



Downtown Design Review Committee Minutes

Items listed on the agenda may be taken out of the order presented; two or more agenda items for consideration may be combined; and any item on the agenda may be removed or related discussion may be delayed at any time. Backup material for this agenda may be obtained from LuAnn D. Holmes, City Clerk, at the Office of the City Clerk, 495 South Main Street, 2nd Floor or on the city's webpage at www.lasvegasnevada.gov.

1. Call to Order

Minutes:

VICE CHAIR DYLAG called the meeting to order at 12:15 p.m.

PRESENT: VICE CHAIR DYLAG and MEMBERS AUYONG, HOWE, TOUSSAINT and DE SALVIO

EXCUSED: CHAIR NOLAN and MEMBER WICHMANN

ALSO PRESENT: JONATHAN BOYLES, Senior Planner, COUREY STEWART, Planner II, SETH FLOYD, Deputy City Attorney, and DEBRA A. OUTLAND, Deputy City Clerk

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

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

3. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

With reference to Item 5, MIKE WEBER, Image360 Sign Company, stated he was responsible for refurbishing the existing sign, but he indicated the property owner was supposed to be present.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of February 19, 2019

Motion made by Louis De Salvio to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Pamela Dylag, Donna Toussaint, Louis De Salvio, Mike Howe, Scott Auyong; Excused-Tina Wichman, Mike Nolan

5. ARC-75710 - (DDRC) - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 33, LLC - For possible action on a request for Signage Design Review FOR A PROPOSED MODIFICATION TO AN EXISTING FREESTANDING SIGN WITH A WAIVER OF THE SCENIC BYWAY ILLUMINATION REQUIREMENTS at 2211 South Las Vegas Boulevard (APN 162-03-401-005), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75512]

Minutes:

VICE CHAIR DYLAG declared the Public Hearing open.

COUREY STEWART, Planner II, stated this request was to allow a proposed face change to an existing nonconforming sign at 2211 South Las Vegas Boulevard. The Waiver requested is to allow 60 percent illumination where the minimum illumination requirement in the Scenic Byway Overlay District is 75 percent. As such, staff recommended denial.

MIKE WEBER, Image360 Sign Company, thought what they wanted to do was self-explanatory in that they wish to reface and modernize the existing older sign which has been at the location for probably 20 years. They plan to gut the sign and just keep the framework. The face will be aluminum construction with new wiring inside and new power supplies.

MR. WEBER confirmed for MEMBER DE SALVIO that the square footage of the sign would remain the same and noted the property owner has invested a lot of money refurbishing and upgrading several properties in the city.

JONATHAN BOYLES, Senior Planner, acknowledged he is familiar with the property owner's work and confirmed he has established multiple commercial ventures in the city of Las Vegas. VICE CHAIR DYLAG stated she owns a business in the Arts District, and she was also familiar with his work. She stated her main concern was the preservation of neon and illumination. MR. WEBER described how neon would be incorporated into the sign.

Discussion took place between MEMBER DE SALVIO, MR. WEBER and MR. STEWART as to the reason why the Waiver was needed. MR. STEWART explained the requirement is 75 percent illumination of the total square footage of the sign, and the proposed sign provides only 60 percent. MEMBER HOWE wondered about adding scintillating light to the arrow at the bottom of the sign. MR. WEBER stated that was gone as it did not go with the modern look the owner wants and what he is trying to do inside the complex. MEMBER HOWE commented he lives in close proximity to the property so has seen the work done over the last couple of months. The property owner does good work, but the key respect is to the sign. In an effort to reduce the Waiver, he was trying to figure out a way to inject more lighting into the sign and suggested possibly adding a neon border. MR. WEBER stated the property owner does not want the sign to be flashy; he wants it to be low key with no animation.

VICE CHAIR DYLAG also wondered if there was a way to add a neon border around the sign. MR. WEBER indicated he could make that recommendation. Additional discussion took place between MEMBERS DE SALVIO and TOUSSAINT, MR. WEBER and MR. STEWART as to where that neon border would be located and how that would change the percentage of neon.

MEMBER HOWE pointed out if the additional neon border brought the percentage to 75 percent, then no Waiver would be needed, and the sign could go through the sign permitting process. MR. WEBER indicated he wanted to stay with what the City wants, but he would need to check with the property owner. MR. BOYLES reiterated if the sign is revised to provide the required illumination for the Scenic Byway, then the sign could be processed administratively without the need for approval of a Waiver.

MEMBER HOWE did not wish to delay permitting of the sign and looked to legal counsel as far as placing a condition on the approval requiring the neon border. DEPUTY CITY ATTORNEY SETH FLOYD advised the fastest way for the applicant to move forward would be for the Committee to approve this application with the condition that the applicant add a neon border. As such, it would be approved one of two ways: 1) If by adding

the neon border brings it up to 75 percent, the Waiver becomes irrelevant, and the applicant can move forward with the sign permitting process or 2) If the percentage of neon was below 75 percent after adding the neon border, it would still be approved via the condition placed on the approval.

MR. WEBER indicated he could have a designer provide a layout with the neon border which he could email to staff to make that determination. MEMBER DE SALVIO reiterated a motion with the added condition would cover it either way.

Subsequent to a motion by MEMBER HOWE, MR. BOYLES explained for MR. WEBER the revised plan should be submitted when he submits for the building permit, and it would be reviewed at that time. MR. WEBER indicated he would inform the property owner what was needed.

See Item 3 for related discussion.

VICE CHAIR DYLAG declared the Public Hearing closed.

Motion made by Mike Howe to Approve with the added condition to provide a border of neon tube lighting
Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Pamela Dylag, Donna Toussaint, Louis De Salvio, Mike Howe, Scott Auyong; Excused-Tina Wichman, Mike Nolan

6. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Committee. No subject may be acted upon by the Committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

MEMBER HOWE invited everyone to the kickoff event of the citywide 2050 Master Plan taking place outside City Hall on March 20, 2019. He noted this Plan replaces the citywide 2020 Master Plan and will take into consideration everything they want to see in the City within the next 30 years, including the possibility of expanding the role of the Downtown Design Review Committee. He distributed an event flyer which is attached as backup.

7. **Adjournment**

Minutes:

The meeting was adjourned at 12:32 p.m.

Respectfully submitted:

Debra A. Outland, Deputy City Clerk

Jonathan Boyles, Senior Planner

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

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

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