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

March 9, 2021
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:
VICE CHAIR SCHLOTTMAN 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: VICE CHAIR SCHLOTTMAN and COMMISSIONERS CHERRY, TOUSSAINT, WILLIAMS, ROGAN, and CHATTAH

EXCUSED: CHAIR DE SALVIO

ALSO PRESENT: PETER LOWENSTEIN, Acting Director of Planning; ERIC McCAMMOND, Sr. Management Analyst; COUREY STEWART, Planner II; LUCIEN PAET, Engineering Project Manager; SHERRI SHOUP, Fire Prevention Inspection Supervisor; JAMES LEWIS, Deputy City Attorney IV; ASHLEY FOSTER, 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:
None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of February 9, 2021.

Motion made by Sam Cherry to Approve

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

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

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, Sr. Management Analyst, read the list of items recommended for action, noting the applicants wished to abey Items 15a-b and 20a-b to the April 13, 2021 Planning Commission Meeting; this was the second abeyance request for these items. The applicant requested to withdraw without prejudice Items 16a and 16c. Staff wished to abey Items 17a-d to the April 13, 2021 Planning Commission Meeting; this was the third abeyance request for these items. Lastly, the applicants requested to abey Items 25a-c, 26a-b, and 32a-c to the April 13, 2021 Planning Commission Meeting; this was the first abeyance request for these items. He informed VICE CHAIR SCHLOTTMAN that just cause was not needed for Items 17a-d as the third abeyance was requested by staff due to a notification issue.

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

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. 20-0362-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: OAKBROOK REALTY INVESTMENTS II, LLC - For possible action on a Land Use Entitlement project request for a second Extension of Time of an approved Special Use Permit (SUP-57034) FOR A PROPOSED 614 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE within a portion of 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Motion made by Sam Cherry to Approve the Consent Agenda except Item(s) None

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

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

8. 20-0380-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE PHASE 2A AND 2B - APPLICANT: SHEA HOMES, LP - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 258-LOT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL SUBDIVISION on a 44.48 acre portion of 166.80 acres located east of Skye Pointe Drive between Moccasin Road and Kyle Canyon Road (portion of APN 125-06-110-002) T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Motion made by Sam Cherry to Approve the Consent Agenda except Item(s) None

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

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

9. 20-0381-TMP1 - TENTATIVE MAP - CHARLESTON & WESTWIND RETAIL CENTER - APPLICANT/OWNER: LDR PARTNERS - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind

Road (APNs 163-01-103-001 and 004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Motion made by Sam Cherry to Approve the Consent Agenda except Item(s) None

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

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

ONE MOTION - ONE VOTE

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

10. 21-0022-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV POWERSPORTS - OWNER: CANNON PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MOTORCYCLE/MOTOR SCOOTER SALES USE on 0.69 acres at 2111 South Rainbow Boulevard (APN 163-03-704-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed Motorcycle/Motor Scooter Sales Use meets all Title 19 Special Use Requirements, and the use can be conducted in a manner harmonious and compatible with neighboring development. Staff recommended approval. He noted additional letters of support and protest were received after publication.

BRANDON AHLQUIST, LV Powersports, was excited to be a part of the neighborhood and understood why there were some residents protective over it. He indicated the applicant does not want the business to be an eyesore or nuisance but wants to integrate with the community. He displayed an image of and explained the test drive route on the overhead but noted that motorcycle test drives in a retail setting are very rare. The applicant looked forward to providing the community with a premium, high-end, boutique retail store for motorcycles and scooters and was open to suggestions from the community.

GABRIELA PORTILLO-BRENNER, Deputy City Clerk, read several e-comments into the record, copies of which were submitted and attached as backup.

SALVADOR and JENNYFER LOPEZ introduced themselves. COMMISSIONER ROGAN wished MR. and MRS. LOPEZ to be aware of the comments in opposition to understand the residents' concerns. He agreed with staff that the Special Use Permit should be approved given the nature of the surrounding businesses along Rainbow Boulevard; however, he wished to add conditions, which MR. McCAMMOND read for the record. COMMISSIONER ROGAN explained that he wished to ensure that the test drive route starts on Rainbow Boulevard. Second, he wished for an administrative review to ensure the applicant is compliant with these conditions as well as the ordinances of the City of Las Vegas. MR. LOPEZ agreed to all conditions of the application.

MR. LOPEZ understood the concerns of the residents and will ensure his staff is conscious of noise and will not test drive motorcycles throughout the neighborhood. COMMISSIONER ROGAN added that he would like to introduce MR. LOPEZ to the neighborhood association leaders. MR. LOPEZ was happy to provide his direct phone number to the individuals so that they may contact him should there be any issues.

MR. LOPEZ confirmed for COMMISSIONER CHERRY that they also sell dirt bikes but asserted that no one will be riding the dirt bikes throughout the neighborhood. He informed VICE CHAIR SCHLOTTMAN of the hours of operation, which are Monday through Saturday from 9:00 a.m. to 6:00 p.m.

See Item 11 for related discussion.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to condition(s) and adding the following conditions as read for the record:

A. Prior to issuance of a Business License, the applicant will submit a Test Driving Route Plan to the Department of Planning for approval.

B. An administrative review will be required one year from issuance of business license. The applicant will submit the review request to the Department of Planning and will be responsible for all City fees associated with the review.

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

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

11. 20-0375-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PATVAKANYAN GOHAR - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Site Development Plan Review (SDR-78459) FOR A PROPOSED 2,280 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.16 acres at 935 South Decatur Boulevard (APN 139-31-410-120), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 11-14.

COMMISSIONER ROGAN requested Item 10 be pulled from the One Motion One Vote Agenda.

DEPUTY CITY ATTORNEY JAMES LEWIS read several e-comments for Item 12 into the record, copies of which were submitted and attached as backup under the respective item.

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 11-14.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10

NOTE: Regarding Item 12, Commissioner Toussaint disclosed that she lives within the notification area. This would not affect her any greater or lesser than anyone else; therefore, she would vote on the matter.

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

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

12. 21-0033-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: AKSFWF, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 22-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.34 acres at the southwest corner of Vegas Drive and Cimarron Road (APN 138-28-101-011), R-3 (Medium Density Residential) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:
See Item 11 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10

NOTE: Commissioner Toussaint disclosed that she lives within the notification area. This would not affect her any greater or lesser than anyone else; therefore, she would vote on this matter.

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

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

13. 20-0379-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate Bureau of Land Management (BLM) right-of-way grants generally located at the southeast corner of Brent Lane and Tee Pee Lane (APNs 125-07-610-001 and 125-06-810-003), Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:
See Item 11 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10

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

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

14. 21-0011-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: MNC HOLDINGS, LLC - OWNER: PINNACLE HOMES - For possible action on a Land Use Entitlement project request for a Petition to Vacate an ingress/egress easement on 3.81 acres at the southeast corner of Craig Road and Buffalo Drive (APN 138-03-301-001), R-1 (Single Family Residential) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:
See Item 11 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10

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

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

PUBLIC HEARING ITEMS

15. 20-0317 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 10.22 acres at 1212 East Oakey Boulevard and 1704 South Maryland Parkway (APNs 162-02-310-012 and 162-03-717-008) C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 15a and 15b for related backup.

15a. 20-0317-VAR1 - VARIANCE - TO ALLOW REDUCED DEVELOPMENT STANDARDS OF THE C-V (CIVIC) ZONE FOR RESIDENTIAL ADJACENCY SETBACK STANDARDS, PERIMETER LANDSCAPE BUFFER STANDARDS AND PARKING STANDARDS.

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

Minutes:
See Item 6 for related discussion and Items 15-15b for related backup.

15b. ABEYANCE - RENOTIFICATION - 20-0317-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 73,216 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY AND SECONDARY; CONSISTING OF SEVEN, SINGLE AND TWO-STORY BUILDINGS.

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

Minutes:
See Item 6 for related discussion and Items 15-15b for related backup.

16. 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 Items 6 and 16b for related discussion and Items 16a-16c for related backup.

16a. 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.

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

Minutes:
See Items 6 and 16b for related discussion and Items 16-16c for related backup.

16b. ABEYANCE - 20-0225-VAC1 - Petition TO VACATE AN EXISTING UNITED STATES GOVERNMENT PATENT EASEMENT.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the applicant has withdrawn their request for a Tentative Map and Variance. Staff had no objection to the remaining Vacation request and recommended approval.

The applicant was not present.

COMMISSIONER ROGAN stated that the application was abeyed from a previous meeting and after speaking with the applicant about the proposed project, the applicant changed the map; therefore, a Tentative Map approval was no longer needed. The Commissioner thought the applicant may have forgotten about the petition to vacate the patent easement, which COMMISSIONER ROGAN was in support of.

See Items 16-16c for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to condition(s)

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

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

16c. ABEYANCE - 20-0225-TMP1 - HIDAMARI - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

Minutes:
See Items 6 and 16b for related discussion and Items 16-16c for related backup.

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 APPROVAL 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 Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

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 Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

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 Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

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 Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

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:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

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

ATTORNEY BILL CURRAN, Ballard Spahr, appeared on behalf of American Outdoor Advertising, LLC and stated that he has been in touch with COMMISSIONER ROGAN, who asked staff to review other signage in the subject area. A diagram was provided to MR. CURRAN of the signage before the meeting; however, he believed some of the information on the map to be incorrect. MR. CURRAN spoke to the purpose of signage limitations and pointed out that the applicant met all distance separation requirements. Secondly, he believed the location of the business to be on one of the busiest roadways in the state and noted there are three other signs in proximity that have been approved to be 51 feet. The applicant's signage is shorter and sits at least 100 feet further back from the freeway. He believed in fundamental fairness and wished for the signage to be as tall as the other signs nearby. Further, MR. CURRAN believed the applicant met the requirements of the Variance, thanked COMMISSIONER ROGAN for his efforts, and requested approval.

COMMISSIONER ROGAN asserted that he could not support the request as the standard height for these types of signs is no higher than 40 feet from grade at the point of construction but can be up to 55 feet if significantly obscured from the view of travel lanes. The Commissioner commented that he drove the route to evaluate whether or not he could see the sign, and he could see it just fine – no greater or lesser than the other signs that are in proximity. He corrected MR. CURRAN by stating that he prepared the diagram himself and spent 2.5 hours investigating previous City Council and Planning Commission meeting minutes. Additionally, he did not believe MR. CURRAN was being treated any differently than any other applicant, noting there was no change in circumstance since the original application. COMMISSIONER ROGAN did not wish to set precedence and wished for each application to be considered by the City Council and Planning Commission separately.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

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

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

19. ABEYANCE - 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:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Planner II, reported that staff found the applicant has created a self-imposed hardship by proposing to construct a freestanding sign that exceeds Title 19 height limitations and recommended denial. He noted an additional letter of protest was received after publication.

JACOB GATESON, on behalf of the applicant, KIRBY GRUCO, on behalf of JDA Real Estate Holdings, LLC, and AMY SUGDAN, on behalf of Del Taco, introduced themselves. MR. GATESON did not believe this request to be a self-imposed hardship and shared several photos on the overhead. He demonstrated where the existing sign is located and what it will look like if the height is increased. A virtual neighborhood meeting was held, and COMMISSIONER ROGAN attended. MR. GATESON hoped the application could be approved in a non-precedential manner.

MR. GRUCO added that the Variance request was caused by an eminent domain project and was in order to regain the visibility of the sign. Additionally, he noted the signage will be modernized to be consistent with the City of Las Vegas plan to modernize the pedestrian realm. He was aware there were concerns regarding the Form-Based Code, but until the property is redeveloped under the Form-Based Code, there will be no issue with it not being harmonious. When the property is redeveloped, it will be in compliance with the Form-Based Code. MR. GRUCO reiterated that a virtual neighborhood meeting was held; however, there was no one in attendance except for the Commissioner.

COMMISSIONER ROGAN appreciated the virtual neighborhood meeting being held but wished more residents outside of the notification area could have attended. Having spoken to a few residents, the Commissioner noted they are opposed to this type of project in their neighborhood and do not like the other signage in the area. He had a concern with the proposed sign's compatibility with the Form-Based Code and displayed a photo of massing and the size of the buildings along Charleston Boulevard. COMMISSIONER ROGAN did not believe the current signage to be compatible with the Form-Based Code and pointed out that the Wendy's and McDonald's signs are pre-existing and non-conforming; however, the Variance request is different and has rights attached to it once it is granted. He encouraged the applicant to return with his request should the Form-Based Code not exist in the area in a few years.

VICE CHAIR SCHLOTTMAN commented that he was not originally opposed to the application, but after seeing the surrounding projects and the time invested in the surrounding area, he would like to make decisions to better the neighborhood. He did not see the need for raising the current sign and noted having received concerns from residents in the area.

ADELE JOSEPH MATTHEWS commented that she owns the subject property as well as the adjacent properties, and the reason for the request is to beautify the sign.

COMMISSIONER CHATTAH disagreed with COMMISSIONER ROGAN and thought the signage was harmonious and compatible. She supported the request. COMMISSIONER ROGAN appreciated the comment of COMMISSIONER CHATTAH but did not think the proposed sign will be compatible in the future.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

NOTE: Vice Chair Schlottman disclosed that he has worked with Amy Sugden in the past but this was years ago; therefore, he would vote on this matter.

Passed For: 4; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 1

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

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

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

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

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

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

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

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

21. 21-0018-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO REMOVE THE WEST BRIDGER

AVENUE ALIGNMENT BETWEEN GRAND CENTRAL PARKWAY AND PROMENADE PLACE FROM THE MASTER PLAN OF STREETS AND HIGHWAYS, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:
Items 21-23c were pulled forward and heard together after the Consent Agenda.

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 21-23c.

ERIC McCAMMOND, Sr. Management Analyst, reported that the General Plan Amendment and Vacation are for an unconstructed segment of West Bridger Avenue and will facilitate future Symphony Park development plans for Parcels C and D. Staff recommended approval of these requests. The Site Development Plan Review and Special Use Permit for a mixed-use development with Waivers are in substantial compliance with Symphony Park Design Standards and Title 19, are appropriate for the Symphony Park plan area, and have been approved by the Symphony Park Design Review Committee. The second Special Use Permit to allow a 235-foot tall building within the 175-foot airport overlay district is supported by Staff though the applicant will still need approval from the Federal Aviation Administration (FAA) prior to issuance of building permits. Staff recommended approval of all applications.

BILL ARENT, Deputy Director of Economic and Urban Development, appeared to represent the property owner, City Parkway IV, Inc., and said the specified section of the street on West Bridger Avenue was added to the Master Plan of Streets and Highways in 2015. As such, the developmental need for residential housing in downtown Las Vegas has increased since then. City Parkway IV, Inc. is an affiliate of the City of Las Vegas and was formed in order to develop Symphony Park, which was intended to be two parcels; however, the demand for residential housing was so great, it was decided it would be best to combine the two parcels. City Parkway IV, Inc. owns one of the two parcels; the other is owned by the applicant, Southern Land Company, LLC. Staff was in support of the application and believed it would help the project under Item 23. There is a partnership agreement with SLC Development, LLC, which is a holding company held by Southern Land Company, LLC. That agreement is in good standing with the City.

DEPUTY CITY ATTORNEY JAMES LEWIS read several e-comments into the record, copies of which were submitted and attached as backup.

Specific to Item 23, KEVIN HOUSE, Vice President of Multifamily Development West for Southern Land Company LLC, RAY TSE, and BEN CRENSHAW, Southern Land Company, LLC, were present to speak on the proposed project. MR. HOUSE thanked the Commission for the opportunity to speak, and MR. CRENSHAW thanked TRACY REICH, from the Symphony Park Design Review Committee (SPDRC), who has helped get to this point, in translating the design requirements and marrying up the desires of the team for the project. He believed the City of Las Vegas had a great vision for Symphony Park and looked forward to Auric being a part of it. With this proposal, he hoped to expand the footprint of the project.

MR. CRENSHAW displayed a site plan and pointed out the two different aspects of the project, which are a high-rise with 215 residential units and a low-rise with 275 residential units. He displayed a site plan illustrating the different zones of the development, noting the developer has responded in a way that is complementary to the area. An active area has been planned for the area along Symphony Park Avenue, and Grand Central Parkway has been planned to serve as a transit area with minimal residential units.

MR. CRENSHAW noted they are passionate about active streetscapes, and he shared several renderings of the project in its final stage. Office space has been considered for the corner of Grand Central Parkway and Symphony Park Avenue, with patio use and a ground floor terrace for private and public use. Leasing areas will be grouped along Promenade Place to provide a great entrance feel as well as a gathering area on the east side of Promenade Place. MR. TSE stated that they wished to create unique experiences that work with the surrounding area. More renderings were shown of the residential streetscapes, and MR. CRENSHAW pointed out the elevations of the parking garages which were designed to fit in well with the rest of the project. He commented that they worked hard on the massing to give a stepped-up approach and indicated they have followed the Symphony Park design guidelines for the landscaping. MR. CRENSHAW summarized by expressing that the project is near and dear to their hearts, and they have taken the time to include the details that will make the project home for up to 3,000 people.

VICE CHAIR SCHLOTTMAN appreciated the presentation, complimented the project, and liked the attention to detail. He wondered when the project can break ground. MR. HOUSE said they are working on design documents. There is an aggressive timeline, and he anticipated applying for a building permit in September or early October. There is a target date of February 2022 to break ground.

COMMISSIONER CHERRY asked about additional office space. MR. CRENSHAW replied that there is commercial on both ends of the development along Promenade Place and City Parkway, as well as a fitness area along the streetscape near Auric. He was encouraged about and had high hopes for the retail component of the project. He pointed out the office space on the site plan for the Commissioner, who hoped for more office space downtown.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 21-23c.

Motion made by Anthony Williams to Approve

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

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

22. 21-0020-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: PARKWAY V, INC. - For possible action on a Land Use Entitlement project request on a Petition TO VACATE PUBLIC RIGHT-OF-WAY ON WEST BRIDGER AVENUE BETWEEN GRAND CENTRAL PARKWAY AND PROMENADE PLACE, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:
See Item 21 for related discussion.

Motion made by Anthony Williams to Approve subject to condition(s)

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

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

23. 21-0014 - PUBLIC HEARING - APPLICANT: SOUTHERN LAND COMPANY, LLC. - OWNER: CITY PARKWAY V, INC., ET AL - For possible action on the following Land Use Entitlement project requests on 5.14 acres at the northeast corner of Grand Central Parkway and Symphony Park Avenue (APNs 139-33-511-008 and 139-34-110-008), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
See Item 21 for related discussion and Items 23a-23c for related backup.

23a. 21-0014-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW RESIDENTIAL UNITS ON THE GROUND FLOOR FRONTING THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED.

Minutes:
See Item 21 for related discussion and Items 23-23c for related backup.

Motion made by Anthony Williams to Approve Items 23a-23c subject to condition(s)

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

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

23b. 20-0014-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 235-FOOT TALL BUILDING WITHIN THE 175-FOOT AIRPORT OVERLAY DISTRICT.

Minutes:
See Item 21 for related discussion and Items 23-23c for related backup.

Motion made by Anthony Williams to Approve Items 23a-23c subject to condition(s)

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

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

23c. 21-0014-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 526 RESIDENTIAL UNITS AND 16,426 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE SYMPHONY PARK DESIGN STANDARDS.

Minutes:
See Item 21 for related discussion and Items 23-23c for related backup.

Motion made by Anthony Williams to Approve Items 23a-23c subject to condition(s)

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

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

24. 20-0370 - PUBLIC HEARING - APPLICANT/OWNER: KYLE CANYON FRONTAGE, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 87.78 acres at the northeast corner of Alpine Ridge Way and Kyle Canyon Road (APNs Multiple), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 24-24b.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed Rezoning includes new planned development standards and would create the Kyle Canyon Gateway planned community. The planned community proposal is dependent on the Vacation of right-of-way segments and patent easements. Since publication, the applicant has submitted updated documents alleviating previous concerns of the Public Works Department. This is reflected in an updated Staff Report in the Commissioners' supplemental items packet. As such, staff found that the proposal generally meets all applicable requirements for the Planned Development zoning district and recommended approval of both applications. He noted additional letters of support were received after publication.

LUCIEN PAET, Engineering Project Manager, read amended conditions into the record for Item 24b.

ATTORNEY BOB GRONAUER, representing KB Homes, appeared with ATTORNEY JENNIFER LAZOVICH, representing Tri Pointe Homes, and displayed a map of the northwest area of Las Vegas on the overhead pointing out the subject site. He indicated the area has changed over the last several years with development projects already approved and under construction. MR. GRONAUER noted he and MS. LAZOVICH have been working on the proposed project for several months and have met with COUNCILWOMAN MICHELE FIORE who wished to see a combined development project instead of separate projects. The proposed project will include a total of 87 acres of property and three developers. He commended staff for their hard work, appreciated their recommendation for approval, and accepted the conditions. Lastly, MR. GRONAUER shared several photos and renderings of current and proposed designs of the homes, which will feature modern architecture and elevations.

PETER LOWENSTEIN, Acting Director of Planning, informed MR. GRONAUER that revised exhibits were needed before the City Council meeting of April 21, 2021, for Exhibits 5.T.1. and 5.T.3.

COMMISSIONER CHERRY indicated he has spoken with CHAIR DE SALVIO, who supported the application. Additionally, he was briefed by the applicant prior to the meeting and understood the variables and concerns.

VICE CHAIR SCHLOTTMAN thought it was amazing how the area has changed and has developed more into an urban environment.

See Items 24a-24b for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 24-24b.

24a. 20-0370-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT).

Minutes:
See Item 24 for related discussion and Items 24-24b for related backup.

Motion made by Sam Cherry to Approve Items 24a and 24b subject to condition(s) with amended conditions for Item 24b

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

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

24b. 20-0370-VAC1 - VACATION - PETITION TO VACATE PORTIONS OF LOG CABIN ROAD BETWEEN ALPINE RIDGE WAY AND MICHELLI CREST WAY, MICHELLI CREST WAY BETWEEN RUSTON ROAD AND LOG CABIN ROAD, AND VAROUIS U.S. GOVERNMENT PATENT EASEMENTS.

Minutes:
See Item 24 for related discussion and Items 24-24b for related backup.

Motion made by Sam Cherry to Approve Items 24a and 24b subject to condition(s) and amending Condition 1, deleting Condition 5, and adding the following condition as read for the record:

1. The limits of this Petition of Vacation shall be defined as those United States Government Patent Easements and public rights-of-way as shown on the submitted vacation exhibit date stamped 03/09/2021. Appropriate legal descriptions for such patents and right-of-way shall be provided by the applicant prior to recordation of this Petition of Vacation.

A. Prior to the recordation of this Petition of vacation, appropriate additional public right-of-way shall be dedicated to terminate Log Cabin Road in a cul-de-sac meeting current City Standards.

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

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

25. 20-0373 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: KYLE CANYON FRONTAGE, LLC. - For possible action on the following Land Use Entitlement project requests on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way (APNs Multiple), U (Undeveloped) Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 25a-25c for related backup.

25a. 20-0373-VAR1 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH IS REQUIRED.

Minutes:
See Item 6 for related discussion and Items 25-25c for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

25b. 20-0373-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 115-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:
See Item 6 for related discussion and Items 25-25c for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

25c. 20-0373-TMP1 - TENTATIVE MAP - FOR A 115-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:
See Item 6 for related discussion and Items 25-25c for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

26. 20-0372 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: NORTHWEST KYLE CANYON, LLC. - For possible action on the following Land Use Entitlement project requests on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way (APN 126-01-501-007), U (Undeveloped) Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 26a-26b for related backup.

26a. 20-0372-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:
See Item 6 for related discussion and Items 26-26b for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

26b. 20-0372-TMP1 - TENTATIVE MAP - FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:
See Item 6 for related discussion and Items 26-26b for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

27. 21-0016 - PUBLIC HEARING - APPLICANT/OWNER: EL BENJAMIN, LLC - For possible action on the following Land Use Entitlement project requests on 0.32 acres at 513 and 517 South 6th Street (APNs 139-34-710-015 and 016), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0016-ZON1 and DENIAL on 21-0016-SDR1.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 27-27b.

COUREY STEWART, Planner II, reported that while the size and scale of the proposed development meet several of the goals and objectives of the Downtown Las Vegas Master Plan, the lack of parking remains a major concern. The applicant has requested a Waiver to allow a 93 percent reduction in parking; therefore, staff recommended denial of the Site Development Plan Review. Staff recommended approval of the Rezoning request as it is compatible with the existing and future development in the surrounding area. He noted additional letters of support and protest were received after publication.

RORY REID, Chief Executive Officer of The Rogers Foundation, introduced BEVERLY ROGERS, Chairman of The Rogers Foundation, and MICHELE BRIGIDA, AIA, Carpenter Sellers Del Gatto Architects. He expressed his excitement for the proposed project and said The Rogers Foundation is a private foundation with the mission to transform lives through arts and education. Over the last several years, more than $90 million has been donated to students, schools, programs, and institutions which has been possible through the generosity of MS. ROGERS. He believed MS. ROGERS to be the premier patron of arts and education in Southern Nevada. MR. REID spoke about the previous approval of The Lucy where the Writer's Block Bookshop as well as a coffee shop, small event center, residences for writers from the Black Mountain Institute at the University of Nevada, Las Vegas, and the Rogers Art Loft reside. This application is for the second phase of the project for the Rogers Entertainment Center, which will be a multipurpose theater complex and will be a larger place for creative people to gather and share work. He emphasized that it is not a cineplex type of theater nor a retail commercial project, but will be an architecturally iconic building focused on cultural programming. He appreciated the work of staff and appreciated the recommendation for approval on the Rezoning.

MR. REID addressed the concern regarding parking stating that within the Justification Letter is an outline of a parking, management plan that includes on-site and public parking and speaks to the timing of events, the shuttles that are owned and will be utilized at the facility, ride-hailing services, valet parking when necessary, and addresses the cooperative understanding the applicant has with the Las Vegas Academy. He noted the facility will not have a high-capacity effect on the surrounding neighborhood, and if there is an event on a particular day, it will be a singular event in the evening. Lastly, MR. REID mentioned how this project is complementary to and meets the goals of the 2045 Master Plan.

MS. BRIGIDA displayed an aerial view of the subject site, noting MS. ROGERS gave the mandate to create the most creative corner in Las Vegas in synergy with the existing Lucy. She believed MS. ROGERS' request was accomplished in a careful manner as the massing of the proposed building is fitting within the context, heights were carried across, and a metal perforated screen element was added to provide an artistic detail within the facade of the building. She displayed several renderings of the building, which will feature an orange volume that lights up at night, simple materials, minimal architecture, and a drought-tolerant landscape. Within the interior of the building, the lobby will serve to display art as well as an opportunity to display books.

COMMISSIONER CHERRY thought the project was exciting and beautiful. He commented that the Writer's Block Bookshop is one of the coolest places in the downtown area. The Commissioner agreed with MR. REID that the site is located within a commuter area and there is abundant parking. He hoped for more developments in the downtown area in the future.

VICE CHAIR SCHLOTTMAN loved the project and thought the project was different than other uses that could be developed on that site. He also agreed there is plenty of parking in the area.

COMMISSIONER TOUSSANT was excited about and supported the project.

See Items 27a-27b for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 27-27b.

27a. 21-0016-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL).

Minutes:
See Item 27 for related discussion and Items 27-27b for related backup.

Motion made by Sam Cherry to Approve Items 27a and 27b subject to condition(s)

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

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

27b. 21-0016-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 14,306 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) [MULTI-PURPOSE THEATER] DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, TO ALLOW THREE PARKING SPACES WHERE 49 ARE REQUIRED, 65 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED, A ZERO-FOOT FRONT YARD SETBACK AND A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A 17-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.

Minutes:
See Item 27 for related discussion and Items 27-27b for related backup.

Motion made by Sam Cherry to Approve Items 27a and 27b subject to condition(s)

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

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

28. 20-0371-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CRP/CALIDA OSO BLANCA OWNER, LLC - For possible action on a Land Use Entitlement project request TO ALLOW TWO, 98 SQUARE-FOOT MONUMENT SIGNS WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED AND A HEIGHT OF 11 FEET WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 12.25 acres at the northwest corner of Oso Blanca Road and Montecito Pointe Drive (APN 125-21-215-001), T-C (Town Center) Zone [UC-TC (Urban Center - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Planner II, reported that staff found the applicant has created a self-imposed hardship by proposing to construct two monument signs that fail to comply with minimum Town Center Development standards; therefore, staff recommended denial of the Waiver request. He noted additional letters of support and protest were received after publication.

ATTORNEY TONY CELESTE appeared on behalf of the Calida Group. Using an aerial view of the subject site, he pointed out the location of the project, which has already been approved for a 303-unit, multi-family development. This request is for two monument signs – one along Grand Montecito Parkway and the second along Oso Blanca Road. MR. CELESTE indicated that both locations of the monument signs were appropriate under Title 19. The request also includes two Waivers. The first Waiver is with respect to square footage; the applicant requested less than 98 square feet where 75 square feet is required. The second Waiver is with respect to the height; the applicant requested approximately 11 feet where eight feet is required. The applicant believed these requests were compatible as one of the signs will be located along the frontage road and the other will be located along the proposed drive aisle into the KB Homes development outside of the visibility zone. Secondly, he demonstrated the size of the signage on a rendering, noting most of the sign is less than or approximately seven feet in height, which would be compliant with code. There are only small portions of the signage that extend upward, such as the 'L' and the exaggerated flare on the 'I'. MR. CELESTE asserted they agreed with the conditions of staff.

The Chair thought the signage was fitting and did not think it was out of place.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

NOTE: Commissioner Rogan abstained from voting on this matter as he and his wife submitted an application for residency at a different Elysian property.

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1

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

29. 21-0012-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MAURICIO ALFONSO RIVERA - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY RESIDENCE WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GAZEBO] on 0.14 acres at 2100 Valley Drive (APN 139-19-215-047), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Planner II, reported that staff found the applicant has created a self-imposed hardship by constructing a gazebo without building permits and fails to comply with minimum Title 19 setback requirements; therefore, staff recommended denial of the request. He noted an additional letter of protest was received after publication.

No one was present to speak on the item.

DEPUTY CITY ATTORNEY JAMES LEWIS read an e-comment into the record, a copy of which was submitted and attached as backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

The meeting was recessed from 8:02 p.m. to 8:08 p.m.

Motion made by Anthony Williams to Deny

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

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

30. 21-0021-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAN M. FRANK - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] WITH A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY RESIDENCE WHERE SIX FEET IS REQUIRED, AND TO BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED on 0.20 acres at 555 Ellen Way (APN 162-03-314-056), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Planner II, reported that staff found the applicant has created a self-imposed hardship by constructing a carport that fails to comply with minimum Title 19 setback requirements; therefore, staff recommended denial of the request. He noted additional letters of protest were received after publication.

EVAN FRANK, the applicant and homeowner, requested approval for a Variance so that he can reroof his existing carport. He regretted not coming to the Planning Commission prior to installing the new roof and explained that a carport existed on the property as late as 1998. MR. FRANK indicated there was a stamped plan of approval of the structure with the exact specifications of the carport but misunderstood this to mean that the existing carport had been approved. He only wished to reroof the existing carport by installing a flat, asphalt roof but stopped around Thanksgiving when he realized a building permit was needed. Shortly after, he received a Stop Work Order by Code Enforcement. MR. FRANK stated that he appeared before the Historic Preservation Commission, who approved his request, and he has spoken to his neighbors who have been positive and encouraging about the matter. He submitted letters of support for the record. MR. FRANK asserted that he was not requesting any change to the footprint of the structure and tried to match the aesthetic features of the house.

DEPUTY CITY ATTORNEY JAMES LEWIS read several e-comments into the record, copies of which were submitted and attached as backup.

VICE CHAIR SCHLOTTMAN stated that typically he is not in support of carports and accessory structures that are not in compliance; however, he recognized that the Historic Preservation Commission supported the request and thought MR. FRANK did a good job integrating the existing carport into the house.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

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

31. 20-0383 - PUBLIC HEARING - APPLICANT: JOHN NGUYEN - OWNER: VEGAS VENTURE, LLC - For possible action on the following Land Use Entitlement project requests on 0.50 acres at the southeast corner of Del Monte Avenue and Arville Street (APN 162-06-601-027), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 31-31c.

COUREY STEWART, Planner II, reported that staff found the proposed Church development is not compatible with the existing residential development in the surrounding area. This is evidenced by the requested Variance for setbacks and Waivers for landscaping; therefore, staff recommended denial of all entitlements. He noted additional letters of support and protest were received after publication.

RAVIN NATHAN appeared to represent the contractor and explained that a setback Variance was requested; however, he revised the Site Plan to comply with the 35-foot setback requirement. Therefore, the Variance is no longer needed. Additionally, an island after every six parking spaces has been introduced and complies with the standard; however, a landscape Waiver was requested for less than what is required on the east and north sides of the property.

MR. NATHAN informed VICE CHAIR SCHLOTTMAN that the revised Site Plan had not been turned in to staff, and the Vice Chair instructed him to do so.

JAN NGUYEN commented that the proposed project will be the first Vietnamese church for the Las Vegas Asian community and noted funding was received from PASTOR JOHN NGUYEN and PASTOR INGRAH (phonetic) as they want to share their love for the Lord and reach out to the community. She appreciated the Commissioners' consideration.

PASTOR NGUYEN stated that he has served God in Las Vegas for more than 15 years and wished to construct this church as a place for the Vietnamese community.

ALISA LeSUEUR, a nearby resident, expressed concerns about parking and traffic.

DEPUTY CITY ATTORNEY JAMES LEWIS read several e-comments into the record, copies of which were submitted and attached as backup.

COMMISSIONER ROGAN believed the Planning Commission had concerns about the last-minute changes by the applicant and asserted that those needed to be vetted by staff. He also wished to hold a voluntary neighborhood meeting so that the applicant has an opportunity to speak with those who are in opposition. MR. NATHAN was agreeable to holding a voluntary neighborhood meeting as well as the 60-day abeyance requested by the Commissioner.

See Items 31a-31c for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 31-31c.

31a. 20-0383-VAR1 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED.

Minutes:
See Item 31 for related discussion and Items 31-31c for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 31a-31c to 5/11/2021

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

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

31b. 20-0383-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CHURCH/HOUSE OF WORSHIP USE.

Minutes:
See Item 31 for related discussion and Items 31-31c for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 31a-31c to 5/11/2021

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

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

31c. 20-0383-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,400 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS.

Minutes:
See Item 31 for related discussion and Items 31-31c for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 31a-31c to 5/11/2021

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

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

32. 21-0013 - PUBLIC HEARING - APPLICANT/OWNER: RCIP SERIES VIII, LLC - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 3808 Melody Lane (APN 139-19-704-015), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 32a-32c for related backup.

32a. 21-0013-VAR1 - VARIANCE - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.

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

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

32b. 21-0013-VAR2 - VARIANCE - TO ALLOW NINE PARKING SPACES WHERE 11 ARE REQUIRED.

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

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

32c. 21-0013-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEWS (SDR-76117) AND (SDR-66658) FOR A PROPOSED 3,039 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES BUILDING ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW FLAT, PLAIN BUILDING WALLS WHERE SUCH IS NOT ALLOWED.

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

Motion made by Sam Cherry to Hold in Abeyance Items 15a and 15b, 17a-17d, 20a and 20b, 25a-25c, 26a and 26b, and 32a-32c to 4/13/2021 and Withdraw without prejudice Items 16a and 16c

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

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

33. 21-0017 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VEGAS CAPITAL VENTURES, LLC - For possible action on the following Land Use Entitlement project requests on 25.93 acres on the southeast corner of Ann Road and Hualapai Way (APN 125-31-101-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 33-33b.

COUREY STEWART, Planner II, reported that due to the requested Variance for stub streets, staff is not able to support the proposed Tentative Map and recommended denial of both entitlements. He noted additional letters of protest were received after publication.

ATTORNEY BOB GRONAUER, who appeared representing Richmond American Homes, displayed an aerial view of and pointed out the location of the subject site, which is approximately 28 acres. He recalled it took approximately two years to obtain entitlements for the area where similar developments will be built.

As he displayed renderings of the homes, MR. GRONAUER indicated the proposed project will consist of single-story homes and prices will start in the high $700,000s. He showed the site plan and noted the request to defer the offsites along Ann Road and Hualapai Way. Within the interior of the property will be private streets, and revisions were made for the culs-de-sac based upon working with the Fire Department. He believed the project fits what residents in the northwest want.

See Items 33a-33b for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 33-33b.

33a. 21-0017-VAR1 - VARIANCE - TO ALLOW STUB STREETS WHERE CUL-DE-SACS ARE REQUIRED AND RURAL STREET STANDARDS FOR ANN ROAD, HUALAPAI WAY AND EULA STREET.

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

Motion made by Sigal Chattah to Approve Items 33a and 33b subject to condition(s)

NOTE: Commissioner Rogan disclosed that the project falls within the Interlocal Agreement between Clark County and the City of Las Vegas. He is an attorney for Clark County and although he would not normally vote on these matters in case there is litigation between Clark County and the City of Las Vegas with regard to the Interlocal Agreement conditions, he was comfortable with voting on Items 33a and 33b as the Staff Report explicitly states that the project complies with the Interlocal Agreement.

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

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

33b. 21-0017-TMP1 - TENTATIVE MAP - ANN & HUALAPAI - FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

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

Motion made by Sigal Chattah to Approve Items 33a and 33b subject to condition(s)

NOTE: Commissioner Rogan disclosed that the project falls within the Interlocal Agreement between Clark County and the City of Las Vegas. He is an attorney for Clark County and although he would not normally vote on these matters in case there is litigation between Clark County and the City of Las Vegas with regard to the Interlocal Agreement conditions, he was comfortable with voting on Items 33a and 33b as the Staff Report explicitly states that the project complies with the Interlocal Agreement.

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

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

34. 20-0394-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHRISTOPHER A. BREKSA - OWNER: MARKICH HALL BLDG CORP - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 921 East Ogden Avenue (APN 139-34-612-074), T5-MS (T5 - Main Street) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Planner II, reported that the proposed use complies with all minimum Title 19 requirements and adheres to the goals of the Downtown Las Vegas Overlay, Fremont East District; therefore, staff recommended approval. He noted an additional letter of support was received after publication.

RUSSELL ROWE, who appeared on behalf of the applicant, stated that the request is for a Tavern-Limited Establishment use at the northeast corner of 10th Street and Ogden Avenue in an existing building. The request complies with all aspects of the code, staff recommended approval, and MR. ROWE accepted staff's conditions. He submitted letters of support for the record.

DEPUTY CITY ATTORNEY JAMES LEWIS read several e-comments into the record, copies of which were submitted and attached as backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to condition(s)

NOTE: Due to technical difficulties, the video did not capture the vote. Additionally, Commissioner Cherry disclosed that he has a financial interest in properties located within the notification area. This would not affect him any greater or lesser than anyone else; therefore, he would vote on the matter.

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

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

35. 21-0031-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TATTOOS AND SMOKE - OWNER: RAINBOW COMMERCIAL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 2300 North Rainbow Boulevard, Suite #111 (APN 138-23-110-041), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Planner II, reported that the proposed use complies with all minimum Title 19 requirements and is compatible with the existing commercial development in the surrounding area; therefore, staff recommended approval. He noted additional letters of protest were received after publication.

SHELDON COOPER and JAMES KELLER, the business owners, were present. MR. COOPER expressed excitement for the proposed project and indicated that other existing business owners in the area were in support. MR. KELLER added that a couple of sinks would be added to the building, and there is a request to allow tattooing.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to condition(s)

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

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

36. 21-0009 - PUBLIC HEARING - APPLICANT/OWNER: FEM, LLC - For possible action on the following Land Use Entitlement project requests on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on 21-0009-SUP1 and DENIAL on 21-0009-SDR1.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 36-36b.

COUREY STEWART, Planner II, reported that the proposed development is not compatible with the existing development in the surrounding area. This is evidenced by the requested building orientation and landscape Waivers; therefore, staff recommended denial of the Site Development Plan Review. However, staff recommended approval of the requested Off-Premise Sign Special Use Permit, as the use complies with all Title 19 requirements.

ATTORNEY TONY CELESTE, appearing on behalf of the property owner and applicant, stated that the property owner brought to his attention an outstanding issue with Clear Channel Outdoor. He wished to abey Item 36a for 30 days but proceed with Item 36b. PETER LOWENSTEIN, Acting Director of Planning, said the items were agendized as one project. Additionally, the Site Development Plan Review is dependent upon the relocation of the billboard. On the overhead, MR. CELESTE pointed out the existing location of the billboard and its proposed relocation. The other billboard along Sahara Avenue will be torn down and not relocated. MR. LOWENSTEIN insisted that splitting the project would pose a problem.

MR. CELESTE asserted he would like to proceed forward with the application and explained that the proposed project is located on the northwest corner of Maryland Parkway and Sahara Avenue. The applicant purchased the property over one year ago and in order to make the site developable, a Tentative Map was requested and approved in July of 2020. Near the property is a legal, non-conforming Dotty’s with 35 slot machines and predates some of the newer laws, and is close to existing churches and other Tavern uses. The applicant filed a separate Site Development Plan Review to relocate and establish a new building for the Dotty’s; this was approved in the Fall of 2020 with a 10-foot setback pursuant to code.

Before the Planning Commission was an application for portions of the redevelopment of the site itself. One of the Waivers was requested for a Dunkin’ to be located on Almond Tree and Maryland Parkway. MR. CELESTE indicated that per code, buildings must be oriented against the right-of-way. He demonstrated where a double drive-through is being proposed, noting that in order to make it work, the double drive-through must go through a counterclockwise direction, which sets the site back. In conjunction, there is a request for a Waiver of landscaping along the Maryland Parkway right-of-way. MR. CELESTE referenced the code stating that a 15-foot wide buffer is required along the right-of-way unless the building setback is less restrictive. He pointed out where the applicant sought to make a uniform landscape strip as well as a dedicated additional right-of-way for a turn lane and radius from Maryland Parkway onto Sahara Avenue. There are also multiple curb cuts along Maryland Parkway, Sahara Avenue, and Almond Tree, which the applicant has consolidated to one curb cut on each of those rights-of-way. Additionally, the applicant has called out reservations for a potential convenience store with gas pumps, a second drive-through, and a retail building in the back. MR. CELESTE noted there is a condition for approval requiring specific Site Development Plan Reviews for these uses. He indicated they have worked with the Public Works Department on a revision for Condition 16 and agreed with the amended condition. The last issue was with regard to one billboard that the applicant wished to relocate and a second billboard that the applicant wished to reconstruct as a new structure.

JENNIFER TEXTOR appeared on behalf of Clear Channel Outdoor and stated that Clear Channel Outdoor is the owner, operator, and permit holder of the billboards, which have been in the ground since 1983. There is a lease still in effect without any termination notice. She also requested an abeyance so that they may meet with the landlord or fee owner and communicate about the plan to move forward.

COMMISSIONER CHERRY was familiar with the site and thought it was nice to see it cleaned up with better access. He felt the dedicated lane will help traffic flow at the intersection. VICE CHAIR SCHLOTTMAN also supported the application for the same reasons. He noted the application would move forward to City Council, allowing the applicant an opportunity to meet with Clear Channel Outdoor to address concerns.

LUCIAN PAET, Engineering Project Manager, read an amendment to Condition 16 into the record for Item 36b.

See Items 36a-36b for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 36-36b.

36a. 21-0009-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 40-FOOT TALL, 672 SQUARE-FOOT OFF-PREMISE SIGN (BILLBOARD).

Minutes:
See Item 36 for related discussion and Items 36-36b for related backup.

Motion made by Sigal Chattah to Approve Items 36a and 36b subject to condition(s) with amended conditions for Item 36b

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

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

36b. 21-0009-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 23,304 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER WHERE SUCH IS REQUIRED.

Minutes:
See Item 36 for related discussion and Items 36-36b for related backup.

Motion made by Sigal Chattah to Approve Items 36a and 36b subject to condition(s) and amending Condition 16 as read for the record:

16. Prior to issuance of permits for this site, dedicate a right turn lane per Standard Drawing 201.1 along with a minimum 25-foot radius and Traffic Signal Chord Easement, as needed. The Final Map associated with TMP-78658 may be used for this dedication requirement if so revised to include such dedication. Construction of the turn lane is not required.

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

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

DIRECTOR'S BUSINESS:

37. 21-0030-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Titles 19.09, 19.12 and 19.18 regarding the Nightclub, Beer/Wine/Cooler Cultural Establishment, Beer/Wine/Cooler On-Sale Establishment and Commercial Recreation/Amusement (Indoor and Outdoor) uses, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that currently the Nightclub use requires the approval of a Special Use Permit (SUP) in all commercial zoning districts and several Form-Based Code transects and is conditionally allowed in Industrial districts and some limited Form-Based Code transects. The definition of the use is somewhat ambiguous and tends to include venues that would not traditionally be considered a nightclub. The application of the use requirements, including conditional use regulations and minimum SUP requirements, often preclude the establishment of businesses that are not truly nightclubs and are otherwise very appropriate for the locations under consideration.

The proposed amendment will redefine and clarify the Nightclub use, make it conditionally allowed in all zoning districts in which it is permitted, pursuant to Las Vegas Municipal Code (LVMC) Title 19, and update the conditional use regulations and minimum SUP requirements. It will add a definition for a General Entertainment Establishment as a type of Commercial Recreation/Amusement use, which will provide an alternative to the Nightclub use for venues that provide entertainment for customers in the form of shows, performances, and the like. It will update the descriptions and parking requirements for the Commercial Recreation/Amusement (Indoor and Outdoor) uses to accommodate the new General Entertainment Establishment, and it will eliminate the Beer/Wine/Cooler Cultural Establishment use and consolidate it into the Beer/Wine/Cooler On-Sale Establishment use to eliminate potential conflicts with the new General Entertainment Establishment. Staff recommended approval.

COMMISSIONER CHERRY was glad the amendment was being considered and shared how an applicant could not bring a comedy club to the Arts District because the parcel next door had a single-family dwelling, although it was not occupied as such. He believed the amendment should apply to the three areas of the Downtown Overlay District rather than city-wide and inquired with PETER LOWENSTEIN, Acting Director of Planning, whether an application would still come before the Planning Commission if it is within the specified distance from a single-family dwelling. MR. LOWENSTEIN confirmed if the Commissioner’s comment regarding the Downtown Overlay District is considered, it would allow an applicant to request a Waiver which would put the request at the discretion of the Planning Commission and/or City Council. The Commissioner asserted that the use must still be a good fit for the area. COMMISSIONER TOUSSAINT agreed with COMMISSIONER CHERRY’S comments and supported the Text Amendment. MR. LOWENSTEIN confirmed staff would take COMMISSIONER CHERRY’S recommendations into consideration.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve with the added recommendation that it's within the three areas of the Downtown Overlay

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

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

38. 21-0035-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.16.010 regarding Expungement of Entitlements, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that this amendment will provide regulations and a process for voluntary expungement of land use rights, currently not provided within Title 19. Staff recommended approval.

VICE CHAIR SCHLOTTMAN and COMMISSIONER CHERRY agreed that the amendment provided clarity for the code.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

39. 21-0074-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.12 regarding minimum Special Use Permit Requirements for the Liquor Establishment (Tavern) use, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that this amendment will add a provision under which the distance separation requirement for the Liquor Establishment (Tavern) use may be waived, specifically when the proposed use will be located on a parcel adjacent to a right-of-way of at least 200 feet in width, which is not a freeway or an expressway, and within 1,500 feet of the U.S. 95 Freeway right-of-way boundary. Staff had no recommendation.

COMMISSIONER ROGAN expressed concerns regarding the amendment being particularly written and applied to a few spots adjacent to or near the U.S. 95 Freeway. He thought staff should review the distance separation requirement of 1,500 feet and believed there might be a more appropriate way to handle it.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Citizens Participation:

40. 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:
None.

The meeting was recessed at 8:02 p.m., reconvened at 8:08 p.m., and adjourned at 9:07 p.m.

Respectfully submitted:

____
Ashley Foster, Deputy City Clerk

____
Gabriela Portillo-Brenner, Deputy City Clerk

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