Mayor Carolyn G. Goodman (At-Large)
Mayor Pro Tem Stavros S. Anthony (Ward 4)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Cedric Crear (Ward 5)
Councilwoman Michele Fiore (Ward 6)

Commissioner Louis De Salvio, Chair
Commissioner Trinity Haven Schlottman, Vice Chair
Commissioner Sam Cherry
Commissioner Donna Toussaint
Commissioner Anthony Williams
Commissioner Jeff Rogan
Commissioner Sigal Chattah

Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

January 12, 2021
6:00 PM

BUSINESS ITEMS:

1. Call to Order

   Minutes:
   CHAIR DE SALVIO called the meeting to order at 6:00 p.m.

2. Announcement: Compliance with Open Meeting Law

   Minutes:
   ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the State of Nevada Executive Department Declaration of Emergency Directive 006: The City of Las Vegas website – www.lasvegasnevada.gov and The Nevada Public Notice Website – notice.nv.gov.

3. Roll Call

   Minutes:
   PRESENT: CHAIR DE SALVIO and COMMISSIONERS SCHLOTTMAN, CHERRY, TOUSSAINT, WILLIAMS, ROGAN, and CHATTAH

   ALSO PRESENT: ROBERT SUMMERFIELD, Director of Planning; PETER LOWENSTEIN, Deputy Director of Planning; ERIC McCAMMOND, Senior Management Analyst; NICOLE EDDOWES, Senior Planner; RICK ROZIER, Deputy Fire Marshal; LUCIEN PAET, Engineering Project Manager; JIM LEWIS, Deputy City Attorney; ASHLEY FOSTER, Deputy City Clerk; and CHEYENNE LARANCE, Deputy City Clerk

4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium 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.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of December 8, 2020.

   Motion made by Trinity Haven Schlottman to Approve

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Minutes:
ERIC McCAMMOND, Senior Management Analyst, read the list of items requested for action. The applicants wanted to hold in abeyance Items 18a-c, 20a-b, 23a-d, 24 and 34a-b to 2/9/2021 and Item 37 to 3/9/2021

ASHLEY FOSTER, Deputy City Clerk, read opposition e-comments received and submitted for the record for Items 18a-c, 23a-d and 34a-b. Additionally, DEPUTY CITY ATTORNEY JIM LEWIS said he had e-comments to read for Items 21, 27, 31 and 32; however, he would read them during the course of the meeting. He also asked that when the items MS. FOSTER read e-comments for came up, a reference be made to the respective e-comment received. ROBERT SUMMERFIELD, Planning Director, reminded him that those items would be held in abeyance and heard at a later meeting.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24, and 34a-34b to 2/9/2021 and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or applicant so desires.

7. 20-0303-TMP1 - TENTATIVE MAP - WOW CAR WASH @ N. DURANGO - APPLICANT: TERRA INNOVATIONS, LLC - OWNER: M D M PROPERTIES, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.34 acres at 6755 North Durango Drive (APN 125-20-301-019), T-C (Town Center) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

8. 20-0307-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 26-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 27 on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of APNs 137-15-401-002, 137-22-101-004 and 137-21-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

9. 20-0310-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 PARCEL GH - APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 122-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.18 acres at the

southwest corner of Desert Foothills Drive and Kestrel Creek Avenue (on a portion of APNs 137-27-810-008 and 137-23-210-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items with a Staff recommendation of approval. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

10. ABEYANCE - 20-0267-SCD1 - SUMMERLIN MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: HOWARD HUGHES COMPANY, LLC - OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL - For possible action on a Land Use Entitlement project request for a Major Deviation of the Summerlin Development Standards TO ALLOW A NON-STANDARD CUL-DE-SAC WHERE SUCH IS REQUIRED on a portion of 28.62 acres at 215 and 231 Antelope Ridge Drive (APN 137-27-813-001 and 137-27-720-001), P-C (Planned Community) Zone [SF3/NF (Single Family Detached/Neighborhood Focus) and COS (Community Open Space) Summerlin Special Land Use Designations], Ward 2 (Seaman). Staff recommends APPROVAL.

    Minutes:
    CHAIR DE SALVIO declared the Public Hearing open for Items 10-16.

    ERIC McCAMMOND, Senior Management Analyst, read an amendment to Condition 3 of Item 14. TIMOTHY KAM, representing Item 14 (20-0321-SUP1), came forward and concurred with the amended condition.

    ASHLEY FOSTER, Deputy City Clerk, read e-comments in opposition and support submitted for the record for Item 10.

    CHAIR DE SALVIO declared the Public Hearing closed for Items 10-16.

    Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amending Condition 3 for Item 14 as read for the record:

    3. Previously approved Special Use Permit (SUP-38591) for an Urban Lounge use shall be expunged upon exercising of the Tavern-Limited Use by means of business license issuance.

    NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 13 as he owns an urban lounge within the notification area and abstained from voting on Item 14 as he is the applicant. Commissioner Cherry disclosed that although he owns property within the notification areas of Items 13 and 14, it does not affect him any greater or lesser and he would be voting on the items.

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

    For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

11. 20-0318 - PUBLIC HEARING - APPLICANT/OWNER: H&F, LLC - For possible action on the following Land Use Entitlement project requests on 0.93 acres on the north side of Darling Road approximately 143 feet east of

Tee Pee Lane (APN 125-19-802-009), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
See Item 10 for related discussion and Items 11a-11d for related backup.

11a. 20-0318-GPA1 - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL). Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion and Items 11-11d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

11b. 20-0318-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT). Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion and Items 11-11d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

11c. 20-0318-VAC1 - Petition TO VACATE GOVERNMENT PATENT EASEMENTS. Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion and Items 11-11d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

11d. 20-0318-TMP1 - TEE PEE & DARLING - FOR A FIVE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISON. Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion and Items 11-11d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

12. 20-0290-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PINE HOLLOW WINERY, LLC - OWNER: DONALD S GILDAY IRR FAMILY TRUST, ET AL - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-78818) FOR A PROPOSED 1,654 SQUARE-FOOT EXPANSION OF A PREVIOUSLY APPROVED BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT USE at 7018 West Charleston Boulevard, Suite's #1 and #2 (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

13. 20-0320-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JIMMY SMITH - OWNER: NA SUNG IL - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,315 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 120 SQUARE-FOOT OUTDOOR DINING AREA at 1410 Main Street (APN 162-03-210-020), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on this item as he owns an urban lounge within the notification area. Commissioner Cherry disclosed that although he owns property within the notification area, it does not affect him any greater or lesser and he would be voting on the item.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Donna Toussaint, Jeff Rogan; Abstain-Trinity Haven Schlottman;

14. 20-0321-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1025 South 1st Street (APN 139-33-811-029), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amending Condition 3 as read for the record:

3. Previously approved Special Use Permit (SUP-38591) for an Urban Lounge use shall be expunged upon exercising of the Tavern-Limited Use by means of business license issuance.

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on this item as he is the applicant. Commissioner Cherry disclosed that although he owns property within the notification area, it does not affect him any greater or lesser and he would be voting on the item.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Donna Toussaint, Jeff Rogan; Abstain-Trinity Haven Schlottman;

15. 20-0338-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A 1,000 SQUARE-FOOT TATTOO PARLOR/ BODY PIERCING STUDIO USE on 3.95 acres at 101 South Rainbow Boulevard, Suite #27 (APN 138-34-513-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

16. 20-0202-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARCHIGLOBE, INC. - For possible action on a Land Use Entitlement project request for a Major Amendment of previously approved Plot Plan Review (Z-0025-83) FOR THE PROPOSED ADDITION OF A FOUR-UNIT MULTI-FAMILY RESIDENTIAL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.20 acres at 636 Triest Court (APN 140-30-814-010), R-PD15 (Residential Planned Development - 15 Units Per Acre) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

PUBLIC HEARING ITEMS

17. ABEYANCE - 20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
This matter was heard subsequent to Item 40, which was pulled for discussion. CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that staff found that despite the requested Waivers and Exceptions, the proposed expansion would be an improvement to the existing site that would also help mitigate overflow parking from spilling out to the surrounding neighborhood. The proposal would not have a negative impact on surrounding development and, therefore, recommended approval.

Additionally, a supplemental packet was submitted with an updated site plan and landscape plan depicting the removal of four interior parking landscape islands, a reduction in parking to 55 spaces, and additional landscape materials in front of the entry gate on the southern perimeter of the site. These changes resulted in required amendments to Conditions 2, 3 and 5, which he read.

JIM DiFIORE, Business Consultant for the applicant, and TEMO CORONA, representing Mansion 54, were present. MR. DiFIORE stated the applicant held two neighborhood meetings since the Planning Commission asked him to meet with the neighbors at the meeting in November. During the community meeting, they also took into consideration COMMISSIONER CHERRY'S suggestion regarding westbound egress from the parking lot onto Las Vegas Boulevard, which would reduce the traffic flow at the end of events. After meeting twice with the residents, they took into consideration some of the concerns expressed.

MR. CORONA pointed out that site development would be on the Park Paseo side and nothing along the 6th Street side in an attempt to deter traffic from going into the surrounding neighborhood. After receiving the residents' suggestions, they decided to continue the same look of the exterior fence westbound towards Las Vegas Boulevard. The residents also made several suggestions regarding the fence height and the type of plants, and they would be amendable to what the majority would prefer. He showed a sketch of a site plan with the required 55 spaces in the back lot, ADA (Americans with Disabilities Act) spaces, access and exit signage and striping. He indicated that all event contracts would include a clause prohibiting parking on the exterior of the property. MR. DiFIORE added that security guards would be directed to motion traffic to the west exit only, and they hoped their measures will achieve 100 percent compliance.

MIKE GANSON, who resides directly across the street from the facility, said that although several meetings were held, it did not seem to him that everything had been addressed, including a bus circulation plan for how to get the people in and out. He feared the design, which was aligned with Fifth Place, would enable people to take the shortest way out. He was not convinced about the quality of the wall. He said that according to the Nevada Department of Transportation, a driveway could not be located within 20 feet of an intersection; however, this property has a driveway in the corner that he sees people use all day, yet the driveway to the north of the facility is not utilized. Drivers should be forced to exit onto Charleston Boulevard. He felt that installing grass would encourage homeless encampments in his neighborhood.

In rebuttal, MR. DiFIORE said the decision of the landscaping was left to the neighbors, but they would be willing to work with the neighbors on installing other preferred materials to deter homeless individuals. Additionally, they exhausted every method to discourage egress onto Fifth Place, including a clause written in the contract about the required exit as well as a requirement that all visitors receive a handout explaining the parking and egress rules.

CHAIR DE SALVIO discussed with MR. CORONA that security would be hired to be on site before, during and after all events, and the buses would not be allowed to drive through or park in the neighborhoods.

COMMISSIONER SCHLOTTMAN said he attended both community meetings and acknowledged MR. GANSON'S concerns. He felt the consensus of the neighborhood was to add rocks to the exterior landscaping. Additionally, he would like the applicant to be cognizant when placing the rocks so that they do not fall onto the sidewalk if stacked high. MR. CORONA said he walked around the neighborhood and noticed that most of the homes along 6th Street had rocks. COMMISSIONER SCHLOTTMAN asked MR. CORONA to work with the Public Works Department on a striping plan for the egress onto Park Paseo, and he would like a condition regarding this. The Commissioner also liked the idea of having security for the events. He hoped that more people would park on site and cause less problems for the neighbors.

LUCIEN PAET, Engineering Project Manager, said he had a discussion with a resident about curbing; however, that would not work with buses. He read an added condition regarding signage and pavement for egress purposes.

DEPUTY CITY ATTORNEY JIM LEWIS asked if there were added conditions regarding the plant type, rocks and the buses. ROBERT SUMMERFIELD, Planning Director, stated that staff would check for appropriate ground cover and no additional conditions would be needed, unless the Commissioners wanted to impose certain specifications. Regarding the tree species, he believed the updated plan included the tree and shrubbery types. COMMISSIONER SCHLOTTMAN asked for an amendment to the condition regarding the rocks. MR. SUMMERFIELD read the amendment for the condition regarding the landscape plan. MR. CORONA concurred with the amended conditions and the added condition.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s), amending Conditions 2, 3, 5, and 9, and adding the following condition as read for the record:

2. This condition has been amended to reflect the site plan and landscape plan date stamped 01/07/21.

3. A Waiver from Title 19.08.070 is hereby approved, to allow a nine-foot wide landscape buffer along a portion of the right-of-way where 15 feet is required.

5. An Exception from Title 19.08.110 is hereby approved, to allow six interior parking lot trees where 15 trees are required

9. Technical landscape plan will include decomposed granite as ground cover within the perimeter landscape buffers.

A. The westerly egressing driveway shall have signage and pavement markings requiring drivers to make right turns only from this driveway.

NOTE: Commissioner Cherry disclosed that although he owns property within the notification area, it does not affect him any greater or lesser, and he would be voting on the item.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

18. ABEYANCE - 20-0225 - PUBLIC HEARING - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC - For possible action on the following Land Use Entitlement project requests on 2.10 acres at the northeast corner of El Parque Avenue and Cimarron Road (APN 163-04-701-004), Ward 1 (Knudsen). Staff recommends APPROVAL on 20-0225-VAC1. Staff recommends DENIAL on 20-0225-VAR1 and 20-0225-TMP1.

Minutes:
See Item 6 for related discussion and Items 18a-18c for related backup.

18a. ABEYANCE - 20-0225-VAR1 - TO ALLOW A 14-FOOT TALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED ON A GREATER THAN TWO PERCENT SLOPE AND TO ALLOW A 66-FOOT LOT WIDTH FOR LOT #5 WHERE 100 FEET IS THE MINIMUM ALLOWED. Staff recommends DENIAL.

Minutes:
See Item 6 for related discussion and Items 18-18c for related backup.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

18b. ABEYANCE - 20-0225-VAC1 - Petition TO VACATE AN EXISTING UNITED STATES GOVERNMENT PATENT EASEMENT. Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion and Items 18-18c for related backup.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

18c. ABEYANCE - 20-0225-TMP1 - HIDAMARI - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

Minutes:
See Item 6 for related discussion and Items 18-18c for related backup

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19. ABEYANCE - 20-0247 - PUBLIC HEARING - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC - For possible action on the following Land Use Entitlement project requests on 2.57 acres on the east side of South 8th Street between Franklin Avenue and Sweeney Avenue (APN 162-03-604-004), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 19-19j.

ERIC McCAMMOND, Senior Management Analyst, reported that the proposal included a nine-lot residential subdivision with Variances to allow lot widths that failed to meet minimum Title 19 standards and proposed primary and secondary structures that failed to meet minimum setback requirements. Staff found no evidence of unique or extraordinary circumstances to support the requests and that the applicant's proposal would overdevelop the subject site. Therefore, staff recommended denial of all applications. MR. McCAMMOND added that while the advertised Variance requests included a zero-foot rear yard setback for an accessory structure, Title 19 has no rear yard setback requirement when abutting an alley as the subject lots do.

ATTORNEY ROBERT GRONAUER, 1980 Festival Plaza Drive, appeared representing the applicant, who was in the audience. MR. GRONAUER said he would be discussing several issues previously brought up. He described the uses in the area. He showed the original site plan, which he claimed would not need any variances and could have easily been approved with submittal of a Tentative Map application. However, after

holding neighborhood meetings, they obtained support from most of the adjacent neighbors, and he submitted for the record a support petition from approximately 12 homeowners for the proposed project.

MR. GRONAUER said there were three main issues: 1) the number of lots, which is less than the original 11 proposed; 2) lot sizes, which are larger although narrow; 3) elevations, which were designed similar to the elevations of homes throughout the neighborhood, and he showed photos of existing homes. Showing a picture from staff's report, he pointed out that the garages and carports would not be visible from the street because they would be placed in the back of the homes, leaving ample space for landscaping. He requested approval.

MIKE GANSON, area resident, said he would prefer they build as they sell because he was concerned about leaving unfinished lots for homeless individuals and drug addicts that go through the neighborhood, and he would like them to be kept out. He was also concerned a little about the architecture.

PAT ROBERTSON asked if the homes would be eligible as vacation rentals, and CHAIR DE SALVIO stated that the City was not accepting applications for new vacation rentals. MS. ROBERTSON said she would like vacation rentals prohibited for this project. She also complained about the residents being told by a Councilmember that they should feel fortunate to have such a large investor come into the area when the only thing residents were getting is more traffic. ROBERT SUMMERFIELD, Planning Director, clarified that a short-term rental would be eligible within one of the homes on the parcel, providing all the conditional use requirements were met. However, there were already four short-term rentals approved within 650 feet of the property. If any of the current short-term rental owners were to give up entitlements, an application could be submitted from a homeowner within the parcel. Additionally, a condition could not be imposed prohibiting any future applications for short-term rental uses.

PATTY WALSH said she submitted an opposition e-mail at the meeting of December 8, 2020, and another for this meeting. She stated that she never heard from the applicant or representatives, even though she expressed her opposition, and was not made aware of any Zoom meeting, which was very upsetting. Although she was not opposed to development, she would like any new development to conform to code, especially to the ranch-style homes in the area. She felt the applicant's representative did not reach out to any residents in opposition, and that the applicant had no regard for the history of the neighborhood.

ERIC CRAWL expressed opposition to the project and to the lack of response to the residents in opposition. He pointed out his support of development in the neighborhood, as long as it conforms to the architecture in the neighborhood. He pointed out that two of the people in support live outside of their historic neighborhood. He noted that he gave his personal information to MR. GRONAUER, who assured him that they would contact him, but they never contacted him. Therefore, he was concerned that they were being disingenuous and would not follow through on their promises to the Commission.

ELIZABETH KAEMMER said she was in opposition and claimed that the developer told them that they did not have to speak with them, even though they provided all their contact information to partake in a Zoom meeting. She said they were given different stories about how to make contact. She disagreed with the lot frontages, because the lots were being squished together. The lot sizes were comparable, but the structures were too large for the lots.

JOHN LE BOURVEAU said that at the last meeting, the attorney said something very disturbing to him regarding the amount of money they could make on this development. He pointed out that the support signatures were only 10 percent of the total homes in the area. He said he would prefer a project with larger lots and without Summerlin-style homes built close together.

ASHLEY FOSTER, Deputy City Clerk, read opposition e-comments submitted for the record, including one submitted by MS. WALSH that was not read but would be made a part of the record.

MR. GRONAUER rebutted that they were very up front with everyone. He indicated that they were planning to build the model home and phases one and two consecutively.

COMMISSIONER TOUSSAINT understood the concerns of the residents. However, as a person who grew up and attended school in the neighborhood, she felt that this project would enhance the neighborhood, and the residents would like the finished project.

COMMISSIONER CHATTAH said that this was a good option for an infill piece of land that was attracting a lot of homeless individuals. She agreed with the comments of COMMISSIONER TOUSSAINT.

COMMISSIONER CHERRY verified with MR. McCAMMOND that this parcel was not in the Historic Preservation Overlay with certain design standards. MR. SUMMERFIELD added that the property was within the John S. Park Neighborhood Plan; however, it was not part of a historic designated district. Regarding the landscape plan, the Commissioner asked if some of the pines would be replaced with secondary Mondale Pines if they did not make it through construction. MR. SUMMERFIELD stated that the code did not have any stipulations regarding preservation of existing landscaping. The applicant made a commitment to preserve as many of the original trees as possible. Only the plant materials list was subject to landscape development standards. The two street sections bookending the development would be subject to streetscape requirements as well. Moreover, if the existing trees within the right-of-way landscape buffer were not preserved for some reason, the developer could replace those with trees on the approved list. COMMISSIONER CHERRY asked f he could request larger box trees for the landscaping within Sweeney Street and the bookend areas. MR. SUMMERFIELD replied in the affirmative for Section B within the five-foot landscape area as part of a condition on the Tentative Map. The Commissioner felt it was a small request for a neighborhood with mature landscaping, and he asked MR. GRONAUER if it was possible. MR. GRONAUER said they were already looking into trees larger than 36-inch box trees in case the existing trees did not make it through construction. COMMISSIONER CHERRY said he could support the application with a condition regarding his request.

After confirming with MR. McCAMMOND that the neighborhood meeting was not conducted by the City because it was not required for this application, COMMISSIONER ROGAN asked MR. GRONAUER how the applicant handled notification. MR. GRONAUER said that since they had to hold neighborhood meetings regularly, they developed a system to use, and they sent out notices to parcels within the respective radius. They held meetings via Zoom.

COMMISSIONER ROGAN pronounced that although residents outside the radius did not receive a postcard, they expressed their concerns at the Planning Commission meetings. He supported the project because he felt the architecture was a modern take on the mid-century design, which he preferred to any Mediterranean design.

COMMISSIONER SCHLOTTMAN said he forwarded the e-mails he received to staff. He liked the mature landscaping and supported COMMISSIONER CHERRY'S request. He appreciated some of the residents' concerns, but he felt this was a compatible project for the neighborhood that would help alleviate some of the issues with homeless individuals. Lastly, he liked that the garages would be located in the back of the homes. MR. McCAMMOND read the added condition for Item 19j (20-0247-TMP1), and MR. GRONAUER concurred with it.

See Items 19a-19j for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 19-19j.

19a. ABEYANCE - 20-0247-VAR1 - TO ALLOW 52-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19-19j for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19b. ABEYANCE - 20-0247-VAR2 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19-19j for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19c. ABEYANCE - 20-0247-VAR3 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19-19j for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19d. ABEYANCE - 20-0247-VAR4 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19-19j for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19e. ABEYANCE - 20-0247-VAR5 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19-19j for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19f. ABEYANCE - 20-0247-VAR6 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19-19j for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19g. ABEYANCE - 20-0247-VAR7 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19-19j for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19h. ABEYANCE - 20-0247-VAR8 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19-19j for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19i. ABEYANCE - 20-0247-VAR9 - TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19-19j for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

19j. ABEYANCE - 20-0247-TMP1 - THE PINES AT JOHN S. PARK - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19-19j for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions and adding the following condition as read for the record:

A. Final map will include a note requiring trees, minimum 36-inch box in size, spaced 30-feet on center within landscape buffers adjacent to Sweeney Avenue and Franklin Avenue

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

20. 78755 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 2.54 acres on the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 20a-20b for related backup.

20a. 78755-GPA1 - FROM: C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY AND RESEARCH). Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion and Items 20-20b for related backup.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

20b. 78755-ZON1 - FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL). Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion and Items 20-20b for related backup.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

21. 20-0255 - PUBLIC HEARING - APPLICANT/OWNER: HYUNGWON CHOI - For possible action on the following Land Use Entitlement project requests on 0.16 acre on the southeast corner of St. Louis Avenue and Santa Clara Drive (APN 162-03-414-001), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 21-21e.

ERIC McCAMMOND, Senior Management Analyst, noted that since public hearing notification, the applicant submitted updated drawings indicating five dwelling units rather than six. Consequently, the Variance request was for four parking spaces where eight were required rather than nine.

While not in objection to the requested zoning district, staff found the requested High Density Residential land use designation too intense for the adjacent single-family homes and, therefore, recommended denial of both the General Plan Amendment and Rezoning requests. As evidenced by the requested Variances, Waivers, and Exception, staff found that the applicant's proposal would overdevelop the site and, therefore, recommended denial of all related applications. He added that additional support and protest letters were received since publication.

GLENN PLANTONE, VIP Realty Group, and DAVID RAANAN, Business Partner, were present. MR. PLANTONE indicated that four people attended the community meeting held on December 23, 2020. The number of 300 square-foot units was reduced to five instead of six, as there were concerns from the residents about overbuilding the parcel. The updated design includes a sharp looking building that would remain single story, and they would prefer all parking located in the front along St. Louis Avenue, which would open up the west side for more landscaping. To his understanding, there is a need for affordable housing in the area, and this project would create jobs.

MIKE GANSON expressed his support for this type of development, noting that not everyone can afford a big house. He urged the Commission's approval.

DEPUTY CITY ATTORNEY JIM LEWIS read an e-comment submitted in support for the record.

COMMISSIONER SCHLOTTMAN said he attended the neighborhood meeting, and confirmed that neighbors wanted bigger units, which is why the developer offered to take out one unit. Another neighbor wanted to get rid of the parking spaces on the west, but it would take away required parking spaces and require notification. The neighbor that was impacted the most was in favor of the parking. The parking spaces closest to the street and the one parking space on Santa Clara Drive would not count toward the required spaces. Therefore, he believed the applicant could eliminate one of the two spaces located further west on Santa Clara Drive to accommodate extra landscaping. He verified with MR. PLANTONE that new doors and windows would be installed. Given the surrounding development, the Commissioner felt the proposed project was a good fit for the area.

COMMISSIONER CHERRY questioned the interconnecting doors depicted on the plan and asked if they were allowed. ROBERT SUMMERFIELD, Planning Director, said he had not seen the plan and confirmed that these

types of doors were not allowed per the code. As such, a revised site plan without the doors would have to be submitted by the time the project is heard at City Council.

Regarding Condition 15, LUCIEN PAET, Engineering Project Manager, pointed out language regarding elimination of the gating on St. Louis Avenue, as the volume of traffic was over the threshold for gating. MR. PLANTONE had no problem with the condition.

COMMISSIONER SCHLOTTMAN encouraged MR. PLANTONE to speak with the neighbors about removal of a parking space along the west side for installation of more landscaping.

See Item 6 for related discussion and Items 21a-21e for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 21-21e.

21a. 20-0255-GPA1 - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL). Staff recommends DENIAL.

Minutes:
See Items 6 and 21 for related discussion and Items 21-21e for related backup.

Motion made by Trinity Haven Schlottman to Approve

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

21b. 20-0255-ZON1 - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL). Staff recommends DENIAL.

Minutes:
See Items 6 and 21 for related discussion and Items 21-21e for related backup.

Motion made by Trinity Haven Schlottman to Approve

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

21c. 20-0255-VAR1 - TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Items 6 and 21 for related discussion and Items 21-21e for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

21d. 20-0255-VAR2 - TO ALLOW FOUR PARKING SPACES WHERE NINE ARE REQUIRED. Staff recommends DENIAL.

Minutes:
See Items 6 and 21 for related discussion and Items 21-21e for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

21e. 20-0255-SDR1 - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SIX-UNIT, SINGLE-STORY MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends DENIAL.

Minutes:
See Items 6 and 21 for related discussion and Items 21-21e for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

22. 20-0280 - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW DREAMS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 1.63 acres at the northeast corner of Lake Mead Boulevard and Concord Street (APNs Multiple), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 22-22d.

ERIC McCAMMOND, Senior Management Analyst, said that while the approval of the requested General Plan Amendment and Rezoning would support objectives of the West Las Vegas Plan, if development of the site fell through, the block's land use designations and zoning districts would be inconsistent and leave one single-family detached home surrounded by higher density residential development. No evidence of a unique or extraordinary circumstance was presented to support the Variance request. As such, staff recommended denial of all applications.

LANDON CHRISTOPHERSON appeared representing the applicant. He explained the 60-foot stub street was typical for these type of developments. There was a change in the Tentative Map, in which the houses adjacent to the nearby school's playground were removed, leaving 22 units on the site. Additionally, a buffer would be provided for the home located in the middle of the site. The applicant was trying to acquire that property for construction of five more homes.

COMMISSIONER WILLIAMS appreciated that MR. CHRISTOPHERSON conferred with representatives of the nearby school. He inquired about the timeline for the residence located in the middle of the development, and MR. CHRISTOPHERSON said they were in constant contact with the property owner, but they had not reached an agreement.

COMMISSIONER WILLIAMS asked when this would go to City Council, and ROBERT SUMMERFIELD, Planning Director, replied that it would be on the City Council agenda for February 17, 2021. COMMISSIONER WILLIAMS asked if the applicant would consider an abeyance so he could attain a better understanding of the the project, and MR. CHRISTOPHERSON confirmed his concurrence.

See Items 22a-22d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 22-22d.

22a. 20-0280-GPA1 - FROM: PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL). Staff recommends DENIAL.

Minutes:
See Item 22 for related discussion and Items 22-22d for related backup.

Motion made by Anthony Williams to Hold in Abeyance to 2/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

22b. 20-0280-ZON1 - FROM: C-V (CIVIC) TO: R-TH (SINGLE FAMILY ATTACHED). Staff recommends DENIAL.

Minutes:
See Item 22 for related discussion and Items 22-22d for related backup.

Motion made by Anthony Williams to Hold in Abeyance to 2/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

22c. 20-0280-VAR1 - TO ALLOW STUB STREET TERMINIATIONS WHERE A CUL-DE-SAC IS REQUIRED, AND PRIVATE STREETS WITHOUT A GATE THAT DO NOT MEET PUBLIC STREET STANDARDS. Staff recommends DENIAL.

Minutes:
See Item 22 for related discussion and Items 22-22d for related backup.

Motion made by Anthony Williams to Hold in Abeyance to 2/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

22d. 20-0280-TMP1 - LAKE MEAD COMMONS - FOR A PROPOSED 25-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISON. Staff recommends DENIAL.

Minutes:
See Item 22 for related discussion and Items 22-22d for related backup.

Motion made by Anthony Williams to Hold in Abeyance to 2/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

23. 20-0300 - PUBLIC HEARING - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC. - For possible action on the following Land Use Entitlement project requests on 0.88 acres on the northwest corner of Cheyenne Avenue and Torrey Pines Drive (138-11-408-013), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 23a-23d for related backup.

23a. 20-0300-GPA1 - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL). Staff recommends DENIAL.

Minutes:
See Item 6 for related discussion and Items 23-23d for related backup.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

23b. 20-0300-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL). Staff recommends DENIAL.

Minutes:
See Item 6 for related discussion and Items 23-23d for related backup.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

23c. 20-0300-VAR1 - TO ALLOW 22 PARKING SPACES WHERE 25 ARE REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 6 for related discussion and Items 23-23d for related backup.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

23d. 20-0300-SDR1 - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF TWO DRIVE-THROUGH RESTAURANTS WITH OUTDOOR SEATING. Staff recommends DENIAL.

Minutes:
See Item 6 for related discussion and Items 23-23d for related backup.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

24. 20-0284-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: JTL HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Variance TO INCREASE THE HEIGHT OF AN EXISTING OFF-PREMISE SIGN FROM 35 FEET TO 50 FEET at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:
See Item 6 for related discussion.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

25. 20-0306-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK DELMEDICO - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED 207 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING on 0.06 acres at 10361 Adrianna Avenue (APN 137-12-513-041), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that there was no evidence presented of a unique or extraordinary circumstance. The applicant created a self-imposed hardship by proposing to construct a house addition that failed to meet minimum development standards. In view of the absence of any hardships imposed by the site's physical characteristics, staff concluded that the applicant's hardship was preferential in nature and thereby outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of Variances. Staff recommended denial. He noted that additional protest and support letters were received since publication.

JESSICA LANE, Proficient Patios, appeared representing the applicant and said the proposal includes construction of a sunroom. She explained they initially submitted for a rear setback reduction because the structure was depicted as being located in the rear yard. However, the structure would actually be situated on the side of the property. As such, she asked for the requirements. CHAIR DE SALVIO explained that he would trail this item for further research into the requirements. ROBERT SUMMERFIELD, Planning Director, asked that MS. LANE have a sidebar conversation with staff regarding the site plan she referred to because it was different from the one submitted for review.

After trailing this matter, pending further research regarding side yard setback requirements, it was heard subsequent to Item 26. ROBERT SUMMERFIELD, Planning Director, stated that upon further review, the item would have to be held in abeyance for re-notification due to the requested change.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Donna Toussaint to Hold in Abeyance to 2/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

26. 20-0309-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARLT FAMILY TRUST - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW THE HEIGHT OF AN ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED AND A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE AND WORKSHOP] AND A SEVEN-FOOT TALL WROUGHT IRON FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.45 acres at 1725 Bannie Avenue (APN 162-04-210-053), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, stated the applicant's proposal included construction of an Accessory Structure and retention of a previously constructed fence that do not comply with Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, staff concluded that the applicant's hardship was preferential in nature and thereby outside the realm of NRS Chapter 278 for granting of Variances. Staff recommended denial. He noted that additional support letters were received since publication.

KERRY SHAHANN appeared representing the owner and as the architect for the project. He indicated he received a support letter from residents to the west, and he submitted a copy for the record, noting that the adjacent neighbor was also comfortable with the setback reduction requested for the garage. He commented that the property had several violation notices before the new owner purchased it, and the house was removed to accommodate a high-end custom home. He described the site plan and said they were requesting a two-foot side yard setback instead of the required five feet. He pointed out that he worked with the owner on stepping the roof on the structure to average out the heights and tried to match the character of the RV (recreational vehicle) structure with the home. He requested approval of the seven-foot fence along Bannie Avenue, which was built to match the fence on the west side of the property.

COMMISSIONER ROGAN said he had no issues with the project, and confirmed with MR. SHAHANN that the fence would remain. The Commissioner acknowledged the code requirement for fences and asked staff if approval of a seven-foot fence would allow construction of a fence with a two-foot solid base and five feet of decorative material on top if the applicant were to decide to make a change in the future. ROBERT SUMMERFIELD, Planning Director, said approval of the Variance would allow a seven-foot, wrought iron fence, given that the request did not include any deviation. Therefore, any future requested change from the wrought iron fence would have to comply with the two-foot solid base material requirement.

COMMISSIONER ROGAN confirmed with MR. SHAHANN that the same family also owned the property to the west.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

27. 20-0311-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GARN C. & LAUREN A. CROSSMAN - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 1.06 acres at 5820 Ano Drive (APN 125-24-302-020), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that as stated in the justification letter, the applicant started construction of their single-family residence and mistakenly set the pad, forms and reinforced steel 40 feet from the front property line instead of the required 50 feet. The applicant requested a Variance to retain the existing pad and continue construction of the residence with the 40-foot front yard setback. In view of the absence of any hardships imposed by the site's physical characteristics, staff concluded that the applicant's hardship was preferential in nature and thereby outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of Variances. Staff recommended denial. He noted that additional support letters were received since publication.

MICHAEL LIVINGSTON, Architect, and GARN CROSSMAN, the owner, were present. MR. LIVINGSTON explained that the owner misplaced the pad, probably due to mismeasurement. He did not believe the requested setback would be detrimental to the neighborhood and added that building a house toward the street would improve neighborhood security. The cottage-style design with a front porch would match the homes in the area. He indicated that none of the residents had any objections, and MR. CROSSMAN, who said he spoke with his neighbors regularly, confirmed this. He added that he made an honest mistake.

DEPUTY CITY ATTORNEY JIM LEWIS read support e-comments submitted for the record.

CHAIR DE SALVIO said he visited the site and observed that nobody would notice the setback difference.

See Item 6 for related discussion.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

28. 20-0229 - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.56 acres at 321 Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 28-28b.

ERIC McCAMMOND, Senior Management Analyst, said the proposed off-premise sign did not meet Title 19 height and installation requirements. In view of the absence of any hardships imposed by the site's physical characteristics, staff concluded that the applicant's hardship was preferential in nature and thereby outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of Variances. As evidenced by the Variance, staff found that the proposed use could not be conducted in a harmonious and compatible manner with existing surrounding uses. Staff recommended denial of both applications.

KEVIN PLENCNER GAVIN appeared representing the application.

COMMISSIONER SCHLOTTMAN said the property was surrounded by commercial development; therefore, he did not have a problem with it, and he did not believe approval would set a precedent.

COMMISSIONER ROGAN was concerned about the nearby church, and MR. GAVIN said that they did not object because they had a good relationship. He added that they did not include a sign facing the jail because of the lights.

See Items 28a-28b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 28-28b.

28a. 20-0229-VAR1 - TO ALLOW A 60-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED, AND FOR THE OFF-PREMISE SIGN TO BE MOUNTED TO A BUILDING WHERE GROUND MOUNTING IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 28 for related discussion and Items 28-28b for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Against-Sam Cherry;

28b. 20-0229-SUP1 - FOR A PROPOSED 672 SQUARE-FOOT OFF-PREMISE SIGN. Staff recommends DENIAL.

Minutes:
See Item 28 for related discussion and Items 28-28b for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Against-Sam Cherry;

29. 20-0259 - PUBLIC HEARING - APPLICANT/OWNER: BRIAN FELGAR AND CLAUDIA AGUAYO - For possible action on the following Land Use Entitlement project requests on 0.54 acres at 620 Lacy Lane (APN 139-32-301-006), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 29-29b.

NICOLE EDDOWES, Senior Planner, reported that staff found that the applicant created a self-imposed hardship by constructing a garage without permits that did not meet Title 19 setback requirements. As evidenced by the Variance, the proposed use could not be conducted harmoniously with existing surrounding uses. Staff recommended denial of both applications. She noted additional support letters were received since publication.

ATTORNEY JENNIFER LAZOVICH, 1980 Festival Plaza Drive, appeared representing the applicant, BRIAN FELGAR, who was also present. MS. LAZOVICH described the house and surrounding property. She noted that the detached garage was not visible from the street. She referred to several support letters, including one from the most affected adjacent homeowner to the immediate north and submitted them for the record. She showed a rendering of the design and explained that the garage was being converted into a casita for MR. FELGAR'S mother-in-law. The Special Use Permit was needed for the accessory structure, the Variance for the decreased side setback, due to the overhang of the eave, of three-feet instead of the five feet required.

COMMISSIONER ROGAN said he met with MR. FELGAR, and he did not have a problem with the application as he was willing to remove the eaves to alleviate any fire concerns. With regard to Condition 2 about the interior access, the Commissioner asked why it would be necessary. MS. EDDOWES stated that interior access was required by code, else another variance would have to be pulled for another accessory structure. COMMISSIONER ROGAN was not completely clear with the condition; however, he supported it and confirmed that the applicant understood the need to change the floor plans somewhat.

See Items 29a-29b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 29-29b.

29a. 20-0259-VAR1 - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE. Staff recommends DENIAL.

Minutes:
See Item 29 for related discussion and Items 29-29b for related backup.

Motion made by Jeff Rogan to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

29b. 20-0259-SUP1 - FOR THE PROPOSED CONVERSION OF AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GARAGE] USE TO AN ACCESSORY STRUCTURE (CLASS I) [CASITA] USE. Staff recommends DENIAL.

Minutes:
See Item 29 for related discussion and Items 29-29b for related backup.

Motion made by Jeff Rogan to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

30. 20-0281 - PUBLIC HEARING - APPLICANT: MICHAEL SWECKER - OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on the following Land Use Entitlement project requests on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 30-30c.

NICOLE EDDOWES, Senior Planner, explained the proposal included the reconfiguration of a previously approved site and the proposal of a use requiring a parking Variance and reduced landscape materials. In view

of the absence of any hardships imposed by the site's physical characteristics, staff concluded that the applicant's hardship was preferential in nature and thereby outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of Variances. As evidenced by the Variance and Exceptions, staff found that the project would overload the site. Staff recommended denial of all applications.

ATTORNEY BRIAN HARDY, representing the applicant, stated that the site plan was previously approved a year ago, the developer worked with the tenants and they were ready to move forward.

CHAIR DE SALVIO recalled working on this project for over a year due to a mix-up, and he did not have any concerns with the application.

See Items 30a-30c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 30-30c.

30a. 20-0281-VAR1 - TO ALLOW 109 PARKING SPACES WHERE 121 ARE REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 30 for related discussion and Items 30-30c for related backup.

Motion made by Louis De Salvio to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

30b. 20-0281-SUP1 - FOR A PROPOSED 1,000 SQUARE-FOOT ADDITION TO AN APPROVED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT. Staff recommends DENIAL.

Minutes:
See Item 30 for related discussion and Items 30-30c for related backup.

Motion made by Louis De Salvio to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

30c. 20-0281-SDR1 - For a Major Amendment of a previously approved Site Development Plan Review (SDR-77630) FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 3,800 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 4,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 5,400 SQUARE-FOOT RESTAURANT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends DENIAL.

Minutes:
See Item 30 for related discussion and Items 30-30c for related backup.

Motion made by Louis De Salvio to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

31. 20-0298 - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: PUSHING 30, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the southwest corner of Hammer Lane and Park Street (APN 125-31-601-002), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 31-31h.

NICOLE EDDOWES, Senior Planner, explained the proposed reduced front-yard setbacks were evidence of the applicant's intent to overdevelop each lot. In addition, the applicant's proposed phased development to include an additional parcel would make additional Variance requests imminent. The current requests and the impending Variances for the second phase reinforced the unsuitability of the proposed development. Staff, therefore, recommended denial of all applications, and she noted that additional support and protest letters were received since publication.

ATTORNEY ROBERT GRONAUER, 1980 Festival Plaza Drive, representing the applicant, stated that this application was for eight lots, pending an annexation application for an additional 2.5 acres. He explained that the setbacks were requested because of Clark County's requirement for 24-foot front setbacks. He indicated that the adjacent neighbor had no issue, as long as they constructed single-story homes, and if the annexation should not go through, they would build four homes with two cul-de-sacs.

DEPUTY CITY ATTORNEY JIM LEWIS read e-comments in opposition to the variances submitted for the record.

CHAIR DE SALVIO said that the applicant was requesting variances to maintain the rural standards as much as possible. He liked the project and added that the nearby residents were in support of the project.

See Item 6 for related discussion and Items 31a-31h for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 31-31h.

31a. 20-0298-VAR1 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 1. Staff recommends DENIAL.

Minutes:
See Items 6 and 31 for related discussion and Items 31-31h for related backup.

Motion made by Louis De Salvio to Approve subject to conditions

NOTE: Commissioner Rogan abstained from voting on this item as he is an attorney for Clark County, and the area is subject to the Interlocal Agreement between Clark County and the City of Las Vegas specifically in Area 1. He could not vote on the matter in the event it could be subject to future litigation.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Jeff Rogan;

31b. 20-0298-VAR2 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 2. Staff recommends DENIAL.

Minutes:
See Items 6 and 31 for related discussion and Items 31-31h for related backup

Motion made by Louis De Salvio to Approve subject to conditions

NOTE: Commissioner Rogan abstained from voting on this item as he is an attorney for Clark County, and the area is subject to the Interlocal Agreement between Clark County and the City of Las Vegas specifically in Area 1. He could not vote on the matter in the event it could be subject to future litigation.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Jeff Rogan;

31c. 20-0298-VAR3 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 3. Staff recommends DENIAL.

Minutes:
See Items 6 and 31 for related discussion and Items 31-31h for related backup.

Motion made by Louis De Salvio to Approve subject to conditions

NOTE: Commissioner Rogan abstained from voting on this item as he is an attorney for Clark County, and the area is subject to the Interlocal Agreement between Clark County and the City of Las Vegas specifically in Area 1. He could not vote on the matter in the event it could be subject to future litigation.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Jeff Rogan;

31d. 20-0298-VAR4 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 4. Staff recommends DENIAL.

Minutes:
See Items 6 and 31 for related discussion and Items 31-31h for related backup.

Motion made by Louis De Salvio to Approve subject to conditions

NOTE: Commissioner Rogan abstained from voting on this item as he is an attorney for Clark County, and the area is subject to the Interlocal Agreement between Clark County and the City of Las Vegas specifically in Area 1. He could not vote on the matter in the event it could be subject to future litigation.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Jeff Rogan;

31e. 20-0298-VAR5 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 5. Staff recommends DENIAL.

Minutes:
See Items 6 and 31 for related discussion and Items 31-31h for related backup.

Motion made by Louis De Salvio to Approve subject to conditions

NOTE: Commissioner Rogan abstained from voting on this item as he is an attorney for Clark County, and the area is subject to the Interlocal Agreement between Clark County and the City of Las Vegas specifically in Area 1. He could not vote on the matter in the event it could be subject to future litigation.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Jeff Rogan;

31f. 20-0298-VAR6 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 8. Staff recommends DENIAL.

Minutes:
See Items 6 and 31 for related discussion and Items 31-31h for related backup.

Motion made by Louis De Salvio to Approve subject to conditions

NOTE: Commissioner Rogan abstained from voting on this item as he is an attorney for Clark County, and the area is subject to the Interlocal Agreement between Clark County and the City of Las Vegas specifically in Area 1. He could not vote on the matter in the event it could be subject to future litigation.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Jeff Rogan;

31g. 20-0298-VAR7 - TO ALLOW NO STREET IMPROVEMENTS ON PUBLIC STREETS WHERE SUCH IS REQUIRED, A STUB-STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED, AND PRIVATE STREETS WITHOUT A GATE THAT DO NOT MEET PUBLIC STREET STANDARDS. Staff recommends DENIAL.

Minutes:
See Items 6 and 31 for related discussion and Items 31-31h for related backup.

Motion made by Louis De Salvio to Approve subject to conditions

NOTE: Commissioner Rogan abstained from voting on this item as he is an attorney for Clark County, and the area is subject to the Interlocal Agreement between Clark County and the City of Las Vegas specifically in Area 1. He could not vote on the matter in the event it could be subject to future litigation.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Jeff Rogan;

31h. 20-0298-TMP1 - PARK & HAMMER - FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISON. Staff recommends DENIAL.

Minutes:
See Items 6 and 31 for related discussion and Items 31-31h for related backup.

Motion made by Louis De Salvio to Approve subject to conditions

NOTE: Commissioner Rogan abstained from voting on this item as he is an attorney for Clark County, and the area is subject to the Interlocal Agreement between Clark County and the City of Las Vegas specifically in Area 1. He could not vote on the matter in the event it could be subject to future litigation.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint; Abstain-Jeff Rogan;

32. 20-0301 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 9.48 acres at 550 North Honolulu Street (APN 140-31-102-003), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 32-32b.

NICOLE EDDOWES, Senior Planner, explained staff's support for the Variance request given the shared lot line with a City park. Staff found the proposed development compatible and harmonious with the existing surrounding residential neighborhood and, therefore, recommended approval of all requests. MS. EDDOWES noted that additional support and protest letters were received since publication.

JOHN DARIN, Ethos Three Architecture, representing the Clark County School District, stated that the application was for a new two-story, 18-classroom structure to replace the portable classrooms on-site. This would help ease the overcrowding.

APRIL MEDLIN said she was a 35-year resident and wanted an environmental impact study for the area given the volume of cars in the area. She did not think the answer to the overcrowding was an expansion, which would only bring in more students. She recommended they expand the garden to teach the kids how to grow food because a shortage of food was imminent.

DEPUTY CITY ATTORNEY JIM LEWIS read an e-comment in opposition submitted for the record.

MR. DARIN rebutted that they would not be expanding and would have the same number of students. The garden was relocated closer to the kindergarten classrooms. CHAIR DE SALVIO clarified that the modular buildings were being replaced with a structure.

COMMISSIONER SCHLOTTMAN stated that the schools were experiencing issues and needed to replace the modular classrooms with permanent structures. He acknowledged the parking issue but felt the modular structures should be replaced, and COMMISSIONER TOUSSAINT agreed with him.

See Item 6 for related discussion and Items 32a-32b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 32-32b.

32a. 20-0301-VAR1 - TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS. Staff recommends APPROVAL.

Minutes:
See Items 6 and 32 for related discussion and Items 32-32b for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

32b. 20-0301-SDR1 - FOR A PROPOSED 28,226 SQUARE-FOOT EXPANSION TO AN EXISTING 63,160 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY. Staff recommends APPROVAL.

Minutes:
See Items 6 and 32 for related discussion and Items 32-32b for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

33. 20-0336 - PUBLIC HEARING - APPLICAN/OWNER: COGIC FAITH TEMPLE TRUE HOLINESS - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 903 and 907 West Adams Avenue and 906 West Washington Avenue (APNs 139-28-609-005, 006, and 013), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 33-33c.

NICOLE EDDOWES, Senior Planner, stated the existing Church/House of Worship was constructed in 1959 with a side yard setback of 4.5 feet. In order to maintain a harmonious building façade along the western edge of the building, the applicant requested a Variance to allow for the continuation of this 4.5-foot side setback for the building expansion. The proposed building expansion included a 16-foot front yard setback where 20-feet is required. Staff supported the Variance request as it would aid in the preservation of the residential nature of the neighborhood in accordance with the West Las Vegas Plan. Staff found the overall project to be compatible and harmonious with surrounding development and recommended approval of all applications.

DAVID STRAIT, the Architect, appeared representing the applicant, LORETTA COLEMAN, who was also present. MR. STRAIT said they applied again with a slightly improved design.

COMMISSIONER WILLIAMS felt that the proposed project would be an improvement for the adjacent area.

See Items 33a-33c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 33-33c.

33a. 20-0336-VAR1 - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 16-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND A FOUR-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 50 FEET IS REQUIRED. Staff recommends APPROVAL.

Minutes:
See Item 33 for related discussion and Items 33-33c for related backup.

Motion made by Anthony Williams to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

33b. 20-0336-SUP1 - FOR A PROPOSED 2,670 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE. Staff recommends APPROVAL.

Minutes:
See Item 33 for related discussion and Items 33-33c for related backup.

Motion made by Anthony Williams to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

33c. 20-0336-SDR1 - FOR A PROPOSED 1,377 SQUARE-FOOT ADDITION TO AN EXISTING 1,293 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends APPROVAL.

Minutes:
See Item 33 for related discussion and Items 33-33c for related backup.

Motion made by Anthony Williams to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

34. 20-0278 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 8.18 acres at 1905 Atlantic Street (APN 162-01-301-001), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 34a-34b for related backup.

34a. 20-0278-SUP1 - FOR AN ALTERNATIVE PARKING STANDARD TO PROVIDE 57 PARKING SPACES WHERE 204 ARE REQUIRED. Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion and Items 34-34b for related backup.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

34b. 20-0278-SDR1 - FOR A PROPOSED TEMPORARY SCHOOL CAMPUS. Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion and Items 34-34b for related backup.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

35. 20-0334 - PUBLIC HEARING - APPLICANT: BEACON ACADEMY OF NEVADA - OWNER: EF-TEAM, LLC - For possible action on the following Land Use Entitlement project requests on 1.44 acres at 1800 East Sahara Avenue (APN 162-02-815-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 35-35b.

NICOLE EDDOWES, Senior Planner, reported the proposed school met minimum Special Use Permit requirements for the use but did not meet Title 19 parking requirements. A second Special Use Permit application requested the approval of alternative parking standards based on analysis by a professional parking engineer. Staff concurred with the parking engineer's findings and found that the use could be conducted in a harmonious and compatible manner with the existing development in the surrounding area. Staff recommended approval of both applications. She noted that additional support and protest letters were received since publication.

ATTORNEY ROBERT GRONAUER, 1980 Festival Plaza Drive, representing the applicant, appreciated staff's recommendation. He explained that the campus would accommodate about 20 percent of the 350 students, as 80 percent would attend online. Many of the students would have a bus pass to get to the school for Grades 9-12.

See Items 35a-35b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 35-35b.

35a. 20-0334-SUP1 - FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 87 PARKING SPACES WHERE 148 SPACES ARE REQUIRED. Staff recommends APPROVAL.

Minutes:
See Item 35 for related discussion and Items 35-35b for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

35b. 20-0334-SUP2 - FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, SECONDARY USE. Staff recommends APPROVAL.

Minutes:
See Item 35 for related discussion and Items 35-35b for related backup

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

36. 20-0350-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Street Name Change FROM: TRANSIT STATION STREET TO: IRWIN MOLASKY STREET on the Transit Station Street alignment between Clark Avenue and Bonneville Avenue, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO pulled this matter forward for discussion after Item 17 and declared the Public Hearing open.

PETER LOWENSTEIN, Deputy Planning Director, commented that the City put this request forward to honor the late IRWIN MOLASKY for all his accomplishments throughout the city, especially in Downtown Las Vegas.

With the construction of the new Las Vegas Municipal Court nearing completion, it would be fitting to rename the adjacent Transit Station Street to Irwin Molasky Street.

On behalf of the company and MR. MOLASKY'S family, RICHARD WORTHINGTON expressed appreciation for the kind gesture on behalf of the City. He added that MR. MOLASKY loved this city, and the last project he visited was the courthouse, of which he was tremendously proud. He urged the Commission's approval.

COMMISSIONER CHERRY stated that MR. MOLASKY was a pillar of this community, and he felt fortunate to have known him and to know MR. WORTHINGTON, who is also a wonderful person and does a lot for the community as well.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

37. 20-0317-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 54,311 SQUARE-FOOT PUBLIC SCHOOL, SECONDARY on 10.22 acres at 1212 East Oakey Boulevard and 1704 South Maryland Parkway (APNs 162-02-310-012 and 162-03-717-008) C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion.

Motion made by to Hold in Abeyance Items 18a-18c, 20a-20b, 23a-23d, 24 and 34a-34b to 2/9/2021, and Item 37 to 3/9/2021

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

38. 20-0296-TMP1 - TENTATIVE MAP - PUBLIC HEARING - SKYE CANYON 5.01 & 5.03 - APPLICANT: TOLL BROTHERS - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 227-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 37.63 acres at the southeast corner of Iron Mountain Road and Shaumber Road (APNs 126-12-511-001 and 003), T-D (Traditional Development) Zone [ML (Medium Low) and L (Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that the proposed Tentative Map conformed to the approved Skye Canyon Development Standards, Architectural Guidelines and the minimum requirements set forth by Title 19 and NRS (Nevada Revised Statutes) for Tentative Maps. However, the entry shown on the subject Tentative Map did not match the approved Traffic Impact Analysis. Public Works requested the developer move the proposed entry onto Shaumber Road to avoid conflict with an anticipated future median opening for the planned middle school on the west side of Shaumber Road. The developer declined to do so. In light of concerns put forward by the City's Public Works Department, staff recommended denial of the Tentative Map.

ATTORNEY ROBERT GRONAUER, 1980 Festival Plaza Drive, appeared representing the Master Developer, Century Communities, and the applicant, Toll Brothers. MR. GRONAUER pointed to the two parcels where the

applicant would like to combine the two points of egress and ingress. Regarding the concern with the design of the school, they were not certain when the school would be constructed; therefore, they proposed working with the Clark County School District (CCSD) regarding the ingress and egress as the overall design included a median without openings.

CHAIR DE SALVIO said he was concerned until he heard that they would work with CCSD. LUCIEN PAET, Engineering Project Manager, remarked that they could accept a design with no median openings, but he was almost positive there would be median openings needed in the future due to the planned 227 homes. He added that they would probably need an updated Traffic Study to ensure the driveways work along Shaumber Road. MR. GRONAUER assured the Commissioners that they would work with CCSD on any concerns with the median openings. He had no idea as to the timeline for construction of the school.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve subject to conditions

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

DIRECTOR'S BUSINESS:

39. 20-0345-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12.070 to allow a drive through facility in conjunction with a Cannabis Dispensary use, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:
CHAIR DE SALVIO pulled this matter forward for discussion after Item 36 and declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that this was a request to amend Las Vegas Municipal Code (LVMC) Title 19.12.070 by deleting Minimum Special Use Permit Requirement Number 6 for a Cannabis Dispensary that prohibits drive through facilities in conjunction with a dispensary. Staff had no recommendation.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve

NOTE: Commissioner Cherry abstained from voting on this item due to his involvement in the cannabis industry. Commissioner Schlottman disclosed that although he has built many of these facilities in the past, it does not affect him any greater or lesser and he would be voting on the item.

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

For-Sigal Chattah, Anthony Williams, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Abstain-Sam Cherry;

40. 20-0349-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend a street classification within the Town Center Development Standards and to provide for other related matters. Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO pulled this matter forward for discussion after Item 39 and declared the Public Hearing open.

LUCIEN PAET, Engineering Project Manager, reported that Public Works determined that Echelon Point Drive was no longer needed as a planned street in the Town Center Development area; therefore, he requested its removal as a planned street from the Town Center Street Classification Map. Staff recommended approval.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;

Citizens Participation:

41. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium 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:
No one came forward to speak.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted:

_____
Cheyenne LaRance, Deputy City Clerk

_____
Ashley Foster, Deputy City Clerk

Minutes Prepared by:
Gabriela Portillo-Brenner, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT
DECLARATION OF EMERGENCY DIRECTIVE 006
The City of Las Vegas website - www.lasvegasnevada.gov
and
The Nevada Public Notice Website - notice.nv.gov