanks, Mr. Briley. Good evening.

1104

1105 **SHARI STANFORD**

1106 Good evening. Excuse me. My name is Shari Stanford. I'm located at 4812 Lufkin Avenue. I am

1107 in the gated community at Sweetwater 2. Been at that residence for 16 years, and I moved into

1108 the community with the expectation of it remaining, from what I was told by NARA, that it was

1109 a preservation area, and that the builders would follow suit according to the law of the density.

1110 My main concern might be, I am not in favor of this expansion because, I'm really concerned

1111 about the property values. My husband passed away six years ago and I found myself in a

1112 situation where I could not sell because of the property value. It's starting to come up now and I

1113 have pride enough that I want to stay; but if I choose to move I'm concerned about the loss in the

1114 value of my property and the density of the people in the area that will be attracted into our area

1115 that will start graffiti all over and all kinds of different security issues. Thank you.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1116 **CHAIRMAN MOODY**

1117 Thank you.

1118

1119 **NERISSA THOMAS**

1120 Hello.

1121

1122 **CHAIRMAN MOODY**

1123 If anyone else wishes to speak will you come on up to the microphones, please.

1124

1125 **NERISSA THOMAS**

1126 My name is Nerissa Thomas. My husband and I own the property right across from WestCare.

1127 We built Thomas Automotive. That property was purchased by my parents in 1952 when we

1128 moved to Las Vegas and when we built the- our business, the auto repair shop there, the facility

1129 that WestCare is in now was the only other building there for in a big area. And my husband and

1130 I built it. We have four sons, two of our sons work in that family business and at this point we try

1131 to support WestCare; like many others have said they do a great work, but we do not support this

1132 expansion.

1133 I want to dispute this map that the man had with all these yellow dots on it that all the businesses

1134 around support it. He put a yellow dot on ours and we did not sign any papers or give him

1135 permission to do that. So, if we don't support it and his map shows that we do, then how many

1136 other businesses in that area don't support it and he presumably put yellow dots on it.

1137 [applause]

1138 So, I want to congratulate the girls who succeed in the WestCare program. It takes a lot of

1139 courage and I don't know if I would have the- enough courage if I had an addiction or problems

1140 like they do. But for the ones who succeed there are failures and those who are struggling. I

1141 know recovering from an addiction is often two steps forward and maybe four steps back.

1142 And WestCare says they're a drug-free facility and that their new expanded area is going to be

1143 drug-free also, well those who are struggling or failing go off campus to do their drugs and

1144 smoking, and many of them come to our business, on our property, and often we're cleaning up

1145 drugs and-

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1146 **CHAIRMAN MOODY**

1147 Mrs. Thomas-

1148

1149 **NERISSA THOMAS**

1150 Trash-

1151

1152 **CHAIRMAN MOODY**

1153 I'm going to stop you-

1154

1155 **NERISSA THOMAS**

1156 Oops.

1157

1158 **CHAIRMAN MOODY**

1159 I let you go more than a minute over, so-

1160

1161 **NERISSA THOMAS**

1162 Okay. Alright. Okay. So, it happened- so they go into the neighborhood and if they're going to

1163 expand their facility, there are going to be more of those who are struggling and failing

1164 concentrated in our area and roaming through our neighborhoods. So, we oppose it. Thank you.

1165

1166 **CHAIRMAN MOODY**

1167 Thank you. Alright, does anyone else wish to be heard, either for or against these items? Alright,

1168 I'm going to give one of the applicants some time for a response. So-

1169

1170 **JOHN MORAN, JR.**

1171 Thank you.

1172

1173 **CHAIRMAN MOODY**

1174 Come on up, Mr. Moran.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1175 **JOHN MORAN, JR.**

1176 Thank you, Mr. Chairman and fellow Commissioners. Just a couple of comments and then I'll be
1177 brief on that. I wanted to address a few things. There were actually a few real good inquiries
1178 from a couple of the people that spoke from the neighborhood. And I wanted to make a
1179 comment and provide some information for them.

1180 In our backup work that we did, we found that the stay of these people that we would have in this
1181 facility would be limited to 18 months. So, that would be an 18-month cushion for them, it
1182 wouldn't be an indefinite stay where they could stay forever, and ever, and ever because that's
1183 not what the program is about. The program is about uplifting the human spirit and getting these
1184 people back into a productive state so that they can then provide care for their children and get
1185 on with their lives. So, we're looking at an 18-month limit, which I think is important and that
1186 was one of the questions from one of the people from the NARA group.

1187 The other statistic is that we project that there will be a 145 occupants give or take, that's an
1188 approximation which is composed of 48 single women and 39 women with 58 children. 90
1189 percent of the children residing at the village would be between a newborn to five-years-old. So,
1190 that's what we're projecting as to the age, classification and designation in terms of amount of
1191 stay and the people that would be staying there. That was one question that I thought was
1192 important.

1193 What we've heard from a lot of the people tonight that have spoken against WestCare is similar
1194 to what I heard at the first meeting that I attended. And at that meeting that I attended it was, we
1195 think WestCare's a wonderful facility, it's a great facility, they do a good job, but we don't want
1196 them in our neighborhood, okay. So, it comes back to the same thing that I've heard over 40
1197 years of doing this type of work; not in my neighborhood seems to be a common thread there
1198 that runs through a lot of this, but unfortunately, and they mentioned me by name, and my
1199 neighborhood, I don't live in the neighborhood. I can tell you about my neighborhood; I've lived
1200 in the same house for 45 years. I had five horses in the backyard of my house, I got rid of the
1201 horses, things change. Salvation Army is around the corner from me, frequently helping
1202 homeless people right in our neighborhood. We're in one of the most well established old
1203 neighborhoods. We run septic tanks and wells and we never, for once, said not in my
1204 neighborhood to anybody over there in our neighborhood. So, all I can tell you is I'm not too

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1205 concerned about babies being pushed in strollers, and I'm not too concerned about skateboarders
1206 and that seemed to be another concern that we had there.

1207 I would say this, to a few of the people said you know we're a rural preservation location. The
1208 gentleman who spoke up here last, I had a conversation with him at the neighborhood meeting
1209 that I attended, he was the president at the time, I- very nice, he made some nice comments. It's
1210 my understanding he supported the project then. If he thinks that neighborhood is going to be a
1211 neighborhood where nothing is going to change, he's got to take a look at the map. And the map
1212 is really, history is the best teacher, and if you look at where this is located, and again, this is
1213 WestCare here, and this is a 5-, 4-acre and change parcel right here. So it's right in this area. But
1214 if you look here, this really doesn't look like horse country to me. You've got automotive repair,
1215 automotive repair.

1216 One thing I should have mentioned earlier, we have the Department of Veteran Affairs right here,
1217 okay, which has been in contact with us and talking about, you know, our proximity to them for
1218 our, for our vets. You've got El Jen here. And again, you have warehousing. This, to me, I grew
1219 up on horses. This doesn't look like horse country to me. It kind of looks like what my
1220 neighborhood looked like after we got rid of the horses.

1221 And unfortunately, it's . . . I can understand them wanting to preserve the neighborhood back
1222 here, but at the end of the day, this change has happened. This is all multi-apartment residence
1223 over here. And I've been to enough meetings to know that renters aren't second-class citizens.
1224 People can't afford to have houses, and they have to have multi-family, where they can
1225 affordably live.

1226 And so I take offense to somebody somehow saying that because they're renters, they're a lower-
1227 class citizen, and that we don't want renters around us or anywhere. Well, they're already here on
1228 the other side of the street from WestCare, so I don't know . . . I don't get the argument there.

1229

1230 **UNIDENTIFIED SPEAKER IN THE AUDIENCE**

1231 Nobody said that.

1232

1233 **JOHN MORAN, JR.**

1234 Lastly, I can tell you this . . .

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1235 **CHAIRMAN MOODY**

1236 Okay, I'm not going to hear anything from the audience, so you need to keep your thoughts to
1237 yourself. Everyone's had a chance. So I don't want to hear anyone speaking from the audience,
1238 please. Thank you.

1239

1240 **JOHN MORAN, JR.**

1241 I, I did, I appreciate that, Mr. Chairman. I did want to say that there was a comment, "country
1242 lifestyle," and that's wonderful. You can have a country lifestyle, and I think that's great. But the
1243 country lifestyle isn't going to mix well with this project. I asked the gentleman, he spoke
1244 tonight, and he lived over here, and he talked about the parcel here.

1245 At the neighborhood meeting — and he can come up here and correct me if I, I misunderstood
1246 him at the neighborhood meeting — but I asked him point blank about, why doesn't he want a
1247 WestCare facility there? And he said because he wants to ride his horses on that property. And I
1248 said, "Well, that's property that belongs to WestCare, and you're riding your horses there. Did you
1249 think that was going to last forever?" He said, "Well, that's why I don't like it is because I can't
1250 ride my horses if it gets built."

1251 Well, you know, that doesn't make sense to me, okay? I like horses, and I like horse people. But
1252 when it comes to the real things in life, uplifting the human spirit, I've got to be saying I'm going
1253 that way, and, and, you know, horses be damned.

1254 Now, the last, the last part of this is, is I wanted to introduce into the record, Mr. Chairman, and I
1255 have copies for all of the Planning Commissioners here. It's a letter from Sheriff Joseph
1256 Lombardo, and I don't know if your clerk would introduce this into the record? And that's a copy,
1257 and I have copies for each of the Planning Commissioners here. I'd better keep one for myself so
1258 I can refer to it. And . . .

1259

1260 **CHAIRMAN MOODY**

1261 We'll, we'll be happy to make that part of the record.

1262

1263 **JOHN MORAN, JR.**

1264 And, and that should be made part of the record. This is a letter from the Sheriff, and, and there's

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1265 a couple parts in it, and I'll paraphrase without taking time, since we've been at it a long time.
1266 And the Sheriff in here indicates that, "My Office of Intergovernmental Services has previously
1267 reviewed and signed off on the plans." So the Sheriff has looked at these plans. The Sheriff has
1268 looked at this location. And the Sheriff's own comments are, as "My Office of Intergovernmental
1269 Services has previously reviewed and signed off on the plans," okay?
1270 Now, I would also put into the record, paraphrasing again what the Sheriff says in the last
1271 paragraph, WestCare has been a great community partner in providing these services. And he
1272 goes on to say he supports rehabilitation and transitional programs that assist residents of our
1273 community to move forward and become productive citizens.
1274 And I can't believe there's not a member, Mr. Chairman, of your board that would not like to see
1275 our citizens advance and move forward to be more productive citizens. And they will continue to
1276 do that if you allow us the right to do that and put in this really state-of-the-art campus there. And
1277 I can assure you, there won't be any difficulties, and it'll be something that nobody in the
1278 neighborhood will see, because it's only going to be 10, 13, 14-feet high, but it's going to be
1279 behind an 8-foot wall. And it's going to bring a lot of things, but the most important thing is
1280 going to be, is it's going to do some real good things for people in our community who have
1281 problems and need help, and they don't have a roof over their head. And I'm not going to turn my
1282 back on those people, and I know you won't, either.
1283 So thank you. If there's any questions, let me know what they are, and I'll call up some of the
1284 staff to answer them. I'm here until you vote.

1285

1286 **CHAIRMAN MOODY**

1287 Thanks, Mr. Moran.

1288

1289 **JOHN MORAN, JR.**

1290 Thank you.

1291

1292 **CHAIRMAN MOODY**

1293 I am closing the public comment, and I want to thank all those who have participated. We are
1294 now going to discuss this as a commission. There may be a few limited questions for the

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1295 Applicant or someone else, for that matter. But thank you very much, and this is open now for
1296 discussion. Commissioner Trowbridge.

1297

1298 **COMMISSIONER TROWBRIDGE**

1299 Thank you, Chairman. I appreciate everyone's input, pro or con, but I would be remiss if I didn't
1300 comment about the conduct of, not the meeting, but the behavior of some of the children that are
1301 in attendance. I've been to literally hundreds of meetings like this, and while some of these
1302 mothers may have started off with a rough hand, they have turned out to be the mothers of some
1303 really great kids. I mean, they're all sitting here behaving themselves, and they're deserving. So,
1304 give them a hand for that. [applause]

1305

1306 **CHAIRMAN MOODY**

1307 Commissioner Crear.

1308

1309 **COMMISSIONER CREAR**

1310 Thank you, Mr. Chair. I have met . . . first I want to congratulate and to thank all of the ladies
1311 that have come out with their children and have overcome and are going through recovery as
1312 well. You know, my father was a physician in town, and he was a recovering alcoholic and went
1313 back and treated alcoholism for over 40 years. And actually, WestCare was one of the facilities
1314 before it was the women and children's facility that it is today. He was a physician there. I used
1315 to drive down Rancho, and he said, "I do some work over there."

1316 So, very familiar with Rancho. I mean with, with WestCare, and I applaud all that WestCare
1317 does. You guys are shining examples of the work that is being done there. So, congratulations to
1318 you.

1319 Some of the issues, though, I've met with both sides individually. And my first neighborhood
1320 association meeting I attended as a commissioner was the NARA meeting, and there was
1321 overwhelmingly support not to approve WestCare. It was a topic, it was the hot issue, and it was
1322 very adamant that the residents there were not against WestCare, but they were against the
1323 facility that's being built on those five acres.

1324 I live in a rural preservation area as well, in Bonanza Village, on Martin Luther King and

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1325 Washington. We have horses, and I wake up, even though I'm in the middle of town, I wake up
1326 and I hear chickens and roosters. And it is a community that likes being rural. And so I can
1327 respect where NARA is, is coming from.

1328 I would like to think that there is an ideal facility for WestCare to build this facility. I should say
1329 a, an ideal location to build a facility. I can understand the issues regarding the high density. No
1330 matter what it is, it seems as though this is a high-density unit that is going to be built, potentially
1331 going to be built in a low-density area. And so I have conflicts with that.

1332 I also have conflicts with stories that I hear from both sides. I hear from the, the pros that there's
1333 no issues with WestCare. We don't know about the issues that are happening at WestCare. We, we
1334 haven't heard from the residents that there are any problems there. And then I talk to the
1335 homeowners that live in the area, and I hear all the issues that I heard tonight, and there
1336 continually being issues.

1337 I don't know which one is right or wrong. The residents that live there, that are there 24 hours a
1338 day, that drive in and drive out, see it, and they experience it. So, for somewhere along the way,
1339 there is conflicts of, conflicts of issues with what's really going on there.

1340 And I, I think . . . I, I asked that that be worked out. I didn't make the second association
1341 meeting. I was out of town, unfortunately. You know, but I heard back that it was about the same
1342 as the first one.

1343 I love WestCare. I applaud everything that they're doing. I don't believe that, without the
1344 neighborhood support, that this is in the best interest of the neighborhood that it's presented
1345 there. Hopefully we can work, if this is approved or not.

1346 There's got to be an ideal location to build this facility. We have a m-, we have a wonderful city,
1347 a very caring city. The Moran family, I've known for the majority of my life. I grew up with their
1348 kids. They are wonderful individuals. They have given a lot to this community, and they will
1349 hopefully continue to give a lot back to this community. And hopefully we can find the right spot
1350 for this if it's not approved here.

1351 If it is approved here, then, you know, I'll do my best to support it as best as possible, and
1352 anything and everything that I can do to make it successful. But the neighborhood just is, does
1353 not want it, and it's, and it's, it's going to be tough for me to get behind it. Thank you.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1354 **CHAIRMAN MOODY**

1355 Thanks, Commissioner. Commissioner Quinn.

1356

1357 **COMMISSIONER QUINN**

1358 Thank you. Good evening. I have so much to say, but I'm not going to take up all the time
1359 tonight, because we've been here a long time, and we've heard the complaints, and we've heard
1360 the, the great things.

1361 And I wanted to say to the lovely Mrs. Young, it could be next to my house, because I was one of
1362 those girls 27 years ago. That was me, and I still struggle, and every once in a while I still go to a
1363 meeting or a private meeting, because I still want to be like them, and I wanted to break the chain
1364 for my children. And that's what drove me. I had a very disabled son, and I couldn't care for him,
1365 doing drugs and drinking and waking up the next day on the floor with him asking me for
1366 Cheerios.

1367 So they could live next door to me, because I could be and I was one of them. So, just to put that
1368 credit, the, just to put that out there, they could absolutely be my neighbor.

1369 The second thing I want to say is I've lived in Las Vegas for 56 years, and I am 56 years old. My
1370 husband sat on this Planning Commission many, many years ago. I think, I don't even know
1371 when it was, but I know he was on here for nine or 10 years. And I can remember him coming
1372 home and saying, "Gosh, that NARA group, they don't want those apartments across the street."
1373 And two years later, "That NARA group, they don't want low, little density shopping center. And
1374 that NARA group, they don't want office warehouse. And that NARA group, they don't want
1375 single-family houses because they're not over a half a million dollars, they're \$120 little cul-de-
1376 sacs."

1377 And, you know, I've got to tell you, I don't understand how the power you've had over 30 years
1378 that I know of, of controlling a piece of property that's owned by WestCare. You don't own it.
1379 You don't own it. They own it. It's their right to build on it. It's their right to cover these kids so
1380 they don't go home to nothing, so they come out learning a skill, so they come out having a job,
1381 and we work as a community.

1382 And every one of you said, "We want to work with them, but not next door. We want to do
1383 something for them, but not in my backyard." What have you done for them in the last 10 years?

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1384 Have you dropped off clothes? Have you dropped off diapers? I don't know what you've done.
1385 But I will tell you this. I don't care if it's John Moran, I don't care if it's Arnold Stalk, and I don't
1386 care if it's Joe Smith that I've never met before, but finally this property was held hostage. You
1387 know why? For this project. I'm glad nothing was built on it in the last 30 years, because I say to
1388 WestCare, welcome, build it, and thank you.

1389

1390 **CHAIRMAN MOODY**

1391 Commissioner Schlottman.

1392

1393 **COMMISSIONER SCHLOTTMAN**

1394 Yes. Mr. Chairman, through you, I . . . we looked at stuff at, like this in the past, where it actually
1395 wasn't across the street from a neighborhood. It actually was built into the neighborhood. And,
1396 you know, we, we looked at it in a little bit differently, with a bigger, having a bigger impact on
1397 that neighborhood. And I think where this is a little bit different is it has a 30 to 50 foot buffer
1398 zone. It has that block wall.

1399 You know, I really understand the neighbors. Definitely concerned about what goes in there. But
1400 if it's not this, what is it? Is it commercial? Is it something that's going to produce noise? Is it
1401 something else?

1402 You know, and I heard the comment "not in my neighborhood." I would put it in my
1403 neighborhood, because currently what I have is drug dealers, prostitutes, homeless. And I live on
1404 Fremont Street, and I tell you what, I'd much rather have this group of people, cleaned up, living
1405 next door to me, than what I'm actually having to deal with on a daily basis.

1406 You know, I get in my car, and I go out of my, my brand-new town home community, and I love
1407 it, going up and down Fremont Street. But then, if I walk out there with the drug dealers and the
1408 prostitutes and this and that, it's a little bit, a little bit concerning.

1409 So in my backyard, put another WestCare, and let's put one on every side of town. That's my
1410 thoughts. We'll hear what the rest of the Commission has to say, and we'll go from there.

1411

1412 **CHAIRMAN MOODY**

1413 Commissioner Flangas, if it's okay with you, I'm going to go ahead and make my remarks.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1414 **COMMISSIONER FLANGAS**

1415 Alright.

1416

1417 **CHAIRMAN MOODY**

1418 And then I'll go to you.

1419 You know, there's not, there aren't many things more noble than uplifting the human spirit. But I,
1420 I want to remind everybody, on both sides of this, that we are a land use board. And as we look at
1421 this, we are confined, not only as to what we decide, but on what basis we make that decision.
1422 And this is a close one for me. As I sit here, I'm still not sure how I'm going to, to vote on this.
1423 And I want to articulate why it is that I'm having a tough time making this decision. As we make
1424 land use decisions, one of the things we consider is, is this project and this application compat-,
1425 compatible with the surrounding areas? Well, if you ask me if it's compatible with NARA at
1426 large, and as I've said already, I live there, so I'm very familiar with it. No, it's not. NARA is a
1427 resi-, a rural preservation community.

1428 But then if you, you narrow that in, and you start looking at the surrounding areas, there's a
1429 vacant site to the northwest. You have El Jen to the north. You have WestCare to the west. You
1430 have office and light industrial to the south. And you have three or four homes that are residential
1431 that, that would be affected to the east side.

1432 There is a good landscape buffer here that, that should shield that from the, the neighbors across
1433 the street. They've agreed to make this one story. I, I think in some respect its good transitional
1434 zoning.

1435 I, I guess I, I would, I would finish my remarks by saying this. However this ends up, okay,
1436 whether it's denied or approved, if this goes on to City Council, one of the questions that NARA
1437 did not answer tonight, for me, is: If you don't want this project, what is it that you want in
1438 there? Because if you're expecting a residential community to come in, I don't see it happening.
1439 If you're expecting horse properties to come in there, I don't see that happening. And someone
1440 needs to figure out what it is that we are willing to live with in there if this goes forward to City
1441 Council.

1442 So, we'll see how this goes. Commissioner Flangas.

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1443 **COMMISSIONER FLANGAS**

1444 Thank you, Mr. Chairman. Unlike what Chairman Moody said, where this was a close call, I
1445 gave this a lot of consideration. I gave it a lot of thought. I don't think it is a close call. I look at
1446 this very carefully. This is the type of facility that our community needs. We need more of it. It is
1447 a . . . it's got a tremendous mission, and it's coming and it's doing something very positive for the
1448 com-, for the community.

1449 And I don't like hearing that "not in my backyard" argument. I hear it quite frequently after
1450 sitting on this board for about six years. Let . . . you know, I've heard the talk tonight. "We love
1451 it, but we want it somewhere else, so it can be somebody else's problem." And that's the attitude
1452 that I hear when I, when I hear those type of things.

1453 On this right here is . . . when you look at this from a land use perspective, does it make sense?
1454 And the question, I think it clearly makes sense. You, you know, our board over the last cou-, few
1455 years, has taken great pains to preserve the neighborhoods. We've had quite a few folks come in
1456 from the rural preservation areas and, and thought that we've supported them, and we've done
1457 those things to support and maintain the rural nature of the neighborhoods.

1458 I don't agree with the comment that, "Hey, it's coming anyway. You can preserve your
1459 neighborhood." And I think this really does not affect your neighborhood. I'm not convinced that
1460 this facility is going to change the character of the neighborhood. I am not convinced that it's
1461 going to impact the neighborhood adversely.

1462 You always hear the same old cliché — it's going to drive the value of my property down. I just
1463 don't buy it. I don't see how that is going to occur. I think the biggest impact on the neighborhood
1464 is just simply the knowledge that it's there.

1465 The opposition to this tonight has been based on a premise, I believe, that this is just a high-
1466 density, high-density development. It's not a high-density development. It is a convalescent care
1467 facility, as defined by the ordinances. I heard one gentleman talk about the ordinance was wrong.
1468 The ordinance is not wrong. This is a convalescent care facility. It qualifies under the clear
1469 language of the ordinance.

1470 Furthermore, this project is within a 330-foot buffer area. This is a tremendous buffer between
1471 your neighborhood, Rancho, and what's happening around you. You've got a storage facility to
1472 the south. You've got a nursing home to the north. You've got commercial building going up and

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1473 down Rancho as we speak. So, this is really a good buffer for you between all that's happening
1474 on Rancho with . . .

1475 I could go on and on about this, but really the bottom line is we have to look what's good land
1476 use. We have to look what's good for the community. This is a good land use. We always try to
1477 take in the, the wants and the needs of the neighborhoods, and we always try to do that. But it's
1478 not always possible to give the neighbors exactly what they want. And this is, unfortunately for
1479 the neighborhood, one of those situations where we can't give you what you want.
1480 So this is one thing I'm going to strongly support approval of.

1481

1482 **CHAIRMAN MOODY**

1483 Commissioner Cherry.

1484

1485 **COMMISSIONER CHERRY**

1486 Mr. Chair, through you. I think I've looked at a site plan that's very well thought out. I think

1487 Arnold Stalk has a good idea how a project like this fits and integrates into a community.

1488 I also, like Commissioner Schlottman, live in an area where every day, outside of my window, I

1489 see a drug deal, a prostitution, burglary on a regular basis. It's unfortunate, but that's what

1490 happens where I live. So I, I really don't buy into the "not in my backyard" case, as well, because

1491 I'd love to see WestCare in my backyard.

1492 So, like I said, I'll be brief. I will be supporting the application. Thank you.

1493

1494 **COMMISSIONER TROWBRIDGE**

1495 Chairman.

1496

1497 **CHAIRMAN MOODY**

1498 Commissioner Trowbridge.

1499

1500 **COMMISSIONER TROWBRIDGE**

1501 Thank you. There was a, a comment made that . . . I didn't like when I heard it, and it was that

1502 this was going to be a political, and the deal was done. I want everybody to know that I did not

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1503 speak, nor hear from, nor see, nor visit, nor read anything that wasn't a matter of the record. And
1504 this is coming from either the NARA side or the WestCare side. I, not contacted. The only
1505 information I have is what I have read and what I saw when I went out and drove through the
1506 area, like I do on these plans.

1507 I've, I'm familiar with NARA. I, I missed, have been back to the Planning Commission for a
1508 couple of months, but I previously had served almost eight years, and have sat through several of
1509 these hearings involving NARA. So I know the area. I know the attitude.

1510 But what I observed when I drove the area was an eight or nine-foot wall. I got out of my car and
1511 stood up, and I'm, I'm 6'2", and when I reach up, what's that, eight? It was beyond that. So there's
1512 a big wall there that is north, the north side of Bradley. North, it's north of Gilmore, on the east
1513 side of Bradley, totally walling itself off.

1514 When I looked at the area, there's a m-, a beautiful . . . you could put it anywhere you want to in
1515 this neighbor-, in this town, and it would look good. That's the meandering landscape walkway
1516 on the west side of Bradley, south of Gilmore. You know, WestCare has proposed to continue that
1517 landscape scheme. You know, I don't know how much arm twisting went on to accomplish that,
1518 but that's a, a major give.

1519 And the other thing that was said that's absolutely true. This is a land use board. I heard the
1520 names of the streets that everyone that testified in opposition reside on. There was a few people
1521 who lived on Gilmore. The rest lived someplace else. If you look at the impact area — that's
1522 what the Planning Commission looks at, the impact area — most of the people that spoke in
1523 opposition lived outside of the impact area. I don't have it technically right here in front of me,
1524 but I'd like to see this map that has the big circle around it showing the impact area. It was drawn
1525 back a couple of miles so I could plot where the opponents were coming from.

1526 We heard that there's seven different divisions within NARA. How far to the east do they go?
1527 Quite far. And to say that you're putting this in is going to have drug paraphernalia and runaways
1528 coming through my house, and they're going to be, are they going to wind up in my yard? You
1529 know, come on. You know, let's, let's be real.

1530 I think that looking at this strictly from a land use, the amenities that are provided, the existing
1531 development along Gilmore — I'm sorry, Brady [sic] — that seems to be the, the line of
1532 embarkation. You go west of, of Bradley, and it's one type of development, and east of Bradley,

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1533 it's another type of development. But Bradley's the dividing line.

1534 And when I look at it from a land use perspective, this is an excellent project for that to infill.

1535 Everybody else talks about: What are you going to do with an infill lot? I've heard no one from

1536 NARA come forward and say, "We'll buy that lot." Or a more attractive alternative might be the

1537 people from NARA wanted to come in and say from Gilmore south, as far as you want to go,

1538 build your 9-foot wall and put a gate there at Gilmore. That would solve your problem.

1539

1540 **COMMISSIONER QUINN**

1541 Yeah.

1542

1543 **COMMISSIONER TROWBRIDGE**

1544 And everybody that's got a half-acre lot, I'm not going to make socioeconomic decisions, but I

1545 bet you it would just be a few thousand dollars a head, which is affordable.

1546 So I'm going to be supporting this aggressively, and I thank the people that brought it forward.

1547 It's a good solution to a long-term problem, and it's an appropriate use of the land in this area.

1548

1549 **CHAIRMAN MOODY**

1550 Thank you. Does anyone . . . Commissioner Quinn?

1551

1552 **COMMISSIONER QUINN**

1553 If anybody's ready, I'd like to make the motion.

1554

1555 **CHAIRMAN MOODY**

1556 Okay.

1557

1558 **COMMISSIONER QUINN**

1559 Thank you. **Regarding Item number 44, SUP-59938, I make the motion to follow Staff's**

1560 **recommendation for approval.**

**PLANNING COMMISSION MEETING OF
AUGUST 11, 2015
VERBATIM TRANSCRIPT – ITEMS 44 AND 45**

1561 **CHAIRMAN MOODY**

1562 The motion is to approve Item 44. Please vote.

1563

1564 **COMMISSIONER QUINN**

1565 Thank you.

1566

1567 **CHAIRMAN MOODY**

1568 **Motion carries. (Motion carried with Crear and Moody voting No.)** [applause] Hang on.

1569 Hang on. We've still got another vote.

1570

1571 **COMMISSIONER QUINN**

1572 Thank you. **Regarding SDR-59939, I make the motion to follow Staff's recommendation for**
1573 **approval.** Thank you.

1574

1575 **CHAIRMAN MOODY**

1576 Motion is to approve Item 45. Please vote. **Motion also carries. (Motion carried with Crear**
1577 **and Moody voting No.)** [applause]

1578

1579 **TOM PERRIGO**

1580 Mr. Chairman, Items 44 and 45 will be heard at the City Council meeting on September 16th,
1581 2015.

1582

1583 **CHAIRMAN MOODY**

1584 Again, I want to thank everyone for their participation. This was a lively debated issue and thank
1585 you, everyone.

1586 **(END OF DISCUSSION)**

1587 /af; ac

#3

2 items, 62 pages total

CERTIFIED AS A TRUE COPY
Scott A. Bradley
E.R.O., CITY OF LAS VEGAS

City of Las Vegas

Agenda Item No.: 44.

12/16/2015

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 11, 2015

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT:

SUP-59938 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WESTCARE FOUNDATION, INC. - For possible action on a request for a Special Use Permit FOR AN 87-BED CONVALESCENT CARE FACILITY/NURSING HOME at the southwest corner of Duncan Drive and Bradley Road (APN 138-12-110-056), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-59888]. Staff recommends APPROVAL.

C.C.: 9/16/2015

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	11
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions;

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-59938 and SDR-59939 [PRJ-59888]
2. Conditions and Staff Report - SUP-59938 and SDR-59939 [PRJ-59888]
3. Supporting Documentation - SUP-59938 and SDR-59939 [PRJ-59888]
4. Photo(s) - SUP-59938 and SDR-59939 [PRJ-59888]
5. Justification Letter - SUP-59938 and SDR-59939 [PRJ-59888]
6. Protest/Support Postcards - SUP-59938 and SDR-59939 [PRJ-59888]
7. Submitted after Final Agenda – E Comments and Protest Postcards for SUP-59938 and SDR-59939 [PRJ-59888]
8. Submitted at Meeting – Letter from Sheriff Joseph Lombardo by John Moran, Jr.

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0
GLENN TROWBRIDGE, VICKI QUINN, TRINITY HAVEN SCHLOTTMAN, GUS FLANGAS, SAM CHERRY; (Against-CEDRIC CREAR, TODD L. MOODY); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: CHAIR MOODY disclosed that he lives just outside the notification area but does live within the Northwest Area Residents Association (NARA) community. He is not affected to a greater or lesser degree based on where he lives, so he can make an impartial vote and will be participating in this item.

PLANNING COMMISSION MEETING OF: AUGUST 11, 2015

Minutes:

CHAIR MOODY declared the Public Hearing open for Items 44 and 45.

PETER LOWENSTEIN, Planning Section Manager, presented staff's report, noting that the proposed site is intended to be integrated with the applicant's development on the adjacent parcel to the west which contains a social service provider use. Although related, the intention is for the overall sight to remain as two separate parcels to maintain separation between the social services and convalescent care uses. The use qualifies as a convalescent care facility by virtue of providing transitional living quarters and amenities that can accommodate more persons than a community residence as defined by Title 19. It is compatible with the surrounding property, and staff recommended approval with conditions.

JOHN MORAN, JR., Westcare Foundation Board, welcomed the new Commissioners and wished them well. He stated that this is an extremely important item on the agenda and noted agreement with staff's conditions. He made several disclosures relating to various positions he holds or has held, the organizations he is involved in and the capacity in which he was present.

MR. MORAN provided some background relating to Westcare's beginnings and shared its vision, which is uplifting the human spirit. He identified DR. ARNOLD STALK, who has assisted him, and several audience members so that the Commission could see the type of people who are at facility that need Westcare's help. He provided some statistics as to number of drug-free babies born last year at the facility and the number of children there now that are drug and alcohol free. He named several other individuals that are part of Westcare that were in the audience.

DICK STEINBERG, Westcare Foundation President and CEO, named the various programs that Westcare has throughout the state, noting that it has now expanded into 17 states with 144 facilities, including Guam and the Caribbean. Westcare is a large, nonprofit healthcare organization, with the Board of Directors all being volunteers. MR. STEINBERG feels good about what Westcare has done for the community over the past 44 years. The organization has evolved from when it originally dealt with heroin addicts to now handling many different areas.

MR. MORAN reported that two neighborhood meetings were held prior to filing with the City. During the application process and meetings with staff, Westcare was always concerned with how the facility would sit, visibility by the neighbors, traffic relating to ingress and egress, architecture, landscaping and continuing the path along the rear of the property. Taking the needs of the community and using their experience from other locations, it was decided that a campus-style facility was needed.

MR. MORAN stated that Westcare has run a fully approved and licensed facility for 12 years at the location. He reviewed what uses were along the perimeters of property. A portion of the site touches a neighborhood along Bradley Street; these houses are behind an eight-foot wall. The project is all 10-foot single story units. He noted the location of a crash gate to prevent traffic coming unto the property. He displayed a board that contained the location of individuals that

PLANNING COMMISSION MEETING OF: AUGUST 11, 2015

have sent in letters of support. MR. MORAN asked for the Commission's approval. Alcohol and substance abuse are part of society, and Westcare wants to continue their goal of uplifting the human spirit.

MR. STALK appeared on behalf of Westcare, remarking that transitional housing is the bridge to economic and social self-sufficiency; it is a tried and true effective method that has been done throughout the United States. He reviewed Westcare's philosophy and vision. The application request before the Commission includes a Site Design Review for a convalescent care facility and an SUP. The SUP is compatible and an allowable use within an R-E zone. No zone change or waiver of development standards is being requested. He reviewed the size of the front and rear yards, noting a 25-foot meandering sidewalk. All structures will be one-story, with a maximum height of 14 feet. There will be no hallways; each village living unit opens to a green area. What they refer to as Main Street runs through the center of the property and connects to the existing facility. There will be no social services done on the proposed site; these will remain in Westcare's other building. There are six community gardens; Westcare partners with other agencies to train residents on growing a garden. There is an eight-foot decorative block wall that surrounds the facility so one cannot see out of the facility. There is a solar array farm which was done through a grant from NV Energy. The site contains one ingress and egress off of Duncan Drive. He provided the number of parking spaces including those which are handicapped. On-site property management and a security plan is being implemented at the Women and Children's Campus and the subsequent new Westcare Women and Children's Campus Village. There will be a 24/7 security procedure that involves Westcare staff and a Westcare resident's council so that the residents are actively involved. He explained the security plan, the establishment of a neighborhood watch and resident's council and the visitor and curfew policies. MR. MORAN acknowledged the women and children in the audience that are residents.

MR. MORAN spoke of the many political leaders that have visited the facility and the grants and donations that Westcare has received. Westcare is continuing to improve; it takes in people down on their luck. The campus is designed so that after these women are clean and sober, they can be reunited with their families.

LISA MAYO DERISO, community activist, and DEBRA MITMAN, on behalf of the El Jen Nursing Home across the street, appeared in support of the project. MS. MAYO DERISO stated that the proposed project provides jobs and a transitional place for young women who have children. Westcare does a great job, and it is the community's duty to come together and put parcels such as this to their highest and best use.

HEATHER FROST, Director, Westcare Women and Children's Campus, was present. STEPHANIE LEVINE, DAWN TUDOR and MATHEW BARBER appeared in support, sharing their stories and experiences with Westcare and where they are now.

LINDA YOUNG, CHUCK BENNION, LEX ANDERSON, JAMES KRUGER, MARY KREMER, RON DUPEE, FRANK BOLSHAZY, CHARLES BENZA, LINDA WEST MYERS,

PLANNING COMMISSION MEETING OF: AUGUST 11, 2015

LISA LUBECK, HARRY WINDHORST, JIM WALKER, JOANN PASSER, RANDY ROHDE, HARVEY STARRETT, JOHN STANTON, LAMAR BRILEY, SHARI STANFORD and NERISSA THOMAS appeared in opposition. While some supported what Westcare was doing, they voiced the following concerns and opposed the project at this location: this is simply a multi-family housing project and not the right location for this project, there would be unintended consequences and the nature and dynamic of the community would change, the system was being circumvented by giving it a convalescent care zoning, the overall feeling of the neighborhood was not being considered, their rural lifestyle would be jeopardized, Westcare's refusal to establish an appropriate buffer, questioned whether what was being represented was truthful, neighborhood would become transient, there are better uses for the property, safety issues because of no sidewalks, security concerns, the possibility of runaways and those that fail coming into their neighborhood, increased traffic, increased density and decreased property values.

MR. MORAN explained that the length of stay of any individual is limited to 18 months. He provided the projected number of occupants expected to stay at the facility and the ages of the children. He addressed the "not in my neighborhood" comments, which appeared to be a common thread, and the expectation that because this is a rural preservation location, that nothing is going to change. He commented that renters are not second-class citizens. MR. MORAN introduced for the record and paraphrased a letter from SHERIFF JOSEPH LOMBARDO indicating his support.

COMMISSIONER TROWBRIDGE appreciated everyone's input and commented how well behaved the children in attendance were.

COMMISSIONER CREAR congratulated and thanked the ladies in attendance and applauds all that Westcare does. He met with both sides individually and noted that NARA residents are adamantly opposed to the facility being built at this location. He lives in a rural preservation community, can respect where NARA is coming from and would like to think that there is an ideal location to build this facility. He is conflicted with a high-density project being built in a low-density area and with the inconsistent stories heard from both sides. Without neighborhood support, it is difficult for him to support.

COMMISSIONER QUINN shared her personal struggles relating to this subject matter. She has witnessed NARA'S opposition to various projects for many, many years and does not understand the power they have had controlling property owned by Westcare. It is Westcare's right to build on this property and she welcomed them wholeheartedly.

COMMISSIONER SCHLOTTMAN remarked that he understands the neighbor's concerns, but if this project does not go in there, then what would. Addressing the "not in my neighborhood" comments, COMMISSIONER SCHLOTTMAN stated that he would put this facility in his neighborhood because he lives on Fremont Street and currently his neighbors are drug dealers, prostitutes and the homeless. He opined that a Westcare should be placed in his backyard and on every side of town.

PLANNING COMMISSION MEETING OF: AUGUST 11, 2015

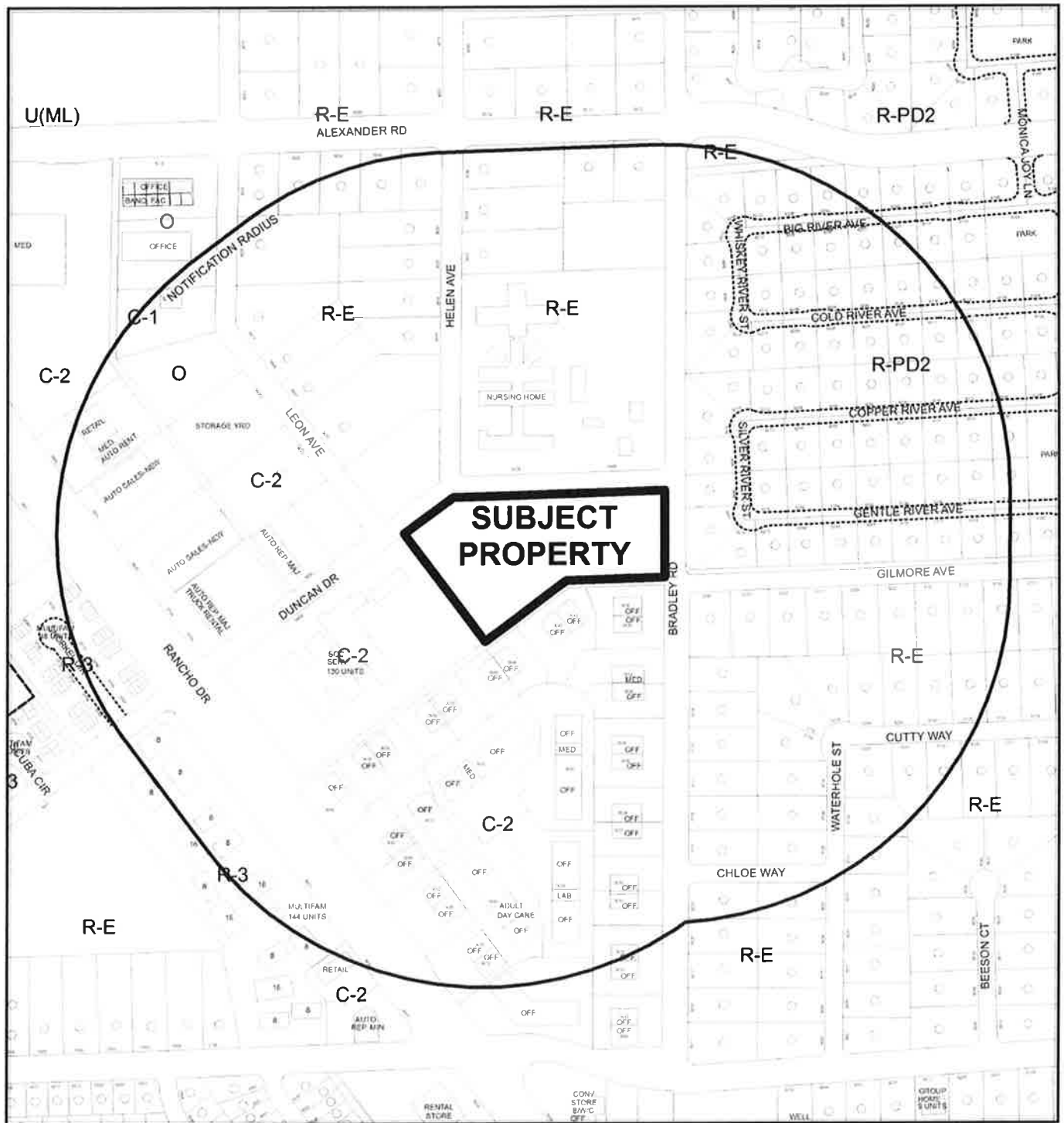
CHAIR MOODY commented that there are not many things more noble than uplifting the human spirit, but he reminded everyone that the Planning Commission is a land use board and is confined on what they decide and on what basis. He is not sure how he is going to vote and explained the reasons why. He further commented that NARA has not expressed what they would like to see on that property because he does not see a residential community or horse properties coming in.

COMMISSIONER FLANGAS gave this project a lot of consideration and looked at it very carefully. This is the type of facility that the community needs; it has a tremendous mission and is doing something positive for the community. He does not like the “not in my backyard” argument. From a land use perspective, the Commission has to consider whether the project makes sense, and he thinks it does. Over the years, the Commission has taken great pains to preserve the neighborhoods; supporting those individuals from the rural neighborhoods. He is not convinced that this facility will change the character of the neighborhood or adversely affect the property values. The biggest impact will be the knowledge that it is there. The opposition at this meeting appears to be based on the premise that this is just a high-density development; it is not. It is a convalescent care facility as defined by ordinance. The ordinance is not wrong; it qualifies under the clear language of the ordinance. There is a tremendous buffer between the neighborhood and the facility. The bottom line is that the Commission has to look at good land use and what is good for the community. While the wants and needs of the neighborhoods are always taken into consideration, it is not always possible to give them exactly what they want. He will strongly support this project.

COMMISSIONER CHERRY remarked that the site plan is well thought out. MR. ARNOLD is familiar with how this type of project fits and integrates into a community. Like COMMISSIONER SCHLOTTMAN, he also lives in an area with drug dealers, prostitution and burglary, so he does not buy into the “not in my backyard” case. He would love to see Westcare in his backyard and will be supporting the application.

COMMISSIONER TROWBRIDGE did not like the comment that he heard that this item was political, and the deal was done. He made it clear that he did not speak, nor hear from, see, visit or read anything that was not a matter of record. The only information he had was what he read and what he saw when he drove the area. He observed an eight to nine foot wall and a beautiful meandering landscaped walkway, which Westcare has proposed to continue. He reiterated that the Planning Commission is a land use board and considers the impact area; most who spoke in opposition lived outside of that area. No one from NARA offered to buy the property or to build a wall. He will be aggressively supporting this project, as it is a good solution to a long-term problem and an appropriate use of the land in this area.

CHAIR MOODY declared the Public Hearing closed for Items 44 and 45.



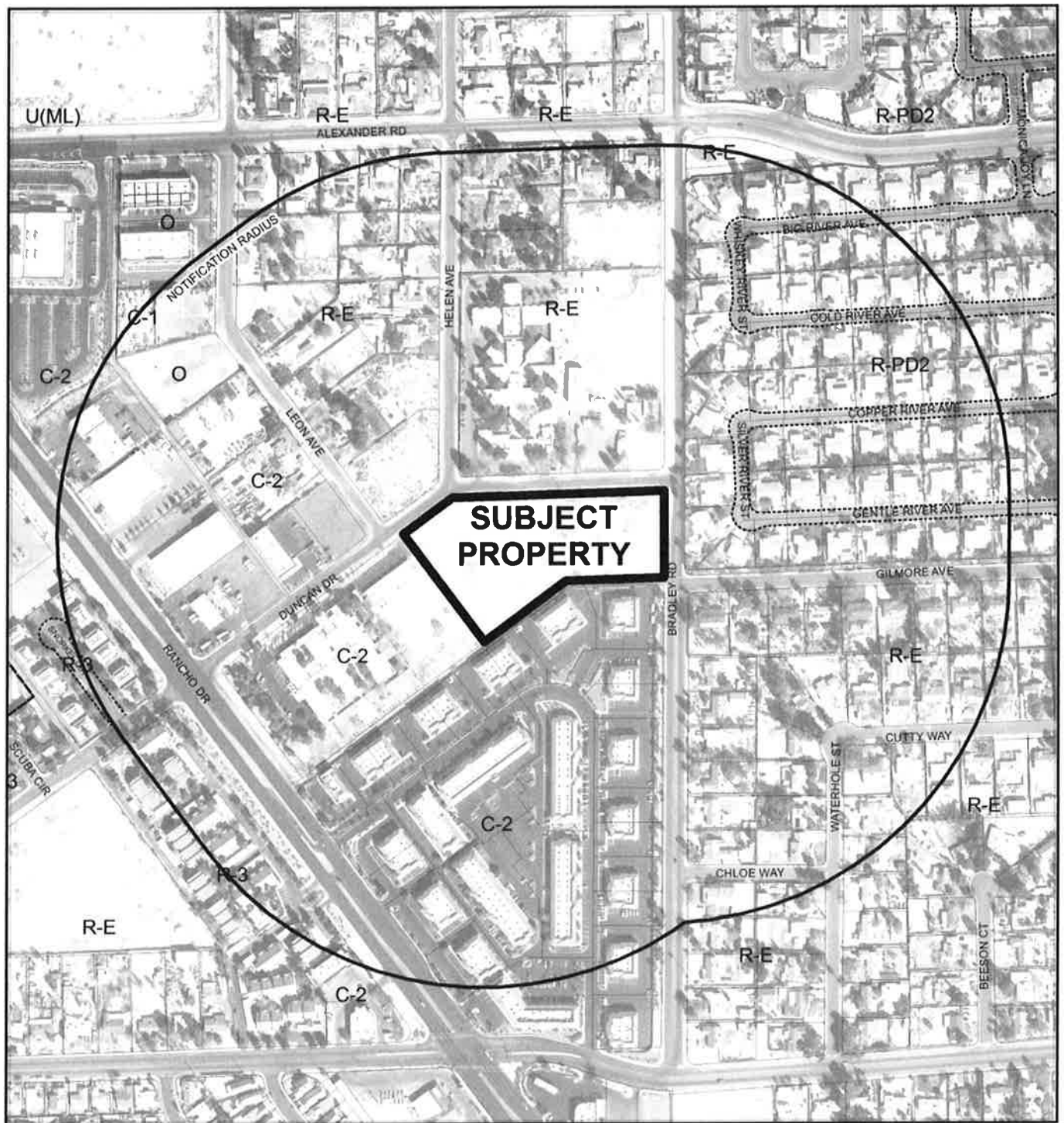
CASE: SUP-59938 AND SDR-59939 (PRJ-59888)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



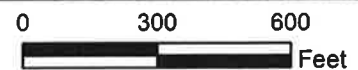
ROR000006



CASE: SUP-59938 AND SDR-59939 (PRJ-59888)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



ROR000007



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 11, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: WESTCARE FOUNDATION, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-59938	Staff recommends APPROVAL, subject to conditions:	
SDR-59939	Staff recommends APPROVAL, subject to conditions:	SUP-59938

** CONDITIONS **

SUP-59938 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Convalescent Care Facility/Nursing Home use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-59939) shall be required.
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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for 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.

SS

ROR000008

SDR-59939 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-59938) 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 and landscape plan, date stamped 07/16/15 and building elevations, date stamped 06/30/15, except as amended by conditions herein.
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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
7. 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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 8. Provide additional trees in the north, south and west perimeter buffers to meet the maximum spacing requirement of one tree per 20 linear feet. Alternatively, provide 24-inch box trees at 20-foot intervals.
9. 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.

Conditions Page Three

August 11, 2015 - Planning Commission Meeting

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Prior to the issuance of any building permits, dedicate a 15-foot radius at the southwest corner of Bradley Road and Duncan Drive. Additionally, dedicate a radius acceptable to the City of Las Vegas Traffic Engineer at the intersection of Duncan Road and Helen Avenue.
12. Construct half-street improvements including appropriate transitional paving on Duncan Drive, and Bradley Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. Construct the full width of the adjacent alley per current city standards concurrent with on-site development activities. Alternatively, vacate the entire length of the alley along the rear of this site to Rancho Drive.
14. Prior to the issuance of any permits for this site, grant Pedestrian Access Easements for all sidewalks not located within the public right-of-way.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. This site shall connect to the 36-inch sewer line in Bradley Road at an existing or new manhole.
17. Landscape and maintain all unimproved rights-of-way, if any, 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.

Conditions Page Four

August 11, 2015 - Planning Commission Meeting

18. Submit an Encroachment Agreement for landscaping and private improvements in the Duncan Drive and Bradley Road public rights-of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right- of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
19. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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 development of this site. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

Staff Report Page One
August 11, 2015 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting approval of a proposed transitional living facility for women and children on a 4.69-acre R-E (Residence Estates) zoned parcel at the southwest corner of Duncan Drive and Bradley Road. No social services would be provided on this site; rather, these are provided on the adjoining parcel to the west, which is owned by the applicant. The site is bordered on the east by 18,000 to 20,000 square-foot single-family residential lots, on the north by a Convalescent Care Facility, on the west by a Social Service Provider (also operated by the applicant) and on the south by office buildings. Ingress and egress is proposed from Duncan Drive through the adjacent parcel, with secondary egress to Bradley Road through a crash gate. Both streets are 60-foot rights-of-way (Minor Collectors) that are not fully improved. Access to the site is gated for privacy and protection of the residents. Site amenities include community gardens, play areas and two multi-purpose storage buildings. A Special Use Permit is required in the R-E District for a Convalescent Care Facility; all minimum use conditions are met by the proposal.

Site development is in conformance with Title 19 requirements, with the exception of the provision of an inadequate number of buffer trees along the perimeter of the property. Staff recommends providing the minimum number of trees on each side. The site adequately balances the residential buildings with open space and amenities, and development is compatible with the uses on surrounding parcels. Staff recommends approval with conditions.

ISSUES

- A Convalescent Care/Nursing Home use is permitted in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit).
- Additional trees are required in the north, south and west perimeter buffers. A condition of approval addresses this requirement.
- An unimproved public alley is located along the south property line. The alley must either be improved to current standards or vacated and made part of the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/18/04	The Planning Commission struck a request for a General Plan Amendment (GPA-5195) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from DR (Desert Rural Density Residential) to MLA (Medium Low Attached Density Residential) on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road. Staff had recommended denial.

Staff Report Page Two

August 11, 2015 - Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/12/05	The Planning Commission voted to Withdraw Without Prejudice a request for a Rezoning (ZON-6379) from R-E (Residence Estates) to R-PD9 (Residential Planned Development – 9 Units per Acre) on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road. Staff had recommended denial.
	The Planning Commission voted to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-6381) for 12 proposed four-plex multi-family buildings on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road. Staff had recommended denial.
05/26/05	The Planning Commission voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-6270) from DR (Desert Rural Density Residential) to MLA (Medium Low Attached Density Residential) on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road. Staff had recommended denial.
06/21/06	The City Council approved a General Plan Amendment (GPA-12367) from DR (Desert Rural Density Residential) to O (Office) on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road. The applicant had requested an amendment to GC (General Commercial). The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a Rezoning (ZON-12370) from R-E (Residence Estates) to O (Office) on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road. The applicant had requested a Rezoning to C-2 (General Commercial). The Planning Commission recommended approval. Staff recommended denial. The Resolution of Intent expired 06/21/08.
	The City Council approved a Variance (VAR-12921) to allow an eight-foot corner side yard setback where 15 feet is the minimum on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road. The Planning Commission recommended approval. Staff recommended denial. The approval expired 06/21/08.
	The City Council approved a Site Development Plan Review (SDR-12920) for a proposed 57,535 square-foot commercial/office development and a waiver of perimeter landscape buffer requirements on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road. The Planning Commission recommended approval. Staff recommended denial. The approval expired 06/21/08.
10/10/06	A Boundary Line Adjustment (BLA-16051) between APN 138-12-110-048 (5649 Duncan Drive) and APN 138-12-210-034 (5659 Duncan Drive) was recorded, with a transfer area of 23,790 square feet. This reduced the size of the subject property from 5.21 acres to 4.69 acres.
04/25/14	A Code Enforcement Case (140483) was opened to investigate a complaint about dumped tree cuttings on APN 138-12-110-056. The case was resolved 05/11/14 by Code Enforcement.

Staff Report Page Three

August 11, 2015 - Planning Commission Meeting

<i>Most Recent Change of Ownership</i>	
08/10/06	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no building permits or business licenses related to this site.

<i>Pre-Application Meeting</i>	
06/23/15	Submittal requirements for a Special Use Permit and Site Development Plan Review were discussed with the applicant. The applicant brought in a newer plan that addressed many of staff's prior issues. Public Works and Fire Engineering both noted that the gated entry needed to meet Standard Drawing #222A design to prevent congestion into the right-of-way and to allow for turnarounds. The applicant indicated that several neighborhood meetings have already been conducted, with attendees generally supporting the project.

Neighborhood Meeting	
07/27/15	A neighborhood meeting was held at The Hideaway, located at 3369 Thom Boulevard in Las Vegas. There were 35 members of the public, three members of the development team, two members from the City Council office and one member of staff in attendance. An introduction was conducted by City Councilman, Ricki Barlow, followed by a description of the project by each of the three applicants, that included statements pertaining to Westcare's commitment to women and children over the past 12 years and characteristics of the site design. In general, the public supported the program but did not want this development in their neighborhood for a number of reasons (see below). Public Concerns: • Is this to be permanent housing? ○ Applicant Response: Individuals sign a lease with Westcare for a period of 6 to 24 months. • Is there a limit to the number of leases one can sign? ○ Applicant Response: No, but it is intended for the person to transition out of the facility. • Is there an age cap on children? ○ Applicant Response: 18 years old by law, but 8 years old is Westcare's preference and 5 years old is typical.

Staff Report Page Four
August 11, 2015 - Planning Commission Meeting

<i>Neighborhood Meeting</i>	
	• The neighbors are in support of the program but not within their neighborhood. • The neighbors were concerned about potential property devaluation. • The neighbors were concerned about the increase crime (break-ins) in the neighborhood. • The neighbors do not believe the use to be a convalescent care facility. ○ Staff read the definition of a Convalescent Care/Nursing Facility. • The neighbors believe this project will destroy their community. • The neighbors put forth the idea of a land swap to relocate the facility. • The neighbors stated that Downtown would be a better location for this facility. • There was discussion pertaining to the number of service calls to the adjacent site. • Is this development going to be Section 8 housing? ○ Applicant Response: No. • How many people are going to reside at the facility? ○ Applicant Response: There are 86 units with the ability to house one parent plus their children, so the total number of people can change. • Can spouses visit the site? ○ Applicant Response: Yes. They will be required to go through drug testing, security screening and attend a one day counseling program. • The proposed facility will destroy the Rural Preservation Neighborhood buffer. ○ Staff clarified what the buffer was. • Will the site have sufficient security and lighting? ○ Applicant Response: There will be a controlled access to the site by 24 hour security. In addition, people entering the site to visit residences will be required to submit to drug testing and searches, as well as required to attend a day long counseling program. Furthermore, there is a curfew in place, so no visitation will take place after a designated time. There was concern over people loitering on Fridays and Saturdays adjacent to the current facility.

Staff Report Page Five

August 11, 2015 - Planning Commission Meeting

Field Check	
07/02/15	The site is vacant and bermed for flood control. There are no curbs or gutters on the adjacent streets. There was some minor trash and debris along the perimeter. The existing perimeter walls are in good condition. An above-ground utility bisects the site.

Details of Application Request	
Site Area	
Net Acres	4.69

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	O (Office)	R-E (Residence Estates)
North	Convalescent Care Facility/Nursing Home	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Office, Other Than Listed	GC (General Commercial)	C-2 (General Commercial)
East	Single Family, Detached	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
West	Social Service Provider	SC (Service Commercial)	C-2 (General Commercial)

Master Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	Compliance
No Applicable Special Purpose or Overlay Districts	N/A
A-O (Airport Overlay) District (70/105 Feet)	Y
Rural Preservation Overlay District (Buffer area only)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06 and 19.08, the following standards apply:

SS

ROR000016

Staff Report Page Six

August 11, 2015 - Planning Commission Meeting

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	20,000 SF	204,296 SF	Y
Min. Lot Width	100 Feet	252 Feet	Y
Min. Setbacks			
• Front (Bradley Rd.)	50 Feet	50 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner (Duncan Dr.)	15 Feet	25 Feet	Y
• Rear	35 Feet	35 Feet	Y
Min. Distance Between Buildings	N/A	8 Feet	N/A
Max. Beds per Acre	25	18	Y
Max. Building Height	2 Stories/35 Feet	1 Story/14 Feet (Living Areas) 1 Story/22 Feet (Multipurpose Bldgs)	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.06.040, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	50 Feet	110 Feet	Y
Adjacent development matching setback	15 Feet	110 Feet	Y
Trash Enclosure	50 Feet	801 Feet	Y

Pursuant to Title 19.06 standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	35 Trees	28 Trees	N
• South	1 Tree / 20 Linear Feet	24 Trees	6 Trees	N
• East	1 Tree / 20 Linear Feet	9 Trees	14 Trees	Y
• West	1 Tree / 20 Linear Feet	14 Trees	13 Trees	N
TOTAL PERIMETER TREES		82 Trees	61 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	14 Trees	14 Trees	Y

Staff Report Page Seven

August 11, 2015 - Planning Commission Meeting

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		25 Feet	Y
• South	10 Feet		10 Feet	Y
• East	15 Feet		50 Feet	Y
• West	8 Feet		35 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8-foot wall facing residential behind east setback area	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Duncan Drive	Minor Collector	Title 13.12	30	N
Bradley Road	Minor Collector	Title 13.12	30	N

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking	
			Regular	Handi-capped	Regular	Handi-capped
Convalescent Care/Nursing Home	87 units/ 123 beds No employees or medical professionals	1 space per 6 beds + one space per employee on largest shift + 3 spaces for medical professionals	21			
TOTAL SPACES REQUIRED			21		38	
Regular and Handicap Spaces Required			20	1	37	1
						Y

SS

ROR000018

Staff Report Page Eight
August 11, 2015 - Planning Commission Meeting

ANALYSIS

Development is subject to Title 19 standards for the R-E (Residence Estates) District and use requirements for a Convalescent Care Facility/Nursing Home. This allows for Community Residence-type uses like transitional living facilities with a greater number of residents than that use category would normally allow. The existing General Plan designation for this site is O (Office), which was intended for a previous entitlement approved there but was not exercised. The General Plan does not need to be amended to match the current zoning district. The site is also located within the 330-foot buffer radius of two rural preservation neighborhoods. Per Title 19.10.180, the radius is intended to protect the rural properties from rezoning to a greater density or intensity. As rezoning is not requested, no special standards apply as a result of the site's location within the buffer areas.

The site is intended to be integrated with the applicant's development on the adjacent parcel to the west, which contains a Social Service Provider use. Although related, the intention is for the overall site to remain as two separate parcels to maintain separation between commercial and residential land uses. Prior to the issuance of building permits, the current parcel must be remapped to eliminate previously platted lot lines that will be in conflict with the proposed building locations. A condition of approval of the Site Development Plan Review addresses this issue.

Title 19.18 defines a Convalescent Care/Nursing Home use as "A building or structure designed, used, or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital. This use includes a 'rest home' and 'nursing home,' as well as a use that would qualify as a Community Residence except for the limitation on the number of residents, but does not include an 'assisted living apartment,' 'hospital' or other medical facility that is specifically defined in LVMC Chapter 19.18."

The proposed use meets the definition, as the residents are in need of counseling but do not need medical treatment. It would normally qualify as a Community Residence; however, that use limits the number of residents to 10.

The Minimum Special Use Permit Requirements for this use include:

1. The minimum parcel size shall be 20,000 square feet.

The proposed use meets this requirement, as the subject parcel is 204,296 square feet in size.

2. The maximum number of beds per acre shall be 25.

The proposed use meets this requirement, as 18 beds per acre would be provided (total of 87 beds on 4.69 acres).

Staff Report Page Nine
August 11, 2015 - Planning Commission Meeting

3. Setbacks for buildings shall be the same as required for a single family dwelling in the zoning district where located.

The proposed use meets this requirement, as the buildings adhere to the same setbacks required in the R-E (Residence Estates) zoning district.

4. The maximum building height shall be two stories.

The proposed use meets this requirement, as the residential and accessory buildings are one story in height.

5. The facility must be located on a collector street or larger.

The proposed use meets this requirement, as Duncan Drive and Bradley Road are both Minor Collectors with dedicated 60-foot rights-of-way. Half-street improvements will need to be completed as part of this project.

The site is bordered on the east by 18,000 to 20,000 square-foot single-family residential lots, on the north by a Convalescent Care Facility, on the west by a Social Service Provider (also operated by the applicant) and on the south by office buildings. The proposed single-story apartment buildings are appropriate adjacent to the existing low-density residential and single-story office buildings. They are well below the 3:1 proximity slope requirement for developments adjacent to single-family dwellings. Wide setbacks have been provided along Duncan Drive and Bradley Road, and open space has been provided through the site.

The applicant is not providing a sufficient number of trees to meet perimeter landscape buffer requirements along the north, south and west property lines. Some larger 36-inch box trees are proposed, which accounts for some of the deficit. Additional 24-inch box trees could be provided. Trees are simply missing along the south property line adjacent to the residential buildings. A condition of approval addresses the deficiencies.

The Department of Public Works notes that there are several underlying lot lines on this site and recommends that the applicant coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. It further notes that a previous Parcel Map (PMP-52637) on the site adjacent to this one, APN 138-12-210-036, was submitted but has not recorded to date.

A drainage culvert is identified on the rear of the site. This is a public alley and should be either improved or vacated. Based on staff research, it appears that the alley was dedicated entirely from this parcel (Page 4, Book 86), so vacating it would result in the entire alley being returned to this site.

Staff Report Page Ten

August 11, 2015 - Planning Commission Meeting

The Las Vegas Valley Water District (LVVWD) submitted the following comments in regard to this site:

“This parcel is not currently served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, available fire flow, and installation of required backflow prevention.”

The site adequately balances the residential buildings with open space and amenities, and development is compatible with the uses on surrounding parcels. Staff therefore recommends approval with conditions.

FINDINGS (SUP-59938)

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 use qualifies as a Convalescent Care Facility by virtue of providing transitional living quarters and amenities that can accommodate more persons than a Community Residence as defined by Title 19. Adequate screening, setbacks and single-story height contribute to its compatibility with the surrounding properties.

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

The site is currently undeveloped and can accommodate the number of beds proposed.

- 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.**

Duncan Drive and Bradley Road are both 60-foot Minor Collectors as described by Title 13. Half-street improvements are needed to extend the roadways to their intended widths.

- 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 Convalescent Care Facility will be subject to licensing inspection, thereby protecting the public health, safety and general welfare.

Staff Report Page Eleven

August 11, 2015 - Planning Commission Meeting

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

All five minimum Special Use Permit requirements pertaining to the Convalescent Care Facility in the R-E (Residence Estates) District are met by the proposal.

FINDINGS (SDR-59939)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The residential complex is being developed to integrate with the existing Social Service Provider to the west; however, the two parcels will remain separate. The proposed single-story apartment buildings are appropriate adjacent to the existing low-density residential and single-story office buildings. Adequate open space is provided.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

Perimeter buffer trees are missing along the north, south and west property lines. The applicant must correct this as a condition of approval.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Ingress and egress is proposed from Duncan Drive through the adjacent parcel, with secondary egress to Bradley Road through a crash gate. Access to the site is gated for privacy and protection of the residents. Vehicular traffic is not expected to be high in this area nor negatively affect traffic in this neighborhood.

4. Building and landscape materials are appropriate for the area and for the City;

The residential buildings feature painted stucco exteriors with metal accents and flat roofs. Windows are prominently featured. The applicant may want to consider reducing the quantity to reduce heat gain and increase privacy.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

Staff Report Page Twelve
August 11, 2015 - Planning Commission Meeting

The proposed single-story building elevations are aesthetically pleasing and are compatible with low-density, single-story dwellings in this neighborhood.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Site development will be subject to requirements for building permit and will include building and business licensing inspections, thereby safeguarding the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

15

NOTICES MAILED 373

APPROVALS 1

PROTESTS 1



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-59938** APN: 138-12-110-056
Name of Property Owner: WestCare Foundation, Inc.
Name of Applicant: WestCare Nevada, Inc.
Name of Representative: Michael O. Lavin

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

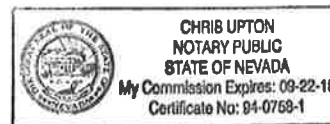
Michael O. Lavin SRVP

Print Name: Michael O. Lavin SRVP

Subscribed and sworn before me

This 25th day of Jun, 2015

Chris Upton
Notary Public in and for said County and State



PRJ-59888
06/30/15



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: WestCare Nevada, Inc.
 Project Address (Location) Parcel No 138-12-110-056
 Project Name WestCare Women & Children's Campus Village Proposed Use Congregate Living
 Assessor's Parcel #(s) 138-12-110-056 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing R-E proposed N/A
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 4.69 Lots/Units 87 Density _____
 Additional Information Special Use Permit

PROPERTY OWNER WestCare Foundation, Inc. Contact Michael O. Lavin
 Address 1711 Whitney Mesa Drive Phone: (702) 385-2090 Fax: (702) 448-8100
 City Henderson State NV Zip 89014
 E-mail Address mlavin@westcare.com

APPLICANT WestCare Nevada, Inc. Contact Michael O. Lavin
 Address 1711 Whitney Mesa Drive Phone: (702) 385-2090 Fax: (702) 448-8100
 City Henderson State NV Zip 89014
 E-mail Address mlavin@westcare.com

REPRESENTATIVE WestCare Nevada, Inc. Contact Michael O. Lavin
 Address 1711 Whitney Mesa Drive Phone: (702) 385-2090 Fax: (702) 448-8100
 City Henderson State NV Zip 89014
 E-mail Address mlavin@westcare.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the authorized agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Michael O. Lavin

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

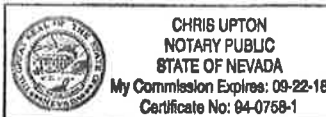
Print Name Michael O. Lavin, Sr. Vice President

Subscribed and sworn before me

This 25th day of Jun, 20 15

Chris Upton

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **SUP-59938**

Meeting Date:

Total Fee:

Date Received:*

Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

F:\depot\Application Packet\Application Form.pdf

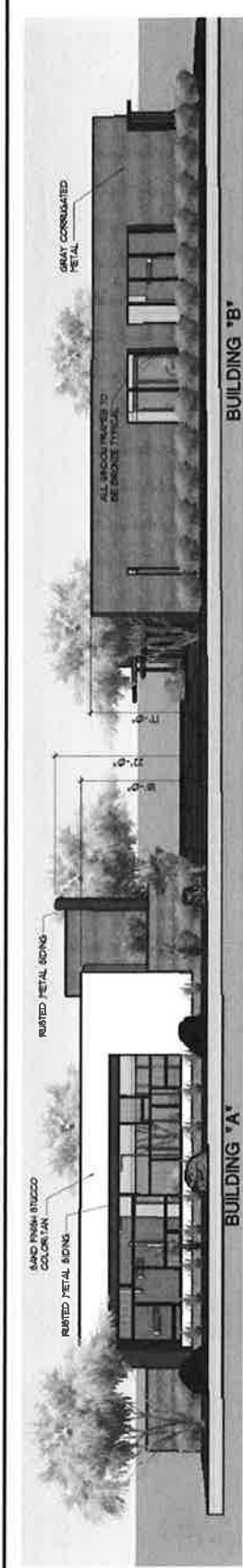
ROR000025



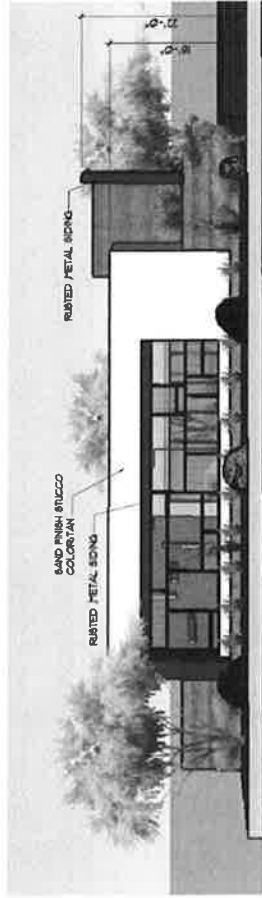
SUP-59938 and SDR-59939 - REVISED



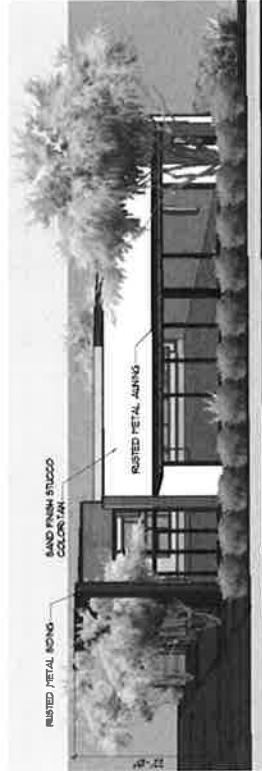
WESTCARE WOMEN & CHILDREN'S VILLAGE
LANDSCAPE PLAN
Las Vegas, NV 89130
SUP-59938 and SDR-59939 - REVISED



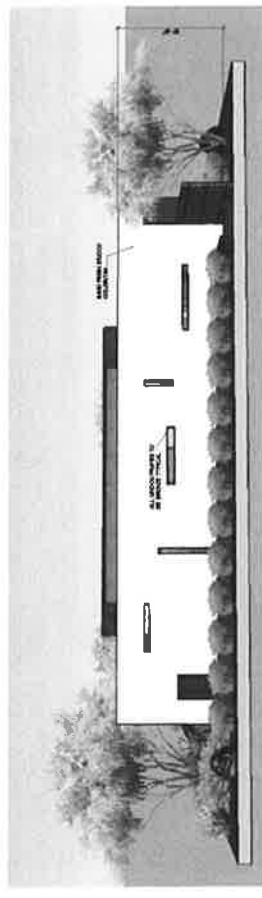
1 MULTI-PURPOSE BUILDING OVERALL FRONT ELEVATION
SCALE: 1"=10'



2 MULTI-PURPOSE BUILDING 'A' FRONT ELEVATION
SCALE: 1"=10'



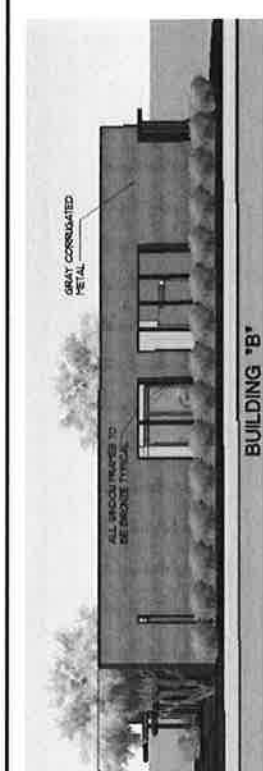
3 MULTI-PURPOSE BUILDING 'A' REAR ELEVATION
SCALE: 1"=10'



4 MULTI-PURPOSE BUILDING 'A' LEFT SIDE ELEVATION
SCALE: 1"=10'



5 MULTI-PURPOSE BUILDING 'A' RIGHT SIDE ELEVATION
SCALE: 1"=10'



BUILDING 'B'



WESTCARE WOMEN & CHILDREN'S VILLAGE MULTI-PURPOSE BUILDING ELEVATIONS

Las Vegas, NV 89130

SUP-59938 and SDR-59939

PRJ-59888
06/30/15
RMC
D&P
INC
RMC DESIGN AND
PLANNING, INC.
ARCHITECTURE



1 'A' TYPE BUILDING FRONT ELEVATION

SCALE: NTS



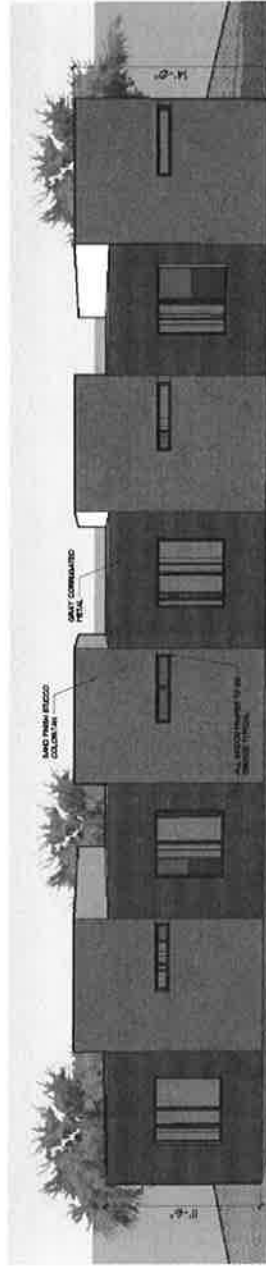
2 'A' TYPE BUILDING LEFT SIDE ELEVATION

SCALE: NTS



3 'A' TYPE BUILDING RIGHT SIDE ELEVATION

SCALE: NTS



4 'A' TYPE BUILDING REAR ELEVATION

SCALE: NTS



WESTCARE WOMEN & CHILDREN'S VILLAGE

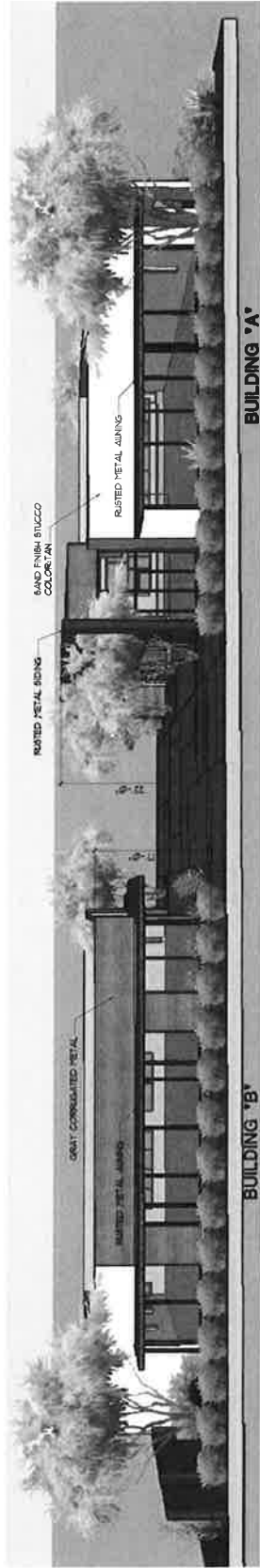
"A" TYPE BUILDING ELEVATIONS

Las Vegas, NV 89130

PRJ-59888
06/30/15
RVC
DASP
INC

BMC DESIGN AND PLANNING, INC.
ARCHITECTURE

SUP-59938 and SDR-59939



BUILDING 'A'

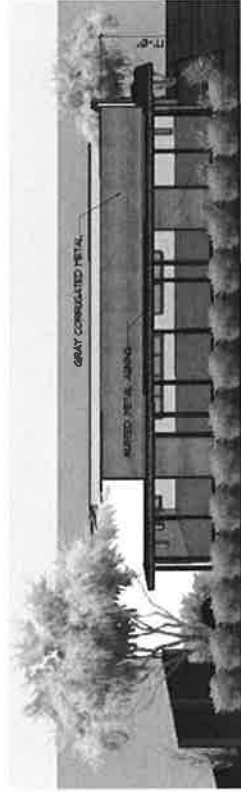
1 MULTI-PURPOSE BUILDING OVERALL REAR ELEVATION

SCALE NTS



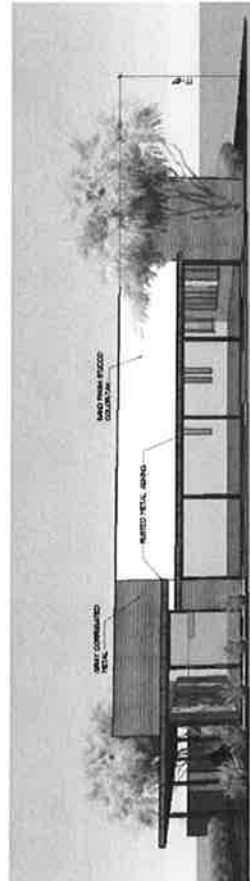
2 MULTI-PURPOSE BUILDING 'B' FRONT ELEVATION

SCALE NTS



3 MULTI-PURPOSE BUILDING 'B' REAR ELEVATION

SCALE NTS



4 MULTI-PURPOSE BUILDING 'B' LEFT SIDE ELEVATION

SCALE NTS



5 MULTI-PURPOSE BUILDING 'B' RIGHT SIDE ELEVATION

SCALE NTS



WESTCARE WOMEN & CHILDREN'S VILLAGE MULTI-PURPOSE BUILDING ELEVATIONS

Las Vegas, NV 89130

SUP-59938 and SDR-59939

RMC DESIGN AND
PLANNING, INC.
ARCHITECTURE

PRJ-59888
06/30/15

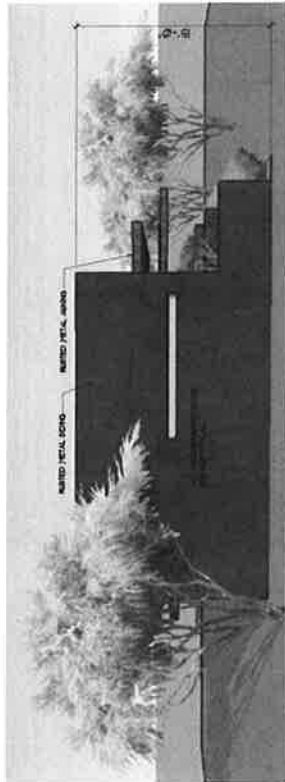
RMC
D&P
INC

PROGRESS DATE: 06-25-2015



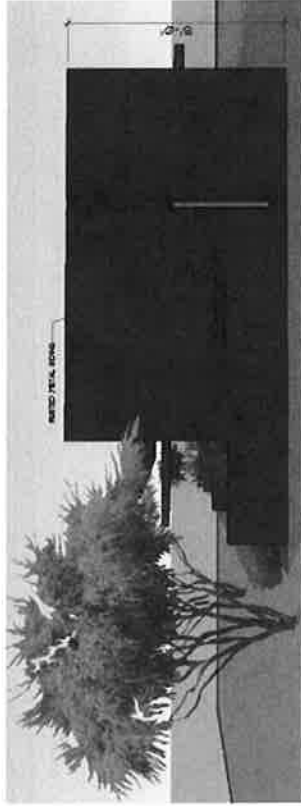
1 'B' TYPE BUILDING FRONT ELEVATION

SCALE NTS



2 'B' TYPE BUILDING LEFT SIDE ELEVATION

SCALE NTS



3 'B' TYPE BUILDING RIGHT SIDE ELEVATION

SCALE NTS



4 'B' TYPE BUILDING REAR ELEVATION

SCALE NTS



WESTCARE WOMEN & CHILDREN'S VILLAGE

"B" TYPE BUILDING ELEVATIONS

Las Vegas, NV 89130

SUP-59938 and SDR-59939

RMC DESIGN AND
PLANNING, INC.
ARCHITECTURE

PRJ-59888
06/30/15



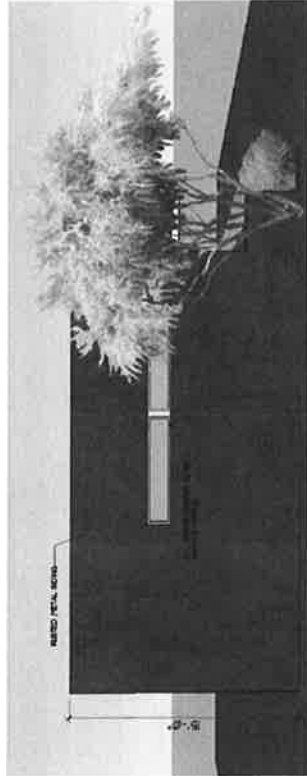
PROJESS DATE: 06-30-2015

ROR000031



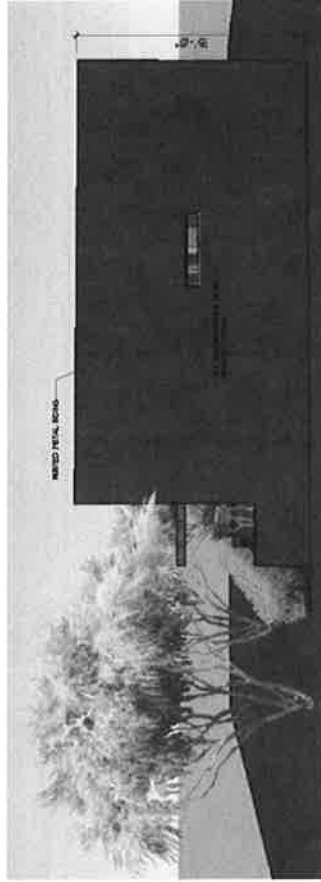
1 'C' TYPE BUILDING FRONT ELEVATION

SCALE: NTS



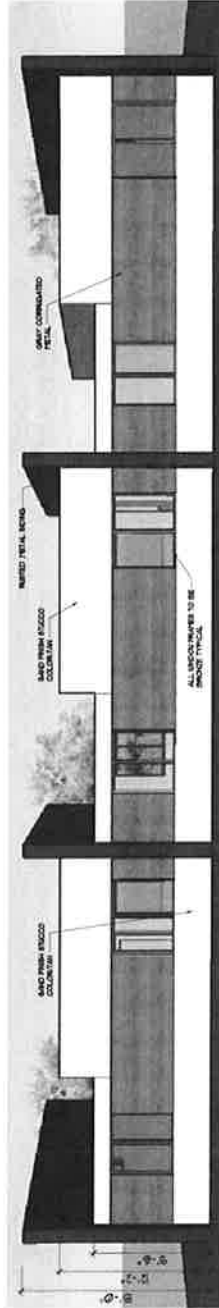
2 'C' TYPE BUILDING LEFT SIDE ELEVATION

SCALE: NTS



3 'C' TYPE BUILDING RIGHT SIDE ELEVATION

SCALE: NTS



4 'C' TYPE BUILDING REAR ELEVATION

SCALE: NTS

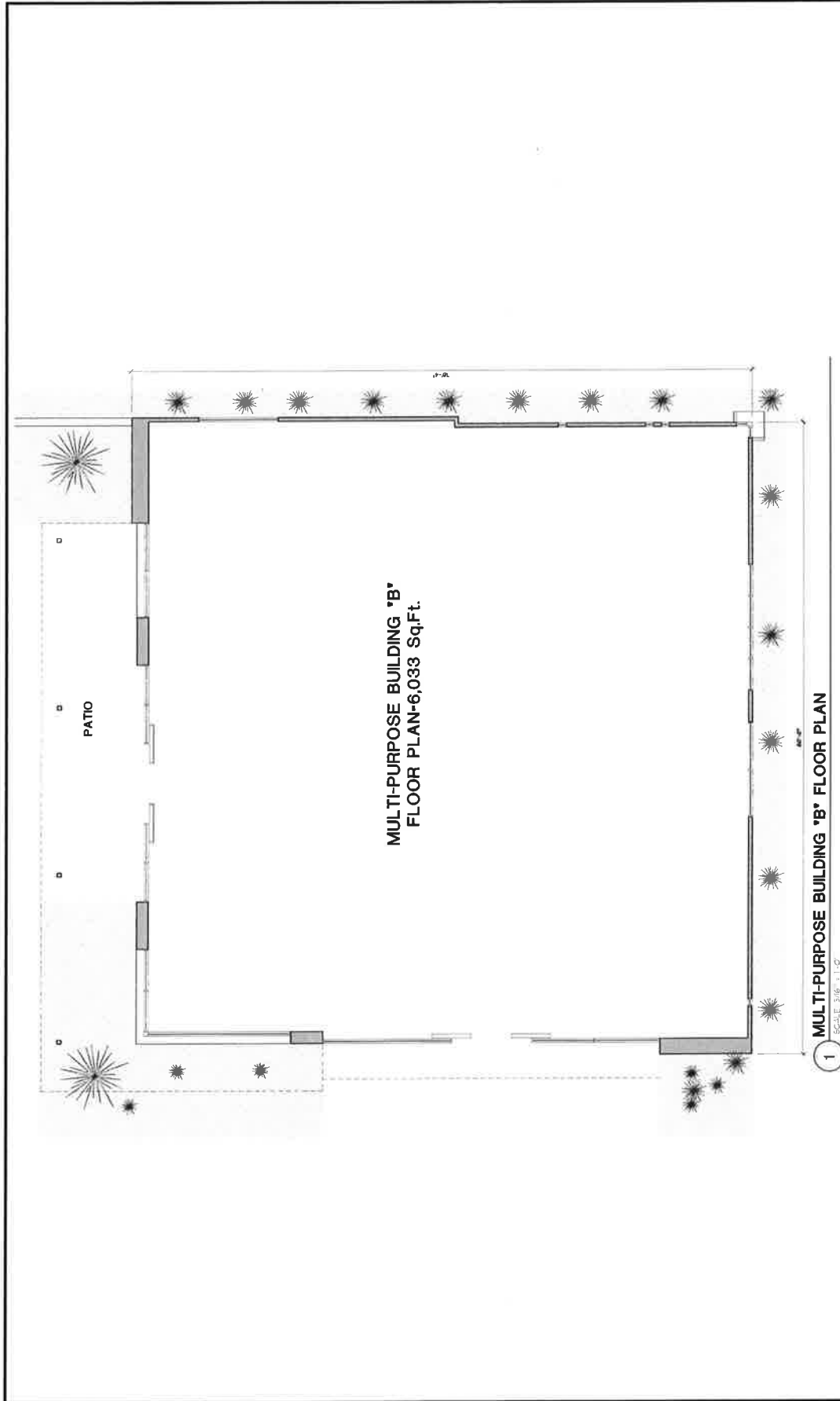


WESTCARE WOMEN & CHILDREN'S VILLAGE

"C" TYPE BUILDING ELEVATIONS

Las Vegas, NV 89130

SUP-59938 and SDR-59939



1 MULTI-PURPOSE BUILDING 'B' FLOOR PLAN
SCALE 3/16" = 1'-0"



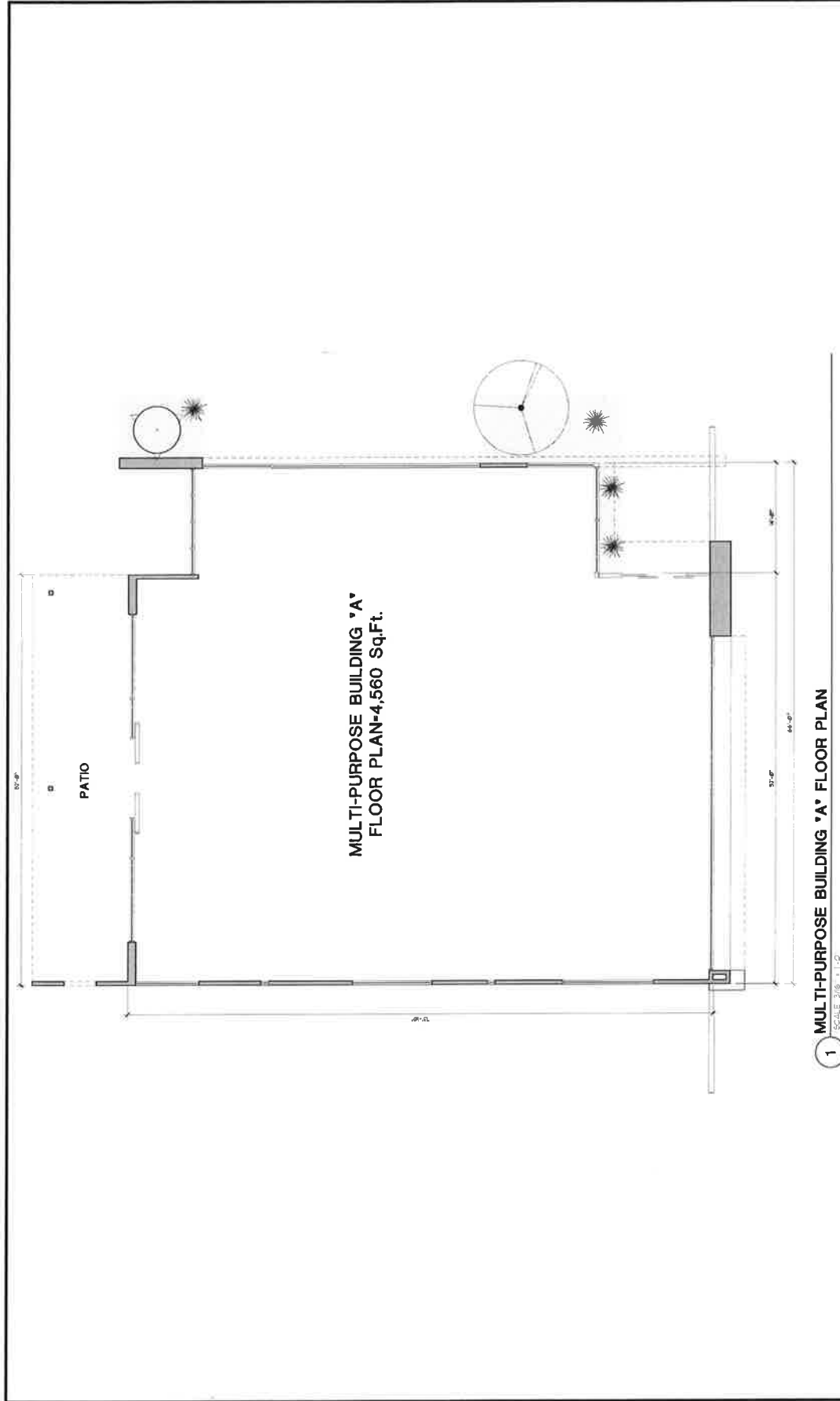
WESTCARE WOMEN & CHILDREN'S VILLAGE
FLOOR PLAN
Las Vegas, NV 89130

PROJECT DATE: 08-28-2015

PRJ-59888
08/30/15
R M C
D N P
I N C

BMC DESIGN AND
PLANNING, INC.
ARCHITECTURE

SUP-59938 and SDR-59939



ROR000034

WESTCARE WOMEN & CHILDREN'S VILLAGE **FLOOR PLAN** Las Vegas, NV 89130

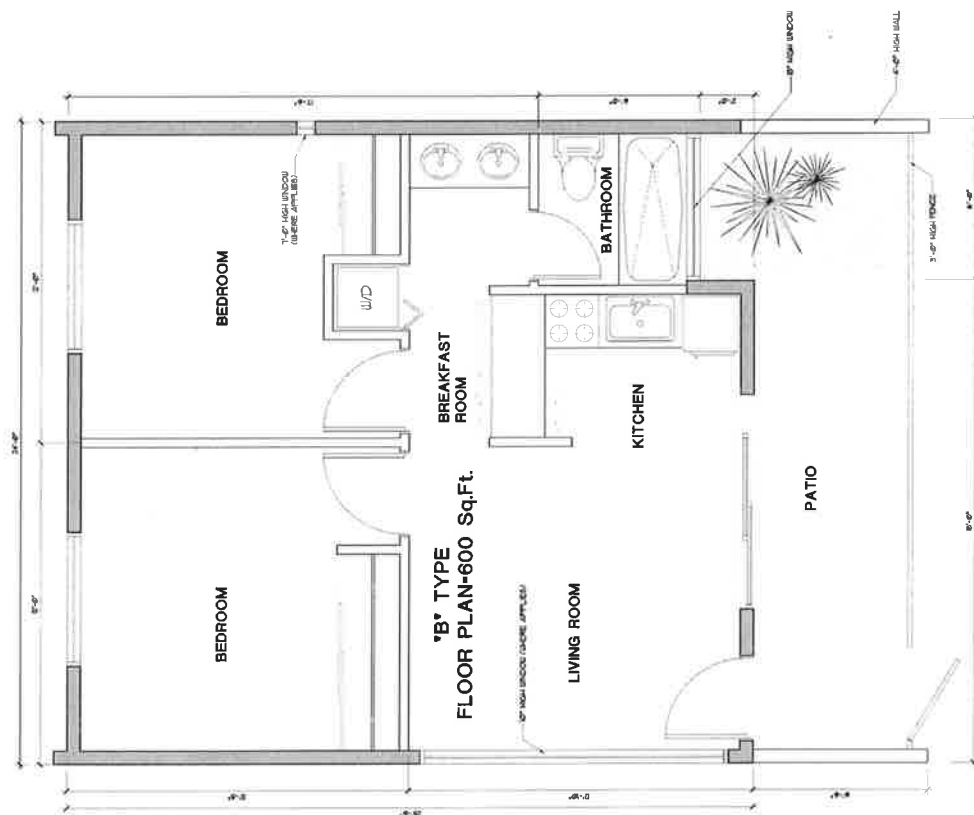
SUP-59938 and SDR-59939

PROJECT DESIGN AND
PLANNING, INC.
ARCHITECTURE

PRJ-59888
06/30/15

R M C
D A P
I N C

PROGRESS DATE: 06-23-2015



'B' TYPE BUILDING FLOOR PLAN

SCALE: 12 : 1-0



ROR000036

WESTCARE WOMEN & CHILDREN'S VILLAGE

FLOOR PLAN

Las Vegas, NV 89130

SUP-59938 and SDR-59939

PROCESSED DATE: 06-28-2016

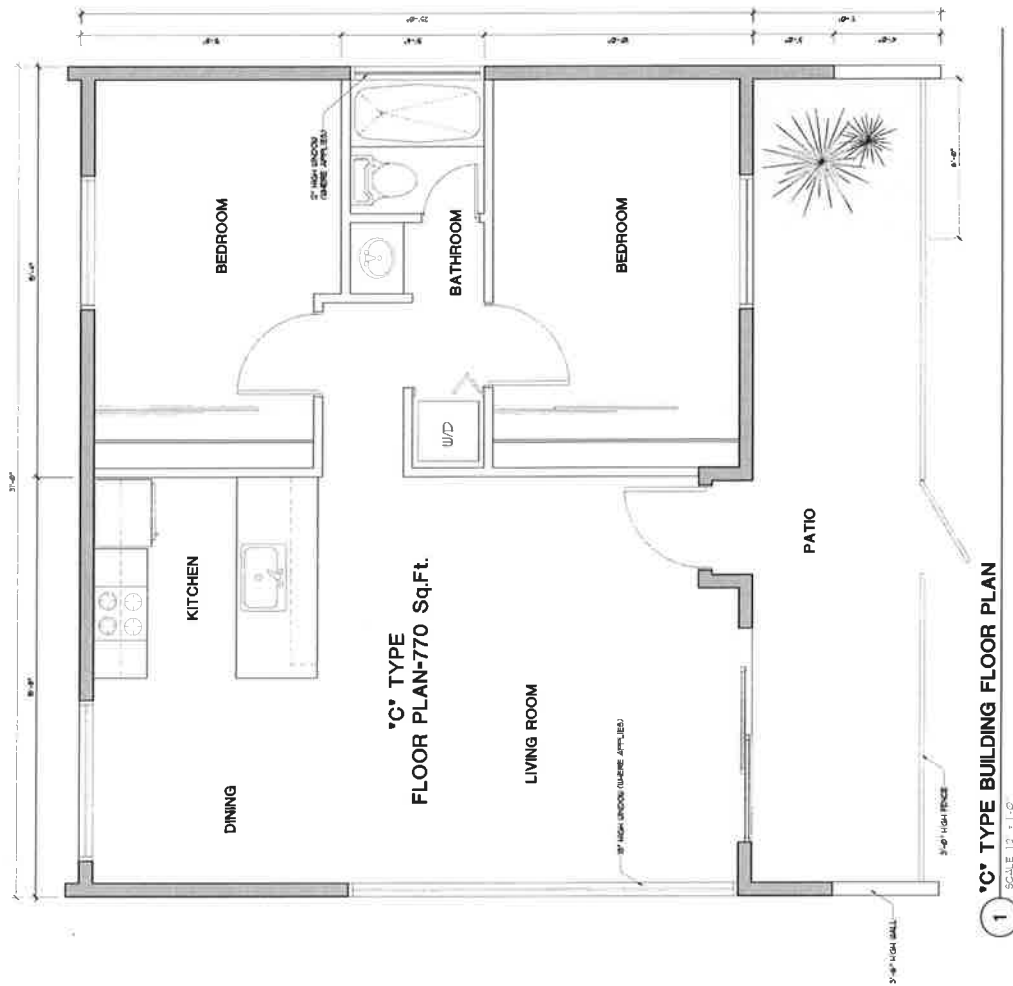
URMC DESIGN AND
PLANNING, INC.
ARCHITECTURE

001-50888

06/30/15

017001000

1



1 'C' TYPE BUILDING FLOOR PLAN



WESTCARE WOMEN & CHILDREN'S VILLAGE
FLOOR PLAN
Las Vegas, NV 89130

SUP-59938 and SDR-59939

PROGRAMS DATE: 08-28-2016

PRJ-59888
06/30/15

ROR000037

SDR 59939

Westcare Foundation, Inc.

SWC Duncan Drive & Bradley Road

Proposed 87 unit convalescent care facility.

Traffic produced by proposed development:

First Use	DESCRIPTION	#UNIT	RATE/ UNIT	TOTAL
Average Daily Traffic (ADT)	NURSING HOME [BEDS]	87	2.74	238
AM Peak Hour			0.17	15
PM Peak Hour			0.22	19

Existing traffic on all nearby streets:

Rancho Drive

Average Daily Traffic (ADT)	32,725
PM Peak Hour (heaviest 60 minutes)	2,618

Bradley Road

Average Daily Traffic (ADT)	802
PM Peak Hour (heaviest 60 minutes)	64

Adjacent Street ADT Capacity

Rancho Drive	51,800
Bradley Road	13,040

This project is expected to add about 238 trips per day on Duncan Dr., Rancho Dr. & Bradley Rd. Currently, Rancho is at about 63 percent of capacity and Bradley is at about 6 percent of capacity. With this project, Rancho is expected to be at about 64 percent of capacity and Bradley to be at about 8 percent of capacity. Counts are not available for Duncan, but it is believed to be under capacity.

Based on Peak Hour use, this project will add about 19 trips in the peak hour, or about one every three minutes.

Note that this report assumes all traffic from this development uses all named streets.

ROR000038



SUP-59938 [PRJ-59888] - SPECIAL USE PERMIT RELATED TO SDR-59939 - APPLICANT/OWNER:
WESTCARE FOUNDATION, INC.
SOUTHWEST CORNER OF DUNCAN DRIVE AND BRADLEY ROAD

07/02/15



SUP-59938 [PRJ-59888] - SPECIAL USE PERMIT RELATED TO SDR-59939 - APPLICANT/OWNER:
WESTCARE FOUNDATION, INC.
SOUTHWEST CORNER OF DUNCAN DRIVE AND BRADLEY ROAD

07/02/15

WestCare Women & Children's Campus Village
Justification Letter
June 18, 2015

Southern Nevada GIS ~ OpenWeb Info Mapper



The DATA and DATE are provided without warranty of any kind, expressed or implied.
Date Created: 8/14/2014

Property Information

Parcel: 138-12-110-056
Owner Name(s): WESTCARE FOUNDATION INC
Zoning Classification: Residence Estates District (R-E)
Recorded Doc Number: 2006081003047 Estimated Lot Size: Estimated Lot Size: 4.69

ABOUT WESTCARE NEVADA:

WestCare Nevada is a non-profit organization dedicated to working in mutual partnership with the communities and agencies. WestCare's philosophy is to empower everyone who comes into contact with us to engage in a process of healing, growth, and change that will benefit them, their families, their coworkers and their communities. Our vision is to uplift the Human Spirit.

Parcel: 138-12-110-056
Owner Name: WestCare Foundation, Inc.
Site Address: 5659 Duncan Avenue
Las Vegas, Nevada 89130
Existing Zoning: Residential Estates District (RE)

Entitlement Request:

- #1: Special Use Permit**
- #2: Site Design Review**

The subject property is currently zoned Residential Estates District (R-E). This application request includes:

- Site Design Review for a Convalescent Care Facility under The City of Las Vegas Unified Development Code, Title 19, Chapter 19.12.

Living Units

Unit model 'A':	one bedroom/400 square feet	48 units
Unit model 'B':	one bedroom/550 square feet	27 units
Unit model 'C':	Two bedroom/700 square feet	12 units
TOTAL LIVING UNITS:		87 units

SUP-59938 and SDR-59939

PRJ-59888
06/30/15

ROR000041

The WestCare Women and Children's Campus will be a transitional living residence with average lengths of stay from six to eighteen months. The residents will be graduates from the existing WestCare Women and Children's Campus and will proceed to the transitional residence. The new transitional residence will allow the mother and child/children to transition from emergency housing to economic and social self-sufficiency and onto permanent housing at other locations.

NOTE:

All social services i.e. counseling, medical and other resident services will be done at the WestCare Women & Children's campus located immediately next door at the existing Women and Children's facility offices and not on the new WCC campus housing residential.

The architectural features and site amenities include:

- Desert prairie architectural features.
- Common area landscape blended with humanistic scaled courtyards and children's play areas.
- Landscaping meets and exceeds City of Las Vegas minimum requirements and an intense landscaped buffer with meandering and heavily landscaped walkways are sited along the Duncan Avenue and Bradley Road frontages which match existing meandering sidewalks at adjacent developments in the neighborhood.

The design amenities and features include:

- A master planned community.
- All structures are one (1) story in height as to respect the context of the neighborhood.
- A "Main Street" that runs throughout the middle of the site which begins with an outdoor amphitheater and culminates with a circular open space at the Bradley Road edge of the site.
- A town Hall and multipurpose room for resident and children's learning and recreation activities.
- Six (6) "Community Gardens".
- Four (4) children's Play Areas.
- Solar energy technologies are in place and operating at the existing WestCare Women and Children's Campus and similar solar energy systems will be sought for this development.
- The site contains one vehicular (1) ingress/egress at the Duncan Avenue frontage with a crash gate ingress/egress at the Bradley Road frontage.

Parking

Required spaces: 36 spaces

Provided spaces: 44 spaces

Handicap required spaces NOTE:

Required handicap spaces: 2 spaces / Provided handicap spaces: 4 spaces

For more information about The WestCare Women & Children's Housing, please contact Arnold Stalk PhD at (702) 624-5792 or at arnoldstalk@gmail.com.

Submitted by:

2
SUP-59938 and SDR-59939

PRJ-59888 06/30/15

ROR000042

Arnold Stalk

**Arnold Stalk, PhD
Planning & Development Consultant**

Aug 01 15 03:20p

Brent Small

7029121183

p.1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-59938 & SDR-59939 [PRJ-59888]

Planning Commission Meeting of 8/11/2015

SS FRCFNM 68130



RECEIVED

AUG 4 2015

City of Las Vegas
Dept. of Planning

13812513031 Case: SUP-59938
SMALL BRENT L & MURRAY S L TRUST
SMALL BRENT L TRS
5117 BIG RIVER AVE
LAS VEGAS NV 89130-2919

44-45A

ROR000045



**LAS VEGAS METROPOLITAN
POLICE DEPARTMENT**

JOSEPH LOMBARDO, Sheriff

Partners with the Community

August 10, 2015

Mayor Carolyn Goodman
City of Las Vegas
City Hall, 7th Floor
495 S. Main
Las Vegas, NV 89101-6318

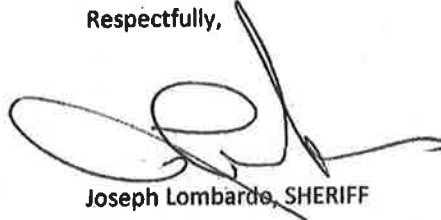
RE: Pending Request for WestCare Nevada Expansion at 5659 Duncan, Las Vegas, NV (PRJ-59888)

It has come to my attention that a matter is coming before the Las Vegas City Council regarding a proposed expansion of transitional housing by WestCare Nevada at 5659 Duncan, Las Vegas, Nevada. My Office of Intergovernmental Services has previously reviewed and signed-off on the plans.

This letter is to advise that I have personally reviewed the number of calls for service for the current WestCare Nevada property at 5659 Duncan for the period of January 1, 2013 through August 6, 2015. During said period, 915 calls were generated wherein 620 (68%) involved calls related to missing persons. Less than three-percent (25) of calls generated during the eighteen month time frame could be classified as FBI Uniform Crime Report Type I crimes. As with any increase in residential development, expansion of this property will likely increase calls for service in the area.

I support rehabilitation and transition programs that assist residents of our community to move forward and become productive citizens. WestCare has been a great community partner in providing these services. The decision regarding WestCare Nevada's expansion at 5659 Duncan is best decided by the residents of the neighborhood, the Las Vegas Planning Commission and the Las Vegas City Council.

Respectfully,



Joseph Lombardo, SHERIFF

*Type I Crimes include: Criminal Homicide (0), Forcible Rape (3), Robbery (0), Aggravated Assault (1/20), Burglary (1), Larceny-Theft (1), Motor Vehicle Theft (0), and Arson (0).
Submitted at Planning Commission

400 S. Martin L. King Blvd. • Las Vegas, Nevada 89106-4372 • (702) 795-3111
www.lvmpd.com • www.protectthecity.com

8/11/15 Item 44-45
By John M...
ROR000056



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 11, 2015

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT:

SDR-59939 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-59938 - PUBLIC HEARING - APPLICANT/OWNER: WESTCARE FOUNDATION, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 87-BED, 57,999 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME on approximately 5.00 acres at the southwest corner of Duncan Drive and Bradley Road (APNs 138-12-110-056 and a portion of 138-12-210-036), R-E (Residence Estates) Zone and C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-59888]. Staff recommends APPROVAL.

C.C.: 9/16/2015

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda – E Comments

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, VICKI QUINN, TRINITY HAVEN SCHLOTTMAN, GUS FLANGAS, SAM CHERRY; (Against-CEDRIC CREAR, TODD L. MOODY); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 44 for related backup and discussion.

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-59939** APN: 138-12-110-056
Name of Property Owner: WestCare Foundation, Inc.
Name of Applicant: WestCare Nevada, Inc.
Name of Representative: Michael O. Lavin

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

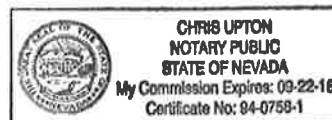
Print Name: Michael O. Lavin SRUP

Subscribed and sworn before me

This 25th day of Jun, 2015

Chris Upton

Notary Public in and for said County and State



PRJ-59888
06/30/15



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: WestCare Nevada, Inc.
Project Address (Location) Parcel No 138-12-110-056
Project Name WestCare Women & Children's Campus Village Proposed Use Congregate Living
Assessor's Parcel #(s) 138-12-110-056 Ward # 5
General Plan: existing _____ proposed _____ Zoning: existing R-E proposed N/A
Commercial Square Footage N/A Floor Area Ratio N/A
Gross Acres 4.69 Lots/Units 87 Density _____
Additional Information Site Design Review

PROPERTY OWNER WestCare Foundation, Inc. Contact Michael O. Lavin
Address 1711 Whitney Mesa Drive Phone: (702) 385-2090 Fax: (702) 448-8100
City Henderson State NV Zip 89014
E-mail Address mlavin@westcare.com

APPLICANT WestCare Nevada, Inc. Contact Michael O. Lavin
Address 1711 Whitney Mesa Drive Phone: (702) 385-2090 Fax: (702) 448-8100
City Henderson State NV Zip 89014
E-mail Address mlavin@westcare.com

REPRESENTATIVE WestCare Nevada, Inc. Contact Michael O. Lavin
Address 1711 Whitney Mesa Drive Phone: (702) 385-2090 Fax: (702) 448-8100
City Henderson State NV Zip 89014
E-mail Address mlavin@westcare.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Michael O. Lavin

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

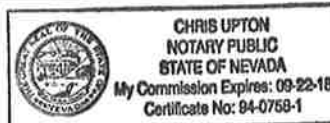
Print Name Michael O. Lavin, Sr. Vice President

Subscribed and sworn before me

This 25th day of Jun, 20 15

Chris Upton

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **SDR-59939**

Meeting Date:

Total Fee:

Date Received:*

Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

ROR000060

Mr. Vito Clark

Planning Commission Presentation - August 9, 2016

Lex Anderson - NARA Historian

I am going to keep this short, and very simple. Because it's not complicated.

Of course we all agree that we need more drug & alcohol, and transitional housing facilities, just like we need more teachers and police. But we are here tonight mainly because of WestCare's designation of their project as a Convalescent Care Facility /Nursing Home, which will decide the land use of their 5 acres.

From a medical definition, and from a professional intervention consideration, this is not a Convalescent Care Facility/Nursing Home for 3 reasons. And the focus is on the word "care".

1. In order for a person to become a patient or a "resident" of a nursing home, there has to be a problem, and the problem is defined as a physician's diagnosis.
2. In order for that patient to have their problem, or diagnosis resolved, there has to be instructions on what to do. And that comes from a physician's order. I know that you know this... but it has to be said.
3. And lastly, and most important, there has to be "care". Now, "care" in the English language is one of those pedestrian, generic, buffet, a-la-cart, smorgasbord words that we use a lot. You can care about how many gold metals the US wins in the Olympics. You can care about meeting your weight loss goal from your New Years Eve resolution. But..within the context of the medical profession the word "care" is synonymous with the word "intervention". You need to substitute the word "intervention" for the word "care". It's an action word. This is not only important, it's critical. And within the context of a nursing home, or any other medical facility, nothing happens, there is no "care" or "intervention", until there is a doctors order that allows it to happen. And that level of "care" or

Submitted at Planning Commission

Date

8/9/16

Item

51054106

Lex Anderson

more specifically, "intervention" defines the resources and type of a facility to make it all happen. It defines what a Convalescent Care Facility/ Nursing Home is.

As I said in the beginning, it's not complicated. In a nursing home, or step down unit, or dialysis unit, or hospital, these three components (1) diagnosis (2) doctor's order (3) intervention/care, define by necessity the type of facility. They define what a nursing home is.

In a nursing home, as soon as a patient is up and about, and can either take care of them self or have help at home, they are immediately discharged for both medical and legal reasons by the authority of a doctors order, and other orders are written as needed to facilitate care and intervention at that lower outpatient level. And that's just one of many differences between the two.

We all know that insurance companies and lawyers make a living based on the legalities of this example, and other scenarios that are specific to a nursing home.

Between the Planning Commission transcripts of October 11th and the City Council meeting of October 21 last year, WestCare specifically stated 5 times that the primary reason residents would be in this development was for "a roof over their head", and many more times by implication. Also, in fact, WestCare stated over and over that their transitional housing residents receive no care at their living quarters, and they could basically come and go as they please.

Clearly, as defined by the professional medical criteria and legal implications, transitional housing does not qualify as a Convalescent Care Facility/Nursing Home.

I am asking you, commissioners, to please consider these facts and deny their proposal.

Thank you.

Trust me. I know this stuff. I was a registered nurse for 45 years starting out in 1964 in the Air Force, working my way up to Master Sergeant, and retiring with 27 years' service as a major. I worked in 2 VA hospitals, I was a nursing supervisor in 2 medical centers, I worked in 3 nursing homes including El Jen, I worked 14 years here in Las Vegas in Home Health Care and Public Health mostly in the "lower socio-economic" areas of town. I saw mothers and babies in WestCare on a referral basis. I think I know a Convalescent Care Nursing Home facility when I see one. And I think you do too