

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

February 9, 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, CHATTAH and ROGAN

Also Present: ROBERT SUMMERFIELD, Director of Planning; ERIC McCAMMOND, Senior Management Analyst; ALEX STRAWSER, Planner II; LUCIEN PAET, Engineering Project Manager; GREGORY CRAWFORD, Fire Prevention Inspection Supervisor; SETH FLOYD, Deputy City Attorney; CHEYENNE LARANCE, Deputy City Clerk and GABRIELA PORTILLO-BRENNER, 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:

ALLISON SALMON, Treasurer, Friends of Las Vegas Academy, spoke in support of Item 29, stating their organization funded this project, raising more than \$300,000 from the community. She requested the Planning Commission's approval, noting during the design process, they included community members, alumni associations, local businesses and others to ensure the sign was kept accurate for the time period when the building was constructed.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of January 12, 2021.

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, announced staff wished to hold in abeyance Items 15a through 15c to the March 9, 2021 Planning Commission meeting, and that this is the second abeyance request for these items. He stated the applicant requested Items 17a through 17d be held in abeyance to that meeting date as well, and that this is the first abeyance request for these items.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 15a-15c and 17a-17d 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. 20-0361 - APPLICANT/OWNER: ROBIN CAMACHO GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at 710 and 712 South 1st Street (APNs 139-34-301-016), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 7a and 7b for related backup.

- 7a. 20-0361-EOT1 - Second Extension of Time of an approved Special Use Permit (SUP-67886) FOR A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A 3,936 SQUARE-FOOT OUTDOOR SEATING AREA.

Minutes:

See Items 7-7b for related backup.

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;

- 7b. 20-0361-EOT2 - Second Extension of Time of an approved Site Development Plan Review (SDR-67888) FOR THE PROPOSED CONVERSION OF A SINGLE FAMILY DWELLING AND COMMERCIAL BUILDING INTO A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A 3,936 SQUARE-FOOT OUTDOOR SEATING AREA.

Minutes:

See Items 7-7b for related backup.

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. 20-0363 - APPLICANT/OWNER: NEVADA LAND DEALS, LLC - For possible action on the following Land Use Entitlement project requests on 1.27 acres at 2601 Westwood Drive (APN 162-09-102-005) M (Industrial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 8a and 8b for related backup.

- 8a. 20-0363-EOT1 - Second Extension of Time of an approved Special Use Permit (SUP-67897) FOR A 3,151 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 4,063 SQUARE FEET OF OUTDOOR SEATING AREA.

Minutes:

See Items 8-8b for related backup.

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;

- 8b. 20-0363-EOT2 - Second Extension of Time of an approved Site Development Plan Review (SDR-67901) FOR A PROPOSED 3,151 SQUARE-FOOT EXPANSION AND RENOVATION OF AN EXISTING HOTEL BUILDING.

Minutes:

See Items 8-8b for related backup.

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.

9. 20-0365-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SUNRISE MOUNTAIN VIEW HOSPITAL, INC. - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,000 GALLON LIQUEFIED PETROLEUM GAS INSTALLATION (OVER 288 GALLONS) USE on 2.57 acres at 9860 W Skye Canyon Park Dr (APN 125-07-210-008), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 9-11.

There being no one present to speak, CHAIR DE SALVIO declared the Public Hearing closed for Items 9-11.

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;

10. 20-0367-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BOARD & BRUSH CREATIVE STUDIO - OWNER: 7785 NORTH DURANGO, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,672 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 131-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER WHERE 400 FEET IS REQUIRED at 7785 North Durango Drive, Suite #125 (APN 125-17-611-003), T-C (Town Center) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 9 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;

11. 20-0364-VAC1 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on the following Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located on 24.11 acres at the northwest corner of W Skye Canyon Park Dr and Oso Blanca Road (APNs 125-07-601-008, 012 and 013), PD (Planned Development) and R-4 (High Density Residential) Zones, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 9 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

12. ABEYANCE - 20-0186-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE ASSOCIATION - For Possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 461-FOOT LONG, EIGHT-FOOT TALL WROUGHT IRON FENCE on a portion of 5.62 acres located at 851 Palace Court (APN 138-31-895-002), Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported after the submission of a building permit for a perimeter wrought iron fence, it was determined by the Director of Planning that the proximity to adjacent properties had the potential to create a significant impact on the surrounding properties, thus requiring this Site Development Plan Review to construct the fence. As the perimeter fence meets all Title 19 development standards, staff recommended approval.

ATTORNEY STEVEN MACK appeared on behalf of the Queensridge Association. He stated when they came before the Commission approximately 90 days ago, there was some opposition regarding the installation of a fence, mention of an easement and that a gate was requested instead. Although contact was made with the opposing party several times since that meeting, an easement has yet to be provided. As such, no agreement was reached with regard to installing a gate. The applicant does not feel a gate is necessary because the fence meets all code requirements and would be located on the property of Queensridge.

FRANK PANKRATZ appeared representing the entities of Badlands. He believed the matter regarding the easement should be worked out between the attorneys, but thought the fence blocked access and posed a fire/life safety issue if first responders needed to respond to an emergency. They do not believe the installation of a gate would interfere with the applicant's intent, and offered to pay for the gate, which would be kept locked except when it was necessary to use it.

Referencing the site map, MR. MACK rebutted that access to the property off of Hualapai Way was the same distance regardless, and he did not understand why a gate was needed to cross his client's property. He reiterated they provided 90 days in which to produce an easement, but that has not occurred, and he requested the Commission's approval of the application.

MR. PANKRATZ said without the gate, emergency services could be delayed by 10 to 15 minutes.

COMMISSIONER CHATTAH stated her concern was not necessarily the easement, but with the egress/ingress for first responders. She thought it was more of a burden to access the property without the gate and wondered if conditions could be added that would appease everyone.

ROBERT SUMMERFIELD, Director of Planning, stated based on the discussion that just took place along with that at the previous meeting, a condition could be added to Item 12 stating the existing fence shall be modified to include a security gate that will allow access to Parcel Number 138-31-895-002 and 138-31-801-002, the location of the security gate shall be determined as part of the associated fence building permit and the expense related to the inclusion of the security gate shall be the sole responsibility of Parcel Number 138-31-801-002.

COMMISSIONER CHATTAH asked if MR. PANKRATZ was in agreement with this condition. MR. PANKRATZ agreed to pay for the cost of the gate as well as the maintenance of such. He stated their maintenance team would have a key, and they would visit with the Queensridge Association to see if they needed a key as well.

MR. MACK argued any alleged emergency could be accessed through the gates of Queensridge and reiterated the distance would be the same. Additionally, providing them with a key to their property was unacceptable, and he thought there were other ways to handle emergency access.

COMMISSIONER ROGAN commented with the discussion that occurred at the last meeting, the hope was that the two parties could come to an agreement, but it did not sound like that was going to happen. He expressed concern forcing a gate where the property owners did not wish to provide such, as it is their property, and they can exclude whomever they wish. However, he was open to hearing from the other Commissioners.

COMMISSIONER TOUSSAINT agreed, adding she felt this was a personal issue between Queensridge and the developer. The Homeowners Association did not support such, and she does not see the need for the gate either.

COMMISSIONER SCHLOTTMAN commented the easement was not an issue for him, but he asked about Fire services using such a gate. GREG CRAWFORD, Fire Prevention Inspection Supervisor, believed the fence in this case would be used for security purposes to keep people out, and he did not see the need for a gate. If Fire and Rescue needs access, they will find a way.

COMMISSIONER WILLIAMS did not see the need for a gate and indicated his support of the fence without the gate.

Discussion took place between COMMISSIONER CHERRY, MR. MACK and MR. PANKRATZ regarding the location of the fence and a proposed location for the gate.

COMMISSIONER CHATTAH stated while the fence meets the requirements of the code, she was hoping an agreement could be reached between the two parties regarding a gate, but that did not happen.

See Item 13 for related discussion.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sigal Chattah to Approve subject to conditions

NOTE: The video does not reflect the vote accurately, in that Commissioner Toussaint made a verbal correction during Item 13 to reflect her vote in the affirmative.

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. ABEYANCE - 20-0169-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROSIE LANDA - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK FOR A PORTE COCHERE WHERE 30 FEET IS REQUIRED, A 42-FOOT FRONT YARD SETBACK FOR THE PRINCIPAL DWELLING WHERE 50 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND A 15-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.46 acres at 1110 Strong Drive (APN 162-05-512-009), 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, reported the applicant submitted revisions that resolve the setback requests for the primary structure and only a request for a 20-foot front yard setback where 30 feet is required for the porte cochere remains. No substantial evidence was presented to support the reduced setback; as such, staff recommended denial.

JAIME DE LA VEGA appeared representing the property owner. He stated they redesigned the project, and he described the setbacks for the property. They are requesting a five-foot variance for the porte cochere, but will comply with all of the other requirements and regulations.

COMMISSIONER SCHLOTTMAN was pleased the applicant worked with the neighbors to reduce the setbacks and eliminate most of the variances. He did not feel the one remaining setback variance request was a big ask.

CHAIR DE SALVIO declared the Public Hearing closed.

Subsequent to the vote on this item, COMMISSIONER TOUSSAINT requested her vote on Item 12 be reflected in the affirmative.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

NOTE: Commissioner Rogan abstained from voting in an abundance of caution because the applicant/owner is his neighbor.

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;

14. ABEYANCE - 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:

CHAIR DE SALVIO declared the Public Hearing open for Items 14-14d.

ERIC McCAMMOND, Senior Management Analyst, reported staff found the proposed land use designation and zoning would be harmonious and compatible with adjacent properties to the east and the west, concurs with the provided parking study and supports the alternative parking standard. Additionally, the requested waiver to not orient the building to the corner will improve onsite maneuvering of semi-trucks and heavy equipment, lessening the impact on neighboring properties. Therefore, staff recommended approval of all applications.

GEORGE ROGERS, Architect, appeared representing the applicant, stating they appreciate staff's recommendations for approval. Through the process, they considered an alternative site plan that would have placed the building closer to the frontages on Bonanza Road and Martin Luther King Boulevard, but that negatively impacted maneuverability, especially for delivery trucks. The building is not used for maintenance, but rather for preparing the equipment for delivery to buyers. A similar facility was located in North Las Vegas, which was utilized

for their parking analysis in order to determine if parking was sufficient. He noted there is overflow parking on the north side of Bonanza Road that the Commission approved a few months ago.

COMMISSIONER WILLIAMS thought this item was straightforward, and in reviewing the parking study and traffic flow throughout the lot, he did not foresee any problems and would support staff's recommendation of approval.

See Items 14a-14d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 14-14d.

14a. ABEYANCE - 78755-GPA1 - FROM: C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY AND RESEARCH).

Minutes:

See Item 14 for related discussion and Items 14-14d for related backup.

Motion made by Anthony Williams to Approve Items 14a-14d 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;

14b. ABEYANCE - 78755-ZON1 - FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL).

Minutes:

See Item 14 for related discussion and Items 14-14d for related backup.

Motion made by Anthony Williams to Approve Items 14a-14d 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;

14c. 78755-SUP1 - FOR AN ALTERNATIVE PARKING STANDARD.

Minutes:

See Item 14 for related discussion and Items 14-14d for related backup.

Motion made by Anthony Williams to Approve Items 14a-14d 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;

14d. 78755-SDR1 - FOR A PROPOSED 17,056 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES & SERVICE) FACILITY WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED.

Minutes:

See Item 14 for related discussion and Items 14-14d for related backup.

Motion made by Anthony Williams to Approve Items 14a-14d 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;

15. 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 15a-15c for related backup.

- 15a. 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.

Minutes:

See Item 6 for related discussion and Items 15-15c for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 15a-15c and 17a-17d 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;

- 15b. ABEYANCE - 20-0225-VAC1 - Petition TO VACATE AN EXISTING UNITED STATES GOVERNMENT PATENT EASEMENT.

Minutes:

See Item 6 for related discussion and Items 15-15c for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 15a-15c and 17a-17d 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;

- 15c. ABEYANCE - 20-0225-TMP1 - HIDAMARI - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 6 for related discussion and Items 15-15c for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 15a-15c and 17a-17d 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;

16. ABEYANCE - 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 16-16d.

ERIC McCAMMOND, Senior Management Analyst, reported 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, and thanked the respective Councilman and Commissioner for their time as they went through this process. He provided some background regarding the

original design, noting that design was abandoned, and the property owner decided to move forward with a different development, which they believe falls in line with the new Hundred Plan. The number of units was reduced from 25 down to 22, and they expanded the number of parking spaces to 60. The streets meet all public safety requirements, and a radius has been provided so that fire trucks will not have an issue maneuvering on the site. He noted this will be a 1,377 square-foot attached residence for-sale product, and the development will have an association to help with the parking and maintenance.

COMMISSIONER WILLIAMS felt what was being proposed supports the Historic Westside's Hundred Plan and would be a good option for first-time homebuyers.

ROBERT SUMMERFIELD, Director of Planning, asked that the applicant submit revised plans prior to the City Council meeting reflecting what was discussed at this meeting in order to include them as part of the official record.

See Items 16a-16d for related backup.

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

16a. ABEYANCE - 20-0280-GPA1 - FROM: PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL).

Minutes:

See Item 16 for related discussion and Items 16-16d for related backup.

Motion made by Anthony Williams to Approve Items 16a-16d 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;

16b. ABEYANCE - 20-0280-ZON1 - FROM: C-V (CIVIC) TO: R-TH (SINGLE FAMILY ATTACHED).

Minutes:

See Item 16 for related discussion and Items 16-16d for related backup.

Motion made by Anthony Williams to Approve Items 16a-16d 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;

16c. ABEYANCE - 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.

Minutes:

See Item 16 for related discussion and Items 16-16d for related backup.

Motion made by Anthony Williams to Approve Items 16a-16d 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;

16d. ABEYANCE - 20-0280-TMP1 - LAKE MEAD COMMONS - FOR A PROPOSED 25-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION.

Minutes:

See Item 16 for related discussion and Items 16-16d for related backup.

Motion made by Anthony Williams to Approve Items 16a-16d 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;

17. ABEYANCE - 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 17a-17d for related backup.

- 17a. ABEYANCE - 20-0300-GPA1 - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL).

Minutes:

See Item 6 for related discussion and Items 17-17d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 15a-15c and 17a-17d 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;

- 17b. ABEYANCE - 20-0300-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL).

Minutes:

See Item 6 for related discussion and Items 17-17d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 15a-15c and 17a-17d 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;

- 17c. ABEYANCE - 20-0300-VAR1 - TO ALLOW 22 PARKING SPACES WHERE 25 ARE REQUIRED.

Minutes:

See Item 6 for related discussion and Items 17-17d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 15a-15c and 17a-17d 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;

- 17d. ABEYANCE - 20-0300-SDR1 - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF TWO DRIVE-THROUGH RESTAURANTS WITH OUTDOOR SEATING.

Minutes:

See Item 6 for related discussion and Items 17-17d for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 15a-15c and 17a-17d 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;

18. ABEYANCE - 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:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported the applicant proposes to increase an existing off-premise sign from 35 feet to 50 feet. Based on provided drawings, staff found that the sign's current height provides adequate visibility along the U.S. Highway 95 alignment as currently constructed and recommended denial.

BILL CURRAN, Ballard Spahr Law Firm, appeared on behalf of the applicant. He stated the sign is located on the north side of Meadows Mall and the south side of U.S. Highway 95, closest to Decatur Boulevard. The sign is approved for 40 feet, and they would like to increase the height to 50 feet. Sign heights are in place to protect nearby residents; however, their sign, even at 50 feet, will not be visible to any residential neighborhoods, as the surrounding commercial complexes block all residential, and on the other side of the freeway is Western High School's athletic fields. He stated the sign is a standard, conventional electronic sign, and nothing that will distract drivers. Appearing before the Planning Commission last year, staff reported at that time this to be a routine review, noting there were no adverse impacts regarding the use of the sign. He thought this was reinforced by the fact there was no opposition to the application at this meeting. He also thought it significant to note that the three other signs to the east were approved for 51 feet and are built right next to the freeway. The subject sign is 125 feet further back than these signs due to the merge lane from Decatur Boulevard. This makes the sign appear smaller and is more difficult to see, thus diminishing its value. Additionally, there is decorative fencing along the merge lane which also obstructs the view of the sign. He could not identify a reason to not approve the request, and asked for the Commission's approval.

COMMISSIONER ROGAN indicated he and MR. CURRAN had a long conversation about the subject sign the day before this meeting. He referenced the standard which relates to whether the sign is significantly obscured from view of the travel lanes, and he did not believe it to be so. He has driven the area and found it to be visible from both northbound and southbound lanes, as well as the on-ramp at Decatur Boulevard. The sign was erected in 2007, either just after or as the on-ramp was constructed, so the applicant knew the circumstances, and those circumstances have not changed. He stated he reviewed the development records from 2007, and the map of the area submitted to the Planning Commission shows that new construction, so he did not believe there to be any changes in the last 14 to 15 years to justify an increase in height. He believes the other three or four signs as one heads east are about 35 to 40 feet, and expressed concern with ultimately setting a precedent. As such, he stated he was opposed to the request.

MR. CURRAN stated he had documentation with him showing the other three signs were approved for 51 feet. The item was trailed to allow COMMISSIONER ROGAN time to review this documentation.

This item was brought back subsequent to the vote on Item 22. COMMISSIONER ROGAN stated he spoke with MR. CURRAN who provided some additional information and that staff already emailed him the staff reports related to those items. In order to have time to review these staff reports, and to treat the applicant fairly, the Commissioner asked for an abeyance to the March meeting. MR. CURRAN was amenable to holding the item in abeyance.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Hold in Abeyance 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 - RENOTIFICATION - 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 SIDE 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 no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by proposing to construct a house addition that fails 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 is preferential in nature, and is thereby, outside the realm of Nevada Revised Statute Chapter 278 for granting of Variances. As such, staff recommended denial. He noted an additional letter of protest was received since publication.

There was no one present representing this application.

COMMISSIONER TOUSSAINT stated since the applicant was asking for a Variance, but was not present, she would motion for denial.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Donna Toussaint to Deny

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. ABEYANCE - 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:

CHAIR DE SALVIO declared the Public Hearing open for Items 20-20b.

ERIC McCAMMOND, Senior Management Analyst, reported the subject site's school building was demolished in 2020, and the site is now partially developed. The applicant is proposing to install 42 portable units on the portion of the site that was previously the school building for students temporarily displaced due to construction. Staff found the proposed use is able to be conducted in a manner that is harmonious and compatible with the surrounding residential neighborhood, placed a three-year time limit to the proposed temporary campus and recommended approval of both applications.

CHRIS DINGELL, Clark County School District (CCSD), and CAMERON TATE, Architect with Knit, were present. MR. TATE stated there are schools scheduled to be demolished this year and next, and the plan is for this facility to house the students while new schools are being constructed. With regard to parking, the majority of the students will be bused from their current zoned school to this site, so there will not be a lot of traffic. Staff parking will be housed on the site and at the shared parking at the adjacent campus, which is also a CCSD facility.

COMMISSIONER SCHLOTTMAN stated this item was held at the last meeting because the parking analysis was still pending, but that has since been submitted. He noted he had concerns with the portables becoming permanent, but indicated this was addressed in the conditions.

See Items 20a and 20b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 20-20b.

- 20a. ABEYANCE - 20-0278-SUP1 - FOR AN ALTERNATIVE PARKING STANDARD TO PROVIDE 57 PARKING SPACES WHERE 204 ARE REQUIRED.

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 20a-20b 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;

20b. ABEYANCE - 20-0278-SDR1 - FOR A PROPOSED TEMPORARY SCHOOL CAMPUS.

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 20a-20b 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;

21. 20-0378-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Major Modification of the approved Summerlin Development Standards TO MODIFY THE GENERAL RESIDENTIAL SETBACK STANDARDS (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) and Ward 4 (Anthony). Staff recommends DENIAL.

Minutes:

Items 21 and 22-22m were heard together.

CHAIR DE SALVIO declared the Public Hearing open for Items 21 and 22-22m.

With regard to Item 21, ERIC McCAMMOND, Senior Management Analyst, reported since the original application, the applicant submitted modified language to Paragraphs 2b and 2m, which he read into the record and would be added to the supporting documents prior to hearing the item at City Council. He went on to state that staff found while the added language alleviated previous concerns regarding how corner setbacks are measured, the zero-foot side yard setback for entry portals conflicts with how setbacks are determined throughout the rest of the City and is not consistent with the intent of the single family residence design principles. Staff, therefore, recommended denial.

With regard to Item 22, MR. McCAMMOND reported the applicant is proposing 13 single family homes with design features that include an entry portal that extends to the neighboring property line. While Planning staff supports diversity of design, the execution of this design fails to comply with a minimum standard that is applicable throughout the City of Las Vegas. No unique circumstance exists to support the deviations; therefore, staff recommended denial of all applications. He noted there was an additional letter of protest since publication.

ATTORNEY STEPHANIE ALLEN, appeared on behalf of the applicants of Items 21 and 22. She named other individuals who were present in the audience in relation to these applications as well. With regard to Item 21, MS. ALLEN stated Howard Hughes has their own top-of-the-line development standards for Summerlin. This item is a cleanup item as well as an evolution item, with the change in product types that have developed. She read a change in the language relating to the interpretation of corner setbacks, which she hoped provided clarity. The second portion of the major modification deals with entry portals. Currently, in Summerlin, builders with front doors on the side of the homes are asked to include additional articulation so the front door is easily identifiable from the street view. MS. ALLEN displayed several photos of examples of a side-entry home where it is difficult to see where the front door is located. She then showed examples of the homes in Summerlin where the added articulation was done, which takes it to another level as far as expectations, some of which she referred to as more of an architectural feature. The major modification would allow any of the options shown, and the builder would make them appropriate for each community.

As far as the major modification, she indicated they would like to establish parameters within the language, and she read suggested additional language related to drainage and the location of the entry portals.

COMMISSIONER CHATTAH stated she reviewed the material extensively, and that she and COMMISSIONER TOUSSAINT had discussed their concerns with MS. ALLEN, who did a wonderful job of addressing those with the new language. She said Summerlin has a high standard of building and thought this to be a beautiful project and one that she could support.

COMMISSIONER TOUSSAINT confirmed MS. ALLEN addressed all of her concerns, agreed that Summerlin puts out an amazing product and expressed her support.

COMMISSIONER CHERRY also expressed his support, and said the presentation by MS. ALLEN helped him understand what the applicant was trying to accomplish.

COMMISSIONER SCHLOTTMAN expressed his support as well, and did not feel this change in design standards would decrease the value of the homes. Even though the entryways are not situated to what would be his preference, he stated he could still support the project.

CHAIR DE SALVIO stated he also had some concerns, but they were addressed and he could now support the project.

ROBERT SUMMERFIELD, Director of Planning, pointed out the motion should include the modifications as read into the record.

CHAIR DE SALVIO declared the Public Hearing closed for Items 21 and 22-22m.

Motion made by Donna Toussaint to Approve subject to Development Standards modifications as read for the record

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. 20-0376 - PUBLIC HEARING - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA - For possible action on the following Land Use Entitlement project requests on a portion of 27.56 acres on the northeast corner of Far Hills Avenue and Ridge Pine Street (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 21 for related discussion and Items 22a-22m for related backup.

- 22a. 20-0376-SCD1 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 2 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 21 for related discussion and Items 22-22m for related backup.

Motion made by Sigal Chattah to Approve Items 22a-22m 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;

- 22b. 20-0376-SCD2 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 6 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 21 for related discussion and Items 22-22m for related backup.

Motion made by Sigal Chattah to Approve Items 22a-22m 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;

- 22c. 20-0376-SCD3 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 37 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 21 for related discussion and Items 22-22m for related backup.

Motion made by Sigal Chattah to Approve Items 22a-22m 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;

- 22d. 20-0376-SCD4 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 38 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 21 for related discussion and Items 22-22m for related backup.

Motion made by Sigal Chattah to Approve Items 22a-22m 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;

- 22e. 20-0376-SCD5 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 39 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 21 for related discussion and Items 22-22m for related backup.

Motion made by Sigal Chattah to Approve Items 22a-22m 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;

- 22f. 20-0376-SCD6 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 41 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 21 for related discussion and Items 22-22m for related backup.

Motion made by Sigal Chattah to Approve Items 22a-22m 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;

- 22g. 20-0376-SCD7 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 42 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 21 for related discussion and Items 22-22m for related backup.

Motion made by Sigal Chattah to Approve Items 22a-22m 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;

- 22h. 20-0376-SCD8 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 43 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
- Minutes:
See Item 21 for related discussion and Items 22-22m for related backup.
- Motion made by Sigal Chattah to Approve Items 22a-22m 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;
- 22i. 20-0376-SCD9 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 111 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
- Minutes:
See Item 21 for related discussion and Items 22-22m for related backup.
- Motion made by Sigal Chattah to Approve Items 22a-22m 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;
- 22j. 20-0376-SCD10 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 115 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
- Minutes:
See Item 21 for related discussion and Items 22-22m for related backup.
- Motion made by Sigal Chattah to Approve Items 22a-22m 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;
- 22k. 20-0376-SCD11 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 116 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
- Minutes:
See Item 21 for related discussion and Items 22-22m for related backup.
- Motion made by Sigal Chattah to Approve Items 22a-22m 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;
- 22l. 20-0376-SCD12 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 118 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
- Minutes:
See Item 21 for related discussion and Items 22-22m for related backup.
- Motion made by Sigal Chattah to Approve Items 22a-22m 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;

22m. 20-0376-SCD13 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR LOT 119 OF A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 21 for related discussion and Items 22-22m for related backup.

Motion made by Sigal Chattah to Approve Items 22a-22m 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;

23. 20-0341-VAR1 - VARIANCE- PUBLIC HEARING - APPLICANT: DEL TACO - OWNER: JDA REAL ESTATE HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 60-FOOT TALL FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.47 acres at 1801 West Charleston Boulevard (APN 162-04-112-019), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported no evidence of a unique or extraordinary circumstance was presented to justify the proposed freestanding sign to exceed the height limitation set in Title 19. Staff found that the applicant created a self-imposed hardship and therefore, recommended denial. He noted additional letters of support and protest were received after publication.

JACOB GATESON appeared representing the applicant. He said they would like to increase the height of their sign located along Charleston Boulevard from 40 to 60 feet. A portion of their parcel was taken with the widening of Charleston Boulevard requiring the sign to be moved back 12 feet, thus reducing some of the visibility. They are not requesting an increase in the overall area of the sign, just to increase the height. Additionally, he noted there is a competitor nearby with a much taller sign and that they would not be before the Commission with such a request if Charleston Boulevard was not being widened.

CHEYENNE LARANCE, Deputy City Clerk, read submitted e-comments for the record.

COMMISSIONER ROGAN asked the applicant if they drove Interstate 15 to see how the sign would be viewed from that roadway. MR. GATESON stated he had not driven it recently. The Commissioner stated he has, and pointed out the competitor's sign that was mentioned is barely visible above the sound wall. Other than trying to attract drivers from the exit, he asked if there was any other reason to support the request to increase the sign height.

AMY SUGDEN appeared on behalf of Del Taco LLC, stating she understands the concern, but said it is about being harmonious and compatible with competitors, and with the form-based code, the focus is now different with regard to uniformity. She felt the request was in line with the competitors' signs adjacent to the subject property. With regard to this being a self-imposed hardship, she pointed out if it were not for the widening of Charleston Boulevard, they would not be making this request. She said Del Taco has been at this location since 1982 and has been a good member of the community, and respectfully asked for the Commission's consideration.

COMMISSIONER ROGAN did not feel there was a need to increase the sign and angering the residents of the Scotch 80s. MR. GATESON pointed out as the sign is 90 degrees to the side streets, it would only be visible down Charleston Boulevard and would not create an eyesore. The Commissioner understood, and agreed a lot was asked of the neighbors with regard to the form-based code and the placing of five-story buildings in the neighborhood without taking into consideration the requests that would be made to increase the signs. He was leaning towards opposition, but was willing to entertain comments from the other Commissioners.

COMMISSIONER SCHLOTTMAN stated he was aware of some support and one opposition submittal and wondered if the item should be held in order to hold a neighborhood meeting to see about a compromise. MS. SUGDEN commented she did not see any overwhelming opposition come in, but they always want to take the community into consideration and offered to do an artistic simulation to show what it would look like.

COMMISSIONER WILLIAMS asked if the sign would be compatible with the existing Wendy's and McDonald's signs. MR. GATESON explained it would be compatible, but smaller than those signs, as they are requesting to increase the height of their sign to 60 feet and those other signs are 80 feet tall. He reiterated there are no plans to increase the area of the sign. COMMISSIONER WILLIAMS referenced the five postcards in support, stating he did not have a problem with the request.

With the sign being consistent with Wendy's and taking into consideration the future of the area and the form-based code, COMMISSIONER CHERRY thought the scale of the sign was acceptable. He did hope they planned to modernize the business however.

COMMISSIONER CHATTAH also found the request to be harmonious and compatible and less intrusive than the Wendy's and McDonald's signs. She referenced the form-based code and with everything she has seen on Charleston Boulevard, she will support the request as well.

COMMISSIONER ROGAN liked the idea of a neighborhood meeting and asked the applicant if they were amenable to such; MS. SUGDEN and MR. GATESON confirmed and acknowledged 30 days was sufficient time in which to hold a meeting.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Hold in Abeyance 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. 20-0353-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ALLISON BRASIER - OWNER: PARKER TRUST - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.62 acres at 2612 Ashby Avenue (APN 162-05-512-013), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported no evidence of a unique or extraordinary circumstance was presented to justify the decreased setback for this proposed single family residence. Staff found the applicant is proposing to create a self-imposed hardship and therefore, recommended denial. He noted additional letters of support and protest were received after publication.

ALLISON BRASIER, applicant, and DANIEL ROBERTS, DJR Construction, were present. MS. BRASIER stated they have lived in the house for almost five years, and for the past two years have been working on the proposed plan so that it is compatible with the neighborhood. Initially, they were trying to keep the original structure and simply modify it because it is 70 years old and therefore, does not comply with current code regulations, but the structural integrity did not exist to make that happen. She displayed photos of the home, which she stated was built prior to the existence of codes and zoning. It is zoned Residence Estates, which is supposed to be 100 feet wide, but the lot is only 92 feet wide, causing a four-foot deficit on each side of the property. Ten foot side setbacks are required, and they are currently at eight feet, which she assumes is caused by the deficiency of the lot lines. She displayed a photo of their backyard, pointing out one of the considerations during the design process was to keep as much of the material landscaping as possible along with the feel of the neighborhood. She referenced the mulberry trees that have been on the property for a very long time and which played a large part in the design process.

MS. BRASIER displayed a rendering of the project being proposed, noting it is essentially the same footprint, with eight-foot side yard setbacks for the majority of the property, with one small jut out with a six-foot setback. They feel it is compatible with the neighborhood, with the same mid-century feel to it. Additional photos were shown of the existing side gate, the inside property and the proposed floor plan. She further described the proposed setbacks and explained the root system of one of the mulberry trees was a factor when determining those setbacks. The six-foot setback would face their neighbors to the east, where there are no windows or anything that would cause an obstruction for the neighbors. Even though the staff report references the request is for a

six-foot setback where 10 is required, the majority of the property has an existing eight-foot setback. The six-foot request is for a 16-foot stretch only. She submitted for the record letters of support from neighbors to the west and homes to the east and south. She also submitted 34 support comments from a posting on their neighborhood Facebook page.

CHEYENNE LARANCE, Deputy City Clerk, read submitted e-comments for the record.

COMMISSIONER CHERRY appreciated the presentation, justification and the fact that the applicant obtained neighborhood support.

COMMISSIONER SCHLOTTMAN indicated his support as well.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to conditions

NOTE: Commissioner Rogan abstained from voting, in that he has a pecuniary interest and ownership in this property. Additionally, Commissioner Schlottman disclosed that he has served with Allison Brasier on a homeowners association for approximately five years, but he would vote as he had not spoken with her in approximately two years and did not discuss this matter with her.

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;

25. 20-0315 - PUBLIC HEARING - APPLICANT: ATLAS TOWER 1, LLC - OWNER: SUERTE SIETE, LLC - For possible action on the following Land Use Entitlement project requests on 0.66 acres at the northeast corner of Vegas Drive and Windchime Drive (APN 139-20-403-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 25-25b.

ALEX STRAWSER, Planner II, reported the proposed tower fails to meet the Conditional Use requirements in respect to required landscaping and residential adjacency standards. A 15-foot wide landscape buffer is required along public right-of-ways, and the placement of the proposed cell tower and walled enclosure do not allow for any landscape adjacent to the right-of-way.

Additionally, pursuant to Title 19 Residential Adjacency requirements, the height of the structure is subject to a three to one proximity slope restriction; the subject proposal does not adhere to this requirement. Wireless communications facilities are exempt from this requirement only when attached to a utility transmission line pole or tower. Therefore, staff recommended denial. He noted the Department of Public Works wished to make some additional comments.

LUCIEN PAET, Engineering Project Manager, read some conditions Public Works would like to add that were inadvertently omitted should the item be approved.

CORNELIUS WHITEHEAD, Site Acquisition Manager for the applicant, stated they updated their documents to meet the landscaping requirements and received an e-mail confirmation from staff that those would be included in the record, but that did not seem to have happened. He provided a brief overview of the history of the site and stated they are requesting a 70-foot monopine stealth tower on a C-1 (Limited Commercial) zoned property. He stated Atlas Tower is a Boulder, Colorado based, independently owned tower company that works on behalf of all of the major network carriers. In this instance, they are working on behalf of T-Mobile in an effort to improve coverage in this area. They have been developing towers within the United States as well as South Africa since the early 2000s. He described the site selection process, which includes identifying the search area in order to provide the correct radio frequency coverage, a review of the zoning code, reaching out to the landlords and then entering into a lease agreement with those landlords.

Radio frequency coverage maps were shown, which were provided by T-Mobile, to help identify the areas in which they should search. He pointed out there was a severe lack of coverage in the residential areas nearby the proposed project. Within the search zones, the residential homes did not have enough space on the properties to

host this type of project and were therefore not considered. There is a school across the street from the proposed site, but Clark County has a strict no cell tower policy prohibiting them from considering that location. He noted the red zones on the map had enough space and were zoned properly, but those landlords chose not to pursue the project. The landlord of the proposed site is, however, willing to move forward with the project. They are requesting a Variance for the three to one residential setback requirement for this type of project from a 210 foot setback to 32 feet. He displayed a sketch of the monopine design, which they hope will blend in with the nearby existing pine tree. He pointed out there are existing broadcast towers near the proposed location, but they are a lot larger than what is being proposed. He reiterated that T-Mobile's coverage is severely lacking in this area, and the tower is needed to keep up with the demands of data usage, including for making 9-1-1 calls.

MR. WHITEHEAD concluded by saying the subject site is the only property in the search area that would satisfy most of the zoning requirements and provide the necessary coverage to the nearby area. He said it is compatible with the community, as it is significantly smaller in height than the nearby broadcast towers and will be designed to be camouflaged with the existing pine tree. He respectfully requested the approval of the applications.

CHEYENNE LARANCE, Deputy City Clerk, read submitted e-comments into the record.

MR. WHITEHEAD stated the tower would be built to current International Building Code standards, and they would obtain all the required approvals from the local jurisdictions, Federal Communications Commission, Federal Aviation Administration, etc. To address one of the on-line comments, he stated to their knowledge, there are no documented cases of cell towers causing property values to fall.

COMMISSIONER WILLIAMS supported increasing coverage and thought it important to meet standards during testing. However, he was concerned with the large setback variance requested given the number of residents in the area and asked if the applicant would be open to holding a neighborhood meeting. MR. WHITEHEAD was agreeable to holding a neighborhood meeting and to better educate the community about the project.

COMMISSIONER CHERRY asked how the generator on the site was powered. MR. WHITEHEAD thought it to be diesel, but it would only be used in the case of an emergency power failure.

COMMISSIONER ROGAN asked if the location on the property itself was selected by the property owner. MR. WHITEHEAD said the property owner is willing to move forward but also wants to retain the ability to further develop the lot as a C-1 use. COMMISSIONER ROGAN asked if they would consider moving the tower within the parcel in consideration of the residents, to which MR. WHITEHEAD responded that in prior conversations, it seemed the property owner did not want to move it closer to the road, but he would speak with him again.

See Items 25a and 25b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 25-25b.

- 25a. 20-0315-VAR1 - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 210 FEET IS REQUIRED.

Minutes:

See Item 25 for related discussion and Items 25-25b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 25a-25b 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;

- 25b. 20-0315-SUP2 - FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [MONOPINE] USE.

Minutes:

See Item 25 for related discussion and Items 25-25b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 25a-25b 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;

26. 20-0360 - PUBLIC HEARING - APPLICANT: APPLIED SCHOLASTIC ACADEMY OF LAS VEGAS - OWNER: QUEST ACADEMY PREPARATORY EDUCATION - For possible action on the following Land Use Entitlement project requests on 0.48 acre at 7550 West Alexander Road (APN 138-10-101-002), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 26-26c.

ALEX STRAWSER, Planner II, reported although the proposed uses meet the minimum Special Use Permit (SUP) requirements, staff is unable able to support the SUP applications due to the lack of adequate parking provided on-site. Therefore, staff recommended denial of the requested SUPs and Variance. He noted additional letters of support were received after publication.

LARRY PERNA appeared on behalf of Applied Scholastic Academy, which is a small, private school that has been renting a space near Sahara Avenue and Maryland Parkway for more than 20 years. They feel the proposed location is the perfect fit, as it is next to a park and adjacent to a vacant lot with no modifications needed to the site. He said there are 12 parking spaces, but two are not accessible due to the egress on the property.

JERRY SCHMITZ, President of the Board of Directors, Applied Scholastic Academy, requested the Commission's support.

CHEYENNE LARANCE, Deputy City Clerk, read submitted e-comments for the record.

COMMISSIONER TOUSSAINT confirmed with MR. PERNA that there would be three teachers and approximately 30 students. She drove the location and agreed it was a good fit, and parking would not be an issue with only three teachers.

See Items 26a-26c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 26-26c.

- 26a. 20-0360-VAR1 - TO ALLOW 10 PARKING SPACES WHERE 12 ARE REQUIRED.

Minutes:

See Item 26 for related discussion and Items 26-26c for related backup.

Motion made by Donna Toussaint to Approve Items 26a-26c 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;

- 26b. 20-0360-SUP1 - FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, PRIMARY USE.

Minutes:

See Item 26 for related discussion and Items 26-26c for related backup.

Motion made by Donna Toussaint to Approve Items 26a-26c 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;

- 26c. 20-0360-SUP2 - FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, SECONDARY USE.

Minutes:

See Item 26 for related discussion and Items 26-26c for related backup.

Motion made by Donna Toussaint to Approve Items 26a-26c 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. 20-0340 - PUBLIC HEARING - APPLICANT: THE MOB MUSEUM - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 2.00 acres at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 27-27c.

ALEX STRAWSER, Planner II, reported a banquet facility is typically a permitted use within commercial zoning districts; however, Title 19.10 requires that banquet facilities within the C-V (Civic) zoning district obtain a Special Use Permit. The approval of the request will allow for outdoor private functions and events, which is appropriate for this area of Downtown Las Vegas. As such, staff recommended approval.

ATTORNEY CHRIS KAEMPFER, Kaempfer Crowell, along with JONATHAN ULLMAN, President and Chief Executive Officer of The Mob Museum, and LANCE KIRK, Architect, were present. MR. KAEMPFER noted February 14, 2021 will mark the eighth anniversary of The Mob Museum, of which he was a founding Board of Director. MR. KAEMPFER stated they are requesting an outdoor event space, an outdoor expansion of the existing tavern license and a banquet facility, pointing out the subject area was depicted in orange on the image being displayed. He stated staff was very helpful in providing guidance throughout the process for which they are appreciative.

CHEYENNE LARANCE, Deputy City Clerk, read submitted e-comments for the record.

COMMISSIONER CHERRY supported the applications and thanked the applicant for the positive impact they have made in downtown in a short amount of time. He thought they ran a great operation, noting the positive feedback he has heard.

COMMISSIONER TOUSSAINT expressed her support, stating she loves The Mob Museum and the proposed project.

COMMISSIONER CHATTAH echoed COMMISSIONERS TOUSSAINT and CHERRY, stating it was beautiful and would be a great addition.

See Items 27a-27c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 27-27c.

- 27a. 20-0340-SUP1 - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-69331) FOR A PROPOSED 8,560 SQUARE-FOOT OUTDOOR EXPANSION TO AN EXISTING 2,600 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE.

Minutes:

See Item 27 for related discussion and Items 27-27c for related backup.

Motion made by Anthony Williams to Approve Items 27a-27c subject to conditions

NOTE: Commissioner Rogan disclosed that his familiarity with Jonathan Ullman for about six years and being together in a program led by Mr. Ullman for one year would not affect his judgement as they had not spoken for some time. Therefore, he would be voting.

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;

- 27b. 20-0340-SUP2 - FOR A PROPOSED 8,560 SQUARE-FOOT BANQUET FACILITY USE WITHIN THE C-V (CIVIC) ZONING DISTRICT.

Minutes:

See Item 27 for related discussion and Items 27-27c for related backup.

Motion made by Anthony Williams to Approve Items 27a-27c subject to conditions

NOTE: Commissioner Rogan disclosed that his familiarity with Jonathan Ullman for about six years and being together in a program led by Mr. Ullman for one year would not affect his judgement as they had not spoken for some time. Therefore, he would be voting.

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;

- 27c. 20-0340-SDR1 - FOR A PROPOSED 8,560 SQUARE-FOOT OUTDOOR EVENT SPACE IN CONJUNCTION WITH AN EXISTING MUSEUM.

Minutes:

See Item 27 for related discussion and Items 27-27c for related backup.

Motion made by Anthony Williams to Approve Items 27a-27c subject to conditions

NOTE: Commissioner Rogan disclosed that his familiarity with Jonathan Ullman for about six years and being together in a program led by Mr. Ullman for one year would not affect his judgement as they had not spoken for some time. Therefore, he would be voting.

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. 20-0366 - PUBLIC HEARING - APPLICANT: GOLDEN ENTERTAINMENT, INC. - OWNER: STRATOSPHERE LAND, LLC - For possible action on the following Land Use Entitlement project requests on 3.78 acres on the east side of Las Vegas Boulevard, approximately 330 feet south of St. Louis Avenue (APNs 162-03-410-001 through 004), C-2 (General 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 28-28b.

ALEX STRAWSER, Planner II, reported the applicant is proposing an outdoor event center with the ability to provide a variety of mobile food vendors, or food trucks for events, dependent on programming and/or the theme of the event. This event format does not meet the Conditional Use regulations, requiring that no more than one vendor is permitted on any one lot. In order to operate multiple mobile food vendors during events, the applicant is requesting a Special Use Permit (SUP). Staff recommended approval. He noted additional letters of support were received after publication.

PHYLLIS GILLAND, appeared representing The Strat, along with STEPHEN THAYER, General Manager and Vice President of The Strat. MS. GILLAND stated they are requesting an SUP for a low-key, walk-through, educational and family-friendly luminesce Chinese exhibit on the lots located across the street from The Strat. At this time, they do not plan to have any amusements or food trucks based on current COVID-19 restrictions. She stated it will be comprised of LED, on-ground lighting, and noted that the vendor was present.

PAUL VENDRICK stated he lives approximately six feet from the proposed location and asked what would be done to abate the noise. MS. GILLAND explained this would be a temporary event that would consist of ambient-

level noise only. She reiterated there were no planned food trucks due to COVID-19 restrictions. MR. VENDRICK asked if there would be combustion engines providing electricity, to which MS. GILLAND explained electricity would be provided via The Strat's power line.

DAMIAN BARTH, Fusion Promotions, added they are part of the production putting on the event. He explained this is a family-friendly event designed to create a relaxing environment and positive experience. He confirmed the noise would consist mostly of waterfalls and rain forest sounds. MR. VENDRICK expressed his support if that was the case.

CHEYENNE LARANCE, Deputy City Clerk, read submitted e-comments for the record.

COMMISSIONER SCHLOTTMAN asked how long the applicant anticipated the event to last. MS. GILLAND responded at this point, four months. The Commissioner noted the approval was for three years and was concerned that the applicant stated there would be no food trucks, yet the request was for open-air vending transient sales. MS. GILLAND said potentially that was the case, and spoke of it being difficult to find a category that they fit into. Originally, they wanted the opportunity to offer food or a beverage for people to enjoy while at the event, but with COVID-19 restrictions, food trucks are not an option. They were not looking for something for three years, but there was not a category they fit into between 24 days and three years, and she said they were open to a limit on the timeframe. The Commissioner asked if there would be any landscaping. MS. GILLAND reminded the Commission this was on Las Vegas Boulevard, which has been torn up for several years, so there is no landscaping currently, but the City will be putting in a lot of landscaping along the Boulevard. She stated none can be added now except for the amenities that are a part of the project.

COMMISSIONER SCHLOTTMAN appreciated the difficulties associated with everything constantly being torn up and what businesses are going through during the pandemic. His concern is, that if this is approved, the space could ultimately be used for other events, such as a carnival, which could create a lot of noise. He said this reminded him of another project that was recently approved, but the requested project is much larger, and no portable restrooms are allowed on the site.

MS. GILLAND said they were very cognizant of this, and if crowds were allowed again, they would figure something out. MR. BARTH said there are restroom trailers available once capacity limits are lifted. The Commissioner hoped it would become very profitable, but stated one of the conditions was that no portable restrooms were allowed, so permanent restrooms would have to be plumbed in. He painted a picture of what full capacity might look like, with people crossing Las Vegas Boulevard to get to The Strat to utilize a restroom. He thought this could be resolved and was not a deal breaker for him, as he would like this item to move forward to City Council.

COMMISSIONER ROGAN thought this would be a great event; however, he was concerned with the repeated language "at this time" and the granting of the SUPs because they are permanent and an expungement period cannot be placed on these entitlements. He asked if something could be done to alleviate these concerns. MS. GILLAND pointed out the great relationship they have with the City and offered her word to come back to the City if they decided to change the format.

ROBERT SUMMERFIELD, Director of Planning, confirmed it is difficult to place a time limit on an SUP and thought what was being described was a required review of the SUP. He noted that once food trucks are placed on the site, there is an abandonment period whereby if the use is not re-established within a certain time period, they would be required to come back before the Commission to continue that activity at some point in the future. He stated staff has the ability to conduct a required review administratively. As such, if there were calls of service or complaints regarding noise or lighting, these could be addressed via that review, and if there were findings to support such, a revocation of the SUP could be initiated.

Discussion continued between COMMISSIONER ROGAN and MR. SUMMERFIELD regarding a potential required review and everything that would entail, including restrictions related to noise and illumination.

COMMISSIONER SCHLOTTMAN thought a lot of the details were not yet flushed out and that the neighbors should be allowed to voice any concerns prior to the City Council meeting. MS. GILLAND indicated they have a schematic of where any amusement rides would go, but that has all been scaled back due to COVID-19 in order to get something started. COMMISSIONER SCHLOTTMAN wanted to ensure everyone had a voice in this.

COMMISSIONER CHERRY understood the concerns mentioned, but agreed with staff's recommendation of

approval. He has watched this area in the last 20 plus years change. A high-rise was built on Las Vegas Boulevard knowing there would be noise and activity, which is a part of the excitement of being downtown. He personally did not think this was the right location for individuals wanting quiet enjoyment. He believes The Strat would work with the neighbors and try to find a reasonable common ground. He recalled a time when people did not want to be in that area, but the City has worked hard to send it in a new direction and more improvements are anticipated in the future. He thought The Strat would use this as an interim use and not something that would become permanent. It will help create some excitement in the neighborhood and will be a catalyst to bigger and better development in the area. This is the heart of where all the activity is occurring and will continue to be, so he could support this project. He stated over the past 15 years, he has seen other events at this location without issue. He can appreciate COMMISSIONER SCHLOTTMAN'S request that the applicant speak to the surrounding property owners prior to the City Council meeting, but he would like to see it continue to move forward.

COMMISSIONER WILLIAMS expressed his support, recalling certain events on these lots, and reiterated there is a lot happening and a lot of energy in this area.

COMMISSIONER SCHLOTTMAN appreciated the comments made by the other Commissioners, stating he thought they were all in support, but that some of the details needed to be flushed out. He thought the only way to require a neighborhood meeting, would be to motion for denial and forward the item to City Council with a recommendation for a neighborhood meeting.

COMMISSIONER ROGAN agreed and supported the required review. He wished to confirm that the applicant would be amenable to the denial and that they work with staff between now and the City Council meeting. MS. GILLAND stated they would agree to work with staff, but would prefer for the application not to be denied. She stated there have been events on the property in the past and is unaware of any complaints to the City. She noted the residential apartments are on Las Vegas Boulevard and felt what was being requested paled in comparison to the noise from the road construction that has taken place almost nightly over the last year. She believed they were respectful of the community, pointing out that some of their employees live in the neighborhood. Several attempts were made to speak to the management of the apartments, but they are not on site.

COMMISSIONER ROGAN stressed the need for the residents' concerns to be addressed so they can feel more comfortable, and he and COMMISSIONER SCHLOTTMAN thought something could be worked out.

After the vote, MR. SUMMERFIELD stated Council would be briefed on the discussion at this meeting, and that staff would work with the applicant in the interim regarding setting up a neighborhood meeting, as well as possibly providing site plans for the alternative set ups to help assuage issues regarding the different installations over the life cycle of the entitlements.

See Items 28a and 28b for related backup.

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

28a. 20-0366-SUP1 - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE.

Minutes:

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

Motion made by Trinity Haven Schlottman to Deny Items 28a-28b

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

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

28b. 20-0366-SDR1 - FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) DEVELOPMENT.

Minutes:

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

Motion made by Trinity Haven Schlottman to Deny Items 28a-28b

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

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

29. 20-0285-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request for a Master Sign Plan FOR AN EXISTING PUBLIC SCHOOL, SECONDARY on 2.89 acres at 925 East Clark Avenue (APN 139-34-712-018), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported the existing sign is located in a place that does not adversely impact commercial or residential properties in the immediate vicinity. Therefore, staff recommended approval. He noted an additional letter of support was received after publication.

CHRIS DINGELL, representative for the Clark County School District (CCSD), stated this is a request for a Master Sign Plan at the Las Vegas Academy of the Performing Arts. The Performing Arts Center at the corner of Ninth Street and Clark Avenue was recently remodeled, and a sign was added to the awning for which they are requesting approval.

CHEYENNE LARANCE, Deputy City Clerk, read submitted e-comments for the record.

CHAIR DE SALVIO supported the request. He thought the sign was a perfect fit, was aesthetically pleasing and enhanced the school.

COMMISSIONER SCHLOTTMAN liked the sign and expressed his support as well.

See Item 4 for related discussion.

CHAIR DE SALVIO declared the Public Hearing closed.

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;

30. 20-0352-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MAMMOTH UNDERGROUND, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 6,580 SQUARE-FOOT STORAGE BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS, TO ALLOW NO ADDITIONAL PAVING MATERIALS WHERE SUCH IS REQUIRED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW 28 PARKING SPACES WHERE 30 SPACES ARE REQUIRED on 2.61 acres at 419, 421 and 507 West Bonanza Road (APNs 139-27-401-010 and 011), M (Industrial), Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported staff determined the proposed project is compatible with surrounding development in the area and will not have a negative impact to the adjacent industrial properties that surround the subject site. Therefore, staff recommended approval of the project. He noted the Department of Public Works had additional conditions they wished to add.

DOUG RANKIN appeared representing the applicant. He stated the site is located at Bonanza Road and City Parkway, and he described the project as replacing a 2,400 square foot building with a 6,500 square foot building to conduct repair and maintenance of underground vehicles. He displayed a rendering of the elevations, noting the doors will be behind a fence in the rear of the property. The building will be next to the Union Pacific Railroad tracks and a zero lot line from the building next door. He spoke of how the neighboring building was partially on the subject site because of the properties being mapped back in the 1940s.

DEPUTY CITY ATTORNEY SETH FLOYD stated LUCIEN PAET, Engineering Project Manager, had conditions which needed to be read into the record. MR. PAET read changes to Conditions 10 and 12, to which MR. RANKIN agreed. MR. PAET added if a mapping action other than a revisionary map is submitted, a dedication would be required.

COMMISSIONER WILLIAMS commented the project is compatible with the surrounding industrial area and supported the request.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to condition(s) and amending Conditions 10 and 12 as read for the record:

10. The driveways on Bonanza Road adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the City Parkway Capital Improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. Right-of-way dedication or easement granting is not required for compliance with this condition.

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:

31. 20-0382-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Symphony Park Design Standards to clarify language related to waivers and deviations, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported this is a request to amend the glossary section of the Symphony Park Design Standards in order to provide clarifying language to distinguish between a Minor Deviation and Waiver, and staff recommended approval.

COMMISSIONER CHERRY stated this was a minor cleanup.

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;

32. 21-0026-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Town Center Development Standards Manual to allow Animated Signage via the approval of a Master Sign Plan, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, stated this is a request to amend the Town Center Development Standards Manual to allow animated signage within certain special land use area districts through the approval of a Master Sign Plan application. He noted staff had no recommendation.

GREG BORGEL was present on behalf of JIM MARSH, who was also present in the audience. MR. BORGEL explained this matter arose on a petition that was submitted for an upgrade of an existing sign on one of MR. MARSH'S properties on Centennial Parkway, where he has several car dealerships, all on separate properties and all with appropriate signage. They were surprised to find out that the only allowable changeable copy sign permitted would be with old channel letters, which would not be an upgrade and not what MR. MARSH was seeking. He would like a sign with a changeable copy component to be built into the existing sign. The only way to allow such is via an amendment to the standards, which is what is before the Commission. An approval of this Text Amendment would allow the opportunity to submit a proposal for a sign as just described. He assured the Commission this was not an attempt to increase the number of signs on the property or the size of the sign. It would simply allow a changeable copy component in an existing sign, and they understand they would be required to come back with a Master Sign Plan, which would allow the Commission to review the actual sign. He noted there are similar signs in the area, and he was unaware of any complaints.

CHEYENNE LARANCE, Deputy City Clerk, read submitted e-comments for record.

CHAIR DE SALVIO said this is not a request for a particular sign, but rather to have a conversation regarding signs in Town Center. He spoke of minimizing light pollution and no off-premise usage. If the Text Amendment was approved, approval of the signs themselves would still have to come before the Planning Commission for approval.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve

NOTE: Commissioner Toussaint disclosed that although she served with Jim Marsh on the Citizens Review Board for the Metropolitan Police Department for six years, it would not affect her judgement and would be voting in this matter.

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. 21-0027-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.16.110 regarding termination of a Special Use Permit, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported this is a request to amend Las Vegas Municipal Code 19.16.110 to clarify the conditions by which an approved Special Use Permit expires or is voided. 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:

34. 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:

ROBERT SUMMERFIELD, Director of Planning, announced this was his last Planning Commission meeting, as his last day with the City would be prior to the next meeting. He stated what a pleasure it has been to serve as the Secretary for this Commission and as a member of this body. He appreciated the Commissioners' leadership and the camaraderie. He wished everyone the best and thanked them for the experience he has gained.

COMMISSIONER CHERRY thanked MR. SUMMERFIELD for his leadership, friendship and his efforts with the form-based code and wished him the best in his endeavors.

COMMISSIONER SCHLOTTMAN stated he has known MR. SUMMERFIELD even prior to serving on the Planning Commission and referenced business trips they have taken. He has enjoyed watching MR. SUMMERFIELD grow to become an amazing Director, appreciated his guidance and knowledge and will miss him.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk

Cheyenne LaRance, Deputy City Clerk

Minutes Prepared by:

Debra A. Outland, 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