



Downtown Design Review Committee Minutes

1. Call to Order

Minutes:

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

PRESENT: CHAIR NOLAN and MEMBERS AUYONG, HOWE, TOUSSAINT and DE SALVIO

EXCUSED: MEMBERS DYLAG and WICHMANN

ALSO PRESENT: JONATHAN BOYLES, Senior Planner, COUREY STEWART, Planner II, JEFF DOROCAK, Deputy City Attorney, and ASHLEY FOSTER, 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:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of October 15, 2019

Motion made by Donna Toussaint to Approve

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

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

5. ARC-77789 - (DDRC) - PUBLIC HEARING - APPLICANT/OWNER: 18 FREMONT STREET ACQUISITION - For possible action on a request for Signage Design Review FOR A PROPOSED HOTEL/CASINO WITH WAIVERS OF THE DOWNTOWN CASINO OVERLAY DESIGN STANDARDS at 8 Fremont Street (APN 139-34-113-001), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-77726]

Minutes:

CHAIR NOLAN declared the Public Hearing open.

COUREY STEWART, Planner II, reported a total of five proposed signs fail to meet the minimum Downtown Casino Overlay District Development standards. Three of the signs, two at 2,500 square feet and one at 9,472 square feet, exceed the maximum sign area of 1,500 square feet per sign, resulting in the waivers being requested. Additionally, two signs are proposed to be located at four and five feet, which is below the minimum vertical clearance requirement of 10 feet. He noted signs located within the Pedestrian Mall area are reviewed and approved by the Fremont Street Experience Design Review Committee prior to the issuance

of any building permits, and only those portions of the property outside of the Pedestrian Mall are subject to Downtown Design Review Committee review. Staff supports the overall intent of the Downtown Casino Overlay District and, therefore, recommended denial of the waiver requests. MR. STEWART pointed out if this Committee approved the waiver requests, the decision was final, and if denied, the applicant could appeal that decision to the City Council.

TODD KESSLER appeared on behalf of the applicant and thanked the Committee members for the time and dedication they put forth to the Downtown Design standards. He explained the signage was for a new casino hotel located at 2 Fremont Street, formerly the Las Vegas Club, which will have over 700 rooms, a sports book and many other related hotel amenities. With regard to the signage, he stated the first 150 feet that faces Fremont Street is part of the Fremont Street Experience's design and approval process, and that he would speak to the rest. Although only five were before the Committee, renderings of all of the signs were included in the proposal submitted so that the members could see the scope and grand nature of them in perspective to the ones being considered at this meeting. He noted the two Circa tower signs, BG-1 and BG-2, are almost 2,500 square feet, where 1,500 square feet is allowed. There was some question as to how the City measures the signs, and he noted that if the capital "C" was switched to lowercase, the sign would become 1,000 square feet. He stressed the importance of the signs on top of a tower that is over 650 feet high and that looking at the signs in totality, they are small compared to the overall building height.

MR. KESSLER stated signs BG-7 and BG-8 are located in the porte cochere and are at four and five feet, where 10 feet is required. He explained the ceiling height of the porte cochere is hardly 10 feet, so given the current code, there would be no opportunity to have signage in this area.

The DL-5 sign is the north facing sign on the tower and is not in compliance because it is larger than 1,500 square feet. The building face of this elevation is almost 125,000 square feet and that placing a 1,500 square-foot sign on this face equates to about 1.2 percent of the overall building elevation, making binoculars necessary in order to see it. In the future, he thought the concept of a 1,500 square-foot sign as it related to the overall building height needed to be taken into consideration by staff. He described this as an LED north-facing sign which has some history in finding the right categorization; i.e., wall sign, etc.

MR. KESSLER was aware of the Committee's authority to approve waivers as long as they do not compromise the objectives and sign standards and they further the redevelopment efforts of the City, and he thought this project met those standards.

CHAIR NOLAN appreciated the forethought put into the design of the signs as there are a total of approximately 30 signs and only five were before the Committee for discussion. He asked if signs BG-1 and BG-2 were at different levels. MR. KESSLER explained these are matching signs on the north and south facing portions of the tower. He also informed the Chair that he believed the porte cochere signage was backlit and not neon, but he would need to confirm that information.

CHAIR NOLAN spoke of the brightness of the old SLS sign, noting the proposed sign was pointed towards commercial other than the California Hotel and Main Street Station and asked if this would blind guests in those rooms. MR. KESSLER assured the Chair they would comply with the current code as it relates to nits and illumination.

MEMBER DE SALVIO asked if the Circa Resort Casino sign under the porte cochere could be reduced to bring it more into conformance. MR. KESSLER stated this is the only sign that says Circa upon arrival, and they would like to keep it at its current size. MEMBER DE SALVIO stated it appeared as though BG-7 and BG-8 were both within the porte cochere. MR. KESSLER confirmed, stating one starts at four feet and one at five feet.

MEMBER HOWE liked the overall sign package, as it is very classic Vegas. His questions came down to the two signs in the porte cochere. The waiver requests make it appear as though the pedestrian right-of-way would be blocked, but that is not the case. He mentioned the durability of the signs due to them being lower than required and the possibility of them being within reach of the public, but noted the maintenance of such would fall upon the property owner. MR. KESSLER expressed confidence that the property owner would maintain the signage and not allow footprints or such to occur.

MEMBER TOUSSAINT thought this was a beautiful project and that a large sign within the porte cochere was necessary since it is the first thing people will see when entering the property. MEMBER AUYONG agreed, adding that the size of the signage helps to mark the property and creates greater visibility for those visiting it.

CHAIR NOLAN acknowledged MEMBER DE SALVIO'S comments, adding while the one sign in the porte cachere was larger, the second was much smaller. He referenced a meeting where the Committee approved enlarging a sign on a different property to give it proper perspective to the size of the building, and he saw the two Circa signs as that equivalent. His only question was the brightness of the LED, and MR. KESSLER confirmed they would follow the code requirements that address this component.

CHAIR NOLAN declared the Public Hearing closed.

Motion made by Donna Toussaint to Approve

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

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

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:

None.

7. **Adjournment**

Minutes:

The meeting was adjourned at 12:33 p.m.

Respectfully submitted:

Debra A. Outland, Deputy City Clerk

Jonathan Boyles, Senior Planner

THIS MEETING WAS 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