

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

April 13, 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: SETH FLOYD, Director of Community Development; PETER LOWENSTEIN, Deputy Planning Director; ERIC McCAMMOND, Senior Management Analyst; NICOLE EDDOWES, Senior Planner; LUCIEN PAET, Engineering Project Manager; STEVEN TAULBEE, Assistant Fire Protection Engineer; JIM LEWIS, 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:

An unidentified female speaker asked if public comment would be allowed for Item 34. CHAIR DE SALVIO advised her Item 31 would be heard, and she could speak during that item.

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

Motion made by Trinity Haven Schlottman to Approve

NOTE: Chair De Salvio abstained from voting because he was not in attendance at the March 9, 2021 meeting.

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

For-Sigal Chattah, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Abstain-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, Senior Management Analyst, read the list of items recommended for action, noting that the applicant wished to withdraw without prejudice Item 24c. The applicant wished to withdraw Item 38 and did not specify with or without prejudice, but staff recommended withdrawal without prejudice. The applicant wished to abey Item 43 to the July 13, 2021 Planning Commission Meeting; this was the first abeyance request for this item. The applicant wished to abey Items 25a and 25b to the May 11, 2021 Planning Commission Meeting. This is the third abeyance request for these items; therefore, the Planning Commission needed to make a finding of cause. Lastly, the applicant wished to abey Items 31a and 31b to the May 11, 2021 Planning Commission Meeting; this was the first abeyance request for this item.

NATHAN TAYLOR appeared representing the applicant for Items 31a and 31b, and requested that the Commission hold the items in abeyance to the May 11, 2021 Planning Commission meeting. He advised that the applicant is currently working through some corrections the City requested.

COMMISSIONER WILLIAMS was in favor of the third abeyance request for Items 25a and 25b because there was still cause for another neighborhood meeting.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 24c and 38 and Hold in abeyance Items 25a-25b and 31a-31b to 5/11/2021 and Item 43 to 7/13/2021

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. 21-0068 - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENTS 4, LLC - For possible action on the following Land Use Entitlement project requests on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 7a-7c for related backup.

- 7a. 21-0068-EOT1 - SECOND EXTENSION OF TIME - VARIANCE (VAR-68295) - TO ALLOW 44 PARKING SPACES WHERE 49 ARE REQUIRED.

Minutes:

See Items 7-7c for related backup.

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

NOTE: Commissioner Cherry disclosed that he owns property within the notification area of Item 8 but as this would not affect him any greater or lesser, he would vote on the 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;

- 7b. 21-0068-EOT2 - SECOND EXTENSION OF TIME - VARIANCE (VAR-66498) - TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED.

Minutes:

See Items 7-7c 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;

- 7c. 21-0068-EOT3 - SECOND EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-66499) - FOR A PROPOSED 8,800 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER, AN 11-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND NOT TO ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED.

Minutes:

See Items 7-7c 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. 21-0040-TMP1 - TENTATIVE MAP - 730 LVB - APPLICANT/OWNER: LAS VEGAS BOULEVARD DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.17 acres at the northwest corner of Gass Avenue and Las Vegas Boulevard (APN 162-02-310-012) C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

NOTE: Commissioner Cherry disclosed that he owns property within the notification area of Item 8 but as this would not affect him any greater or lesser, he would vote on the 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;

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. 21-0015 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC LAND FUND I, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 17.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-009, 017, 018 and 019), U (Undeveloped) [PCD (Planned Community Development)] and C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 9-22.

KERRY SHAHAN, ACG Design, JESSE PATCHETT, Wood Rodgers, Inc., and JOSH KHALILI, Commercial Parks, appeared representing Item 13. MR. SHAHAN advised that Condition 9 which refers to the affected driveways should read Red Oak Avenue and Edna Avenue, not Highland Avenue and Edna Avenue, and he agreed to all other conditions. LUCIEN PAET, Engineering Project Manager, asked the Chair trail the item so he could research the matter. MR. PAET later confirmed Condition 9 should include Red Oak Avenue instead of Highland Avenue.

ATTORNEY BOB GRONAUER appeared representing Item 21, and said the applicant agreed with all conditions

Speaking to Item 11, ERIC McCAMMOND, Senior Management Analyst, said the City is the applicant and accepts all conditions

Speaking to Item 12a, LINDA BURKS said she called COUNCILWOMAN FIORE'S office and spoke to CHANCE BONAVENTURA, Special Assistant to Council, who sent her the application for this item. She explained her sister owns a property near the beginning of the arroyo, and the application does not state how many feet they are expanding the arroyo. MR. GRONAUER said he has been working with staff with respect to the reprogramming of the arroyo and the park, and no open space will be lost as this only involves realignment and reconfiguration. He was willing to provide additional information to MS. BURKS if needed. MS. BURKS had additional comments, but JIM LEWIS, Deputy City Attorney, advised it would be best to pull this item off of the One Motion One Vote Agenda.

See Items 9a-9d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 9-22.

- 9a. 21-0015-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL), (APN 126-01-801-017).

Minutes:

See Item 9 for related discussion and Items 9-9d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 12a-12c and amended conditions for Item 13b

NOTE: Commissioner Schlottman abstained from voting on Item 15 as he is under contract with the project. Commissioner Cherry disclosed that he owns property within the notification area of Item 15 but as this would not affect him any greater or lesser, he would vote on the matter. Commissioner Toussaint abstained from voting on Item 16 because the subject property falls within the Desert Shores Community Association where she serves as the Vice President. Commissioner Schlottman abstained from voting on Item 19 as he owns an urban lounge within the Arts District, and Commissioner Cherry abstained from voting on Item 19 out of an abundance of caution because he has a financial interest with one of the property owners.

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;

- 9b. 21-0015-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATIONS] TO: C-1 (LIMITED COMMERCIAL), (APN 126-01-801-017).

Minutes:

See Item 9 for related discussion and Items 9-9d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 12a-12c

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;

- 9c. 21-0015-VAC1 - VACATION - Petition TO VACATE PUBLIC RIGHT-OF-WAY generally located north of Iron Mountain Road, 345 feet west of Skye Village Road.

Minutes:

See Item 9 for related discussion and Items 9-9d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 12a-12c

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;

- 9d. 21-0015-SDR1 - SITE DEVELOPMENT PLAN REVIEW - For a Major Amendment to a previously approved Site Development Plan Review (SDR-77387) FOR A PROPOSED 53,039 SQUARE-FOOT FLOOR AREA ADDITION, BUILDING RELOCATION AND PARKING LOT RECONFIGURATION FOR A 161,623 SQUARE-FOOT SHOPPING CENTER WITH A WAIVER TO NOT ORIENT THE BUILDINGS TO THE STREET FRONTAGE WHERE SUCH IS REQUIRED.

Minutes:

See Item 9 for related discussion and Items 9-9d for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 12a-12c

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. 21-0075-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS MAP TO ADD MULTIPLE STREET ALIGNMENTS in the area bound by Iron Mountain Road on the south, Hualapai Way and Oso Blanca Road on the East, Moccasin Road on the North and Witch Mountain Street on the West, 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 Items 12a-12c

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. 21-0120-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO REMOVE A TOWN CENTER ARTERIAL TRAIL ALIGNMENT BETWEEN DEER SPRINGS WAY AND MONTECITO PARKWAY FROM MAP 8 OF THE 2020 MASTER PLAN TRAILS ELEMENT, 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 Items 12a-12c

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

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

12. 21-0094 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 39.94 acres on Shaumber Road, approximately 780 feet south of Iron Mountain Road (APNs Multiple), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 12-12c.

NICOLE EDDOWES, Senior Planner, explained the proposed amendments to the Skye Canyon Master Land Use and Trails and Parks exhibit are consistent with the existing pattern of residential development in the Skye Canyon Master Plan area and Tentative Map; therefore, staff recommended approval of the Major Modification associated Petition of Vacation and Tentative Map.

ATTORNEY BOB GRONAUER displayed an exhibit and said the arroyo increased the area by 0.55 acres. He was willing to provide this information to the neighbors after the meeting if necessary.

LINDA BURKS said Item 12a involves two arroyos, and the exhibit MR. GRONAUER showed is so small that the parcel numbers cannot be read. She requested additional information in order to understand what this project involves.

CHRISTINA BECKMAN said the postcard she received in the mail has a very small map and gives no specifics. As a resident, she cannot decipher what is truly being changed. Additionally, she had concerns about the petition to vacate public drainage, slope and access easements. Upon purchasing the land, she was told that easement needed to be there to prevent flooding. Her rear yard backs up to the arroyo, and she wanted to know how this change will affect potential flooding.

MR. GRONAUER presented an aerial view of the project, and explained there are drainage easements that are no longer needed per a drainage study that was recently completed, which was also approved by the Public Works Department. He said the removal of those easements will allow for the additional development, and they will move the water through the property closer to the park. MR. GRONAUER reiterated that he was willing to provide any additional information or details to the neighbors if needed. He said they are not taking any open space away, and they meet all public health, safety and welfare aspects of the drainage plan.

SETH FLOYD, Community Development Director, added that the public can visit the link on the back of the postcards, which allows anybody to view and download the backup associated with any item.

See Item 9 for related discussion and Items 12a-12c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 12a-12c.

- 12a. 21-0094-MOD1 - PLANNED COMMUNITY MODIFICATION - TO REMOVE A SEGMENT OF AN APPROVED ARROYO THAT EXTENDS WEST FROM PARK 5.13, TO ADD OPEN SPACE TO PARK 5.13, TO ADD A TRAIL TO AN APPROVED ARROYO THAT EXTENDS WEST FROM PARK 2.13 TO SHAUMBER ROAD AND TO ADD OPEN SPACE TO AN ARROYO THAT EXTENDS WEST FROM PARK 2.31 TO SHAUMBER ROAD.

Minutes:

See Item 9 for related discussion and Items 12-12c for related backup.

Motion made by Louis De Salvio to Approve Items 12a-12c 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;

- 12b. 21-0094-VAC1 - VACATION - Petition TO VACATE PUBLIC DRAINAGE, SLOPE AND ACCESS EASEMENTS generally located on the westside of Shaumber Road, approximately 780 feet south of Iron Mountain Road.

Minutes:

See Item 9 for related discussion and Items 12-12c for related backup.

Motion made by Louis De Salvio to Approve Items 12a-12c 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;

- 12c. 21-0094-TMP1 - TENTATIVE MAP - SKYE CANYON - PARCELS 5.09 & 5.10 - FOR A PROPOSED 310 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 9 for related discussion and Items 12-12c for related backup.

Motion made by Louis De Salvio to Approve Items 12a-12c 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;

13. 21-0080 - PUBLIC HEARING - APPLICANT/OWNER: HIGHLAND INDUSTRIAL PARK, LLC - For possible action on the following Land Use Entitlement project requests on 8.16 acres at 2901 Highland Drive (APNs Multiple), M (Industrial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 9 for related discussion and Items 13a and 13b for related backup.

- 13a. 21-0080-VAR1 - VARIANCE - TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED.

Minutes:

See Item 9 for related discussion and Items 13-13b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 12a-12c and amended conditions for Item 13b

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;

- 13b. 21-0080-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 5,745 SQUARE-FOOT BUILDING EXPANSION TO AN EXISTING INDUSTRIAL PARK DEVELOPMENT WITH WAIVERS OF TITLE 19 PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

Minutes:

See Item 9 for related discussion and Items 13-13b for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 12a-12c and amending Condition 9 for Item 13b as read for the record:

9. The two driveways providing access to this site (Red Oaks Avenue and Edna Avenue) 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.

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;

14. 20-0384 - PUBLIC HEARING - APPLICANT/OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 2.54 acres at 6909 West Charleston Boulevard (APN 163-03-501-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 9 for related discussion and Items 14a-14c for related backup.

- 14a. 20-0384-SUP1 - SPECIAL USE PERMIT - FOR A RECREATIONAL VEHICLE AND BOAT STORAGE USE.

Minutes:

See Item 9 for related discussion and Items 14-14c for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 12a-12c

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. 20-0384-SUP2 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE.

Minutes:

See Item 9 for related discussion and Items 14-14c for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 12a-12c

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. 20-0384-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 281-UNIT, TWO STORY, 82,100 SQUARE-FOOT RECREATIONAL VEHICLE AND BOAT STORAGE DEVELOPMENT WITH A WAIVER OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS.

Minutes:

See Item 9 for related discussion and Items 14-14c for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Items 12a-12c

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. 21-0004-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NEVADA GOOD LUCK INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,045 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at the southeast corner of Colorado Avenue and Commerce Street (APN 162-03-105-013), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). 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 Items 12a-12c

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 15 as he is under contract with the project. Commissioner Cherry disclosed that he owns property within the notification area of Item 15 but as this would not affect him any greater or lesser, he would vote on the matter.

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

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

16. 21-0062-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAKESIDE CENTER - OWNER: WFT NV, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (20-0090-SUP1) FOR A PROPOSED 600 SQUARE-FOOT OUTDOOR SEATING AREA ADDITION TO A PREVIOUSLY APPROVED 373 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 2620 Regatta Drive, Suite #118 (APN 138-16-717-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). 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 Items 12a-12c

NOTE: The vote does not reflect the vote accurately, in that Commissioner Toussaint abstained from voting on Item 16 because the subject property falls within the Desert Shores Community Association where she serves as the Vice President.

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, Jeff Rogan; Abstain-Donna Toussaint;

17. 21-0065-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NON-EMERGENCY MEDLIFE MEDICAL TRANSPORT - OWNER: ANDREW S. KATZ 1999 REVOCABLE TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED EMERGENCY AMBULANCE SERVICES, GROUND USE [NON-EMERGENCY MEDICAL TRANSPORT] at 8170 West Sahara Avenue, Suite #102 (APN 163-04-804-007), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). 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 Items 12a-12c

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. 21-0077-SUP1 - SPECIAL USE PERMIT- PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: ARCHLAND PROPERTY I, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN USE at 6360 West Charleston Boulevard (APN 138-35-403-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). 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 Items 12a-12c

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. 21-0086-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KEITH STUBBS - OWNER: CORNER OF MAIN STREET, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,293 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 949 SQUARE-FOOT OUTDOOR SEATING AREA at 1511 South Main Street (APN 162-03-210-028), C-2 (General Commercial) Zone, Ward 3 (Diaz). 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 Items 12a-12c

NOTE: The vote does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 19 as he owns an urban lounge within the Arts District, and Commissioner Cherry abstained from voting on Item 19 out of an abundance of caution because he has a financial interest with one of the property owners.

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

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

20. 21-0046-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FROM: TEE PEE LANE TO: ERIK LLOYD STREET generally located on Tee Pee Lane street alignment between Iron Mountain Road and Brent Lane, 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 Items 12a-12c

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. 21-0047-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request for a petition TO VACATE PUBLIC SEWER AND DRAINAGE

EASEMENTS generally located on the northwest corner of OHare Road and N Skye Canyon Park Drive (APNs 125-06-710-002 and 003), 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 Items 12a-12c

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. 21-0118-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a petition TO VACATE PUBLIC SEWER EASEMENTS on 3.79 acres at the southern corner of Oso Blanca Road and Deer Springs Way (APN 125-21-301-002), C-1 (Limited Commercial) 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 Items 12a-12c

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

23. ABEYANCE - 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:

CHAIR DE SALVIO declared the Public Hearing open for Items 23-23b.

ERIC McCAMMOND, Senior Management Analyst, explained that evidence of a unique circumstance had been presented, in that the proposed development is an educational campus designed for area students and their safety. As such, staff supported the requested variance. Staff also found that the proposed educational campus supports the redevelopment plan expansion area by revitalizing a vacant lot that will “achieve an environment reflecting a high level of concern for architectural, landscape, and urban design” as stated by the goals and objectives of the redevelopment plan. Staff, therefore, recommended approval of both applications.

ERIC STRAIN, Assemblage Studio, said they would like to help fulfill the 2050 Master Plan by providing a new educational facility. This is a unique opportunity for them, as it is their first time designing for the Clark County School District. He said there are two separate projects on each side of Maryland Parkway. The new high school will be built on the east side, and the evaluation center replaces the former Bishop Gorman High School parking lot. They have spent a great deal of time trying to create a design that fits the neighborhood, and he spoke of a study concluding that math and reading scores increase by 20 percent when a school provides windows where students can look out and see natural landscape. Each classroom has operable windows, and there are almost as many exterior classroom areas as there are physical classrooms. MR. STRAIN said they take great pride in their landscape designs, and they believe this aesthetic correlates to high quality education.

MONIQUE GAUDIN DIMMARE lives on Canosa Avenue and voiced concerns about how the low perimeter walls can easily be scaled. Additionally, the windows will be looking into the private properties, and she wanted to know if the applicant could extend the height of the wall.

ALEXANDRIA TRIPLET said it would be costly to extend the wall, but perhaps the developer could plant taller trees along the perimeter.

CHAIR DE SALVIO reiterated the concerns, and MR. STRAIN said the high school component faces on to Maryland Parkway. All windows and views look in to the courtyard, and they purposely made a great distance between any two story components and residential dwellings; therefore, any buildings that abut to any residential are all single story. He was willing to work with the homeowners and school district on raising the wall but they have tried to make the focus of the project completely internal.

COMMISSIONER ROGAN asked where the chain link fence would be going and how tall it would be, and MR STRAIN said there is a six-foot-high block wall that runs the entire perimeter of the high school. The intake center across the street will also have the same wall, and there will be no chain link fencing on the property.

COMMISSIONER SCHLOTTMAN spent a lot of time with the neighbors on this project, and he felt they worked through a lot of the concerns. He opined that the design was great, and thanked MR. STRAIN for bringing a beautiful building to the area. He spoke of an additional condition that may be added to address the wrought iron fencing on Maryland Parkway, and MR. STRAIN confirmed that fencing on the west side of Maryland Parkway will be taken down, restored and reinstalled. COMMISSIONER SCHLOTTMAN spoke of the entrance off of Canosa Avenue, and he said several of the neighbors wanted to see that as a two-way drive isle to divert traffic, and MR. STRAIN confirmed it was already done. Speaking to the perimeter wall concerns, COMMISSIONER SCHLOTTMAN did not want to create a condition that addresses the height of the fence so the developer can have the ability to work with the neighbors, but asked if a condition could prohibit trash in between walls if there is a new interior wall built. PETER LOWENSTEIN, Deputy Planning Director, advised that there are form-based code (FBC) requirements that address the minimum distances. There is not a specific condition that reiterates the FBC, but there are conditions that drive to the FBC. COMMISSIONER SCHLOTTMAN did not feel it needed to be conditioned if it was covered in the FBC, and added that neighbors requested that the property be readdressed. NICOLE EDDOWES, Senior Planner, explained that the school district would need to submit a site plan, and then Planning staff will readdress both sides of the property to Maryland Parkway from Oakey Boulevard.

COMMISSIONER CHERRY inquired about the curb cut on Oakey Boulevard, and MR. STRAIN explained that is an existing access point where the drive used to be in order to allow NV Energy or other providers to pull off of the street to service the building.

COMMISSIONER SCHLOTTMAN added that the neighbors wanted a road that goes through the school for drivers to exit onto Maryland Parkway and not flood traffic onto Oakey Boulevard.

ERIC McCAMMOND, Senior Management Analyst, and LUCIEN PAET, Engineering Project Manager, read the added conditions to Item 23b, to which MR. STRAIN confirmed he was in agreeance.

MR. STRAIN asked if he could paint the fencing to match the building, and COMMISSIONER SCHLOTTMAN said he was not going to condition the color.

See Items 23a and 23b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 23-23b.

- 23a. ABEYANCE - 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.

Minutes:

See Item 23 for related discussion and Items 23-23b for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 23a and 23b subject to conditions with added conditions for Item 23b

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

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

- 23b. ABEYANCE - 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.

Minutes:

See Item 23 for related discussion and Items 23-23b for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 23a and 23b subject to conditions and adding the following conditions as read for the record:

A. The existing wrought iron fencing located on the west side of Maryland Parkway shall be restored to like new condition and the missing segments currently filled in with chain link fencing shall be replaced with matching wrought iron fencing to create a cohesive fencing element. The same wrought iron fencing shall be used, where applicable and in conformance with Title 19, along the east side of Maryland Parkway.

B. The drive isle accessing Canosa Avenue shall provide for two-way traffic subject to the conditions of the approved Traffic Impact Analysis.

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. 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:

CHAIR DE SALVIO declared the Public Hearing open for Items 24, 24a, 24b, 24d and 24e.

ERIC McCAMMOND, Senior Management Analyst, reported that staff found that the recent transformation from residential to limited commercial uses along Cheyenne Avenue supports the General Plan Amendment and Rezoning requests. Staff concurred with the Alternative Parking Standard analysis and found the proposed development meets minimum development standards for the proposed Limited Commercial zoning district and therefore recommended approval of all applications. He noted additional letters of support and protest were received since publication.

ATTORNEY LORA DREJA appeared representing the applicant with architect ANDREA CARROLL, and explained this is a .88 acre property located a quarter mile from the Cheyenne Avenue/ I-95 interchange that was once used as a home before it was demolished in 2006. As Cheyenne Avenue is now categorized as an expressway by the Master Streets and Highways Plan, staff supports the general plan amendment stating that the Cheyenne Avenue corridor is experiencing a transition from desert rural use to a commercial corridor. Developing this site as C-1 (Limited Commercial) at this time would also improve traffic flow, as the RTC (Regional Transportation Commission) determined the current traffic counts and congestion necessitates a bus turnout. The applicant agreed, and dedicated a bus turnout, which can be developed as soon as the project breaks ground. The plan itself is designed around two restaurants with little to no public seating, as it is observed that the majority of patrons will utilize a drive-through if it is offered. The staff report shows that all landscaping standards are met, whereas lot coverage, setbacks, trash enclosures and architectural standards are exceeded. MS. CARROLL has designed the site to be compatible with the area and nearby roadways, and they sought the Commission's approval.

GABRIELA PORTILLO-BRENNER, Deputy City Clerk, read e-comments received online, copies of which were attached as backup.

COMMISSIONER WILLIAMS acknowledged the work of the applicant and their efforts on the bus turnout.

See Items 24a-24e for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items Items 24, 24a, 24b, 24d and 24e.

- 24a. ABEYANCE - 20-0300-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL).

Minutes:

See Item 24 for related discussion and Items 24-24e for related backup.

Motion made by Anthony Williams to Approve Items 24a, 24b, 24d and 24e 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;

- 24b. ABEYANCE - 20-0300-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL).

Minutes:

See Item 24 for related discussion and Items 24-24e for related backup.

Motion made by Anthony Williams to Approve Items 24a, 24b, 24d and 24e 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;

- 24c. ABEYANCE - 20-0300-VAR1 - VARIANCE - TO ALLOW 22 PARKING SPACES WHERE 25 ARE REQUIRED.

Minutes:

See Item 6 for related discussion and Items 24-24e for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 24c and 38 and Hold in abeyance Items 25a-25b and 31a-31b to 5/11/2021 and Item 43 to 7/13/2021

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;

- 24d. 20-0300-SUP1 - SPECIAL USE PERMIT - FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 22 PARKING SPACES WHERE 24 ARE REQUIRED.

Minutes:

See Item 24 for related discussion and Items 24-24e for related backup.

Motion made by Anthony Williams to Approve Items 24a, 24b, 24d and 24e 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;

- 24e. ABEYANCE - 20-0300-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF TWO DRIVE-THROUGH RESTAURANTS WITH OUTDOOR SEATING.

Minutes:

See Item 24 for related discussion and Items 24-24e for related backup.

Motion made by Anthony Williams to Approve Items 24a, 24b, 24d and 24e 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;

25. 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 (Cear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Item 25a and 25b for related backup.

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

Minutes:

See Item 6 for related discussion and Items 25-25b for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 24c and 38 and Hold in abeyance Items 25a-25b and 31a-31b to 5/11/2021 and Item 43 to 7/13/2021

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

Minutes:

See Item 6 for related discussion and Items 25-25b for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 24c and 38 and Hold in abeyance Items 25a-25b and 31a-31b to 5/11/2021 and Item 43 to 7/13/2021

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. ABEYANCE - 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:

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

ERIC McCAMMOND, Senior Management Analyst, explained no evidence of a unique or extraordinary

circumstance had been presented, in that the applicant has created a self-imposed hardship by choosing not to install the required offsite improvements adjacent to Kyle Canyon Road. As such, staff recommended denial of the variance and all associated applications.

ATTORNEY JENNIFER LAZOVICH said the applicant is only asking to defer the improvements on Kyle Canyon Road because they are working with NDOT (Nevada Department of Transportation), which can take a while.

See Items 26a-26c for related backup.

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

- 26a. ABEYANCE - 20-0373-VAR1 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH IS REQUIRED.

Minutes:

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

Motion made by Louis De Salvio 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. ABEYANCE - 20-0373-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 115-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

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

Motion made by Louis De Salvio 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. ABEYANCE - 20-0373-TMP1 - TENTATIVE MAP - FOR A 115-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

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

Motion made by Louis De Salvio 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. ABEYANCE - 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:

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

ERIC McCAMMOND, Senior Management Analyst, reported the requested Site Development Plan Review and Tentative Map meet all required development standards and mapping requirements contained within NRS (Nevada Revised Statutes) 278. Staff therefore recommended approval of both applications.

ATTORNEY JENNIFER LAZOVICH appreciated staff's recommendation of approval and offered to answer any questions.

See Items 27a and 27b for related backup.

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

27a. ABEYANCE - 20-0372-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

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

Motion made by Louis De Salvio to Approve Items 27a and 27b 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;

27b. ABEYANCE - 20-0372-TMP1 - TENTATIVE MAP - FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

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

Motion made by Louis De Salvio to Approve Items 27a and 27b subject to conditions

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

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

28. ABEYANCE - 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:

CHAIR DE SALVIO declared the Public Hearing open for Items 28-28c.

ERIC McCAMMOND, Senior Management Analyst, explained no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing a development that does not comply with minimum parking and development requirements. While the undeveloped portion of the site is an irregular shape, an alternative site design would allow conformance to Title 19 requirements with little to no waivers necessary. As such, staff recommended denial of all applications.

NATHAN TAYLOR appeared representing the applicant and explained they had originally requested a waiver of all landscaping, but have since agreed to install landscaping along the perimeter. The existing commercial building was approved three years ago, and the setback variance is needed due to the odd shape of the parcel. Speaking to the parking variance, MR. TAYLOR said only oil changes, brakes and other minor maintenance services will take place at the site; therefore, they do not anticipate any vehicles being on-site overnight. He felt this will be a great addition to the area, and it is designed to look like the existing building next door. They met onsite with COMMISSIONER WILLIAMS, and he made suggestions about the brickwork and adding more color tones. The area is transitioning from residential to commercial use, and there is a lot of

dilapidated properties that need improvements. The owner takes great pride in his properties, and MR. TAYLOR knew he would take care of this one.

COMMISSIONER WILLIAMS confirmed he met on site with MR. TAYLOR, and he made suggestions on how to improve the façade of the new structure. At the Commissioner's request, MR. McCAMMOND read the added conditions for the record, and MR. TAYLOR confirmed he was in agreeance with those conditions.

See Items 28a-28c for related backup.

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

- 28a. ABEYANCE - 21-0013-VAR1 - VARIANCE - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.

Minutes:

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

Motion made by Anthony Williams to Approve Items 28a-28c subject to conditions with amended conditions for Item 28c

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;

- 28b. ABEYANCE - RENOTIFICATION - 21-0013-VAR2 - VARIANCE - TO ALLOW NINE PARKING SPACES WHERE 21 ARE REQUIRED.

Minutes:

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

Motion made by Anthony Williams to Approve Items 28a-28c subject to conditions with amended conditions for Item 28c

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;

- 28c. ABEYANCE - RENOTIFICATION - 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 AUTO REPAIR GARAGE, MINOR 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 28 for related discussion and Items 28-28c for related backup.

Motion made by Anthony Williams to Approve Items 28a-28c subject to conditions and adding the following condition as read for the record:

A. The front elevation shall be amended to include an architectural embellishment consisting of a block pop out architectural feature around the garage bays the building edges and roof lines. A revised building elevation shall be submitted to the Department of Planning for review and approval prior to or concurrent with a submittal for building permit.

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;

29. 20-0344 - PUBLIC HEARING - APPLICANT/OWNER: SWDE348, LLC - For possible action on the following Land Use Entitlement project requests on 44.52 acres on the west side of the Rainbow Boulevard alignment, approximately 6,900 feet north of Horse Drive (APN 125-03-501-001), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, explained the subject site abuts a Clark County flood channel to the north, and the Tule Springs Fossil Beds National Monument along the west, south, and east property lines. The site is not accessed by any roadway, nor is it serviced by public utilities. In order for a roadway to be constructed, and utilities extended, right-of-way would have to be granted by the National Park Service to construct such infrastructure within a national monument. Staff found the requested General Plan Amendment to be premature and incompatible with the existing development in the area; therefore, staff recommended denial of the amendment request and associated Rezoning. He noted additional letters of protest were received since publication.

ATTORNEY JOHN SULLIVAN presented an aerial view of the property, and explained that it has been privately owned as early as 1977. His client became involved in the property in the middle 2000's. At that time, they put a Deed of Trust Loan on the property, units were planned and money was loaned. In the late 2000's, it went into foreclosure and the property was acquired in 2011. In 2014, the Tule Springs Fossil Beds National Monument was formed by the National Park Service. In 2018, his clients submitted an application to move property forward that was similar to the one for this item. At that time, the federal government wanted to start talking, and the City requested to pull the application while those conversations about a potential land acquisition moved forward. His clients, who are longtime Las Vegans, agreed to do so but over two years later, nothing happened. His clients put the property back up so the entitlements could move forward, but MR. SULLIVAN'S clients are still open to discussing options with the federal government. When the new application was submitted, the federal government called again and MR. SULLIVAN said they seemed positive and fruitful. He further explained that the application itself consists of requests to change from PCD (Planned Community Development) to ML (Medium Low Density Residential), and R-E (Residence Estates) to R-SL (Single Family Residential Small Lot). Concerns regarding the density were brought up in conversations with the Commissioners, but MR. SULLIVAN said his clients were willing to take it down to Low and place an R-1 (Single-Unit Residential) on the zoning but seek flexibility when development occurs. These changes will place entitlements on the property and makes the property real to the federal government. He said the City will have another chance to review the plans once the Tentative Map and Site Development Plan Review applications are submitted, and the utility and access issues can also be addressed at that time. In closing, MR. SULLIVAN said his clients are requesting the chance to move forward and develop or work with the federal government on a potential swap or acquisition.

GABRIELA PORTILLO-BRENNER, Deputy City Clerk, read e-comments received online, copies of which were attached as backup.

CHAIR DE SALVIO said this was a new experience for him, in that both the federal government and BLM (Bureau of Land Management) are involved. He said ATTORNEY BOB GRONAUER advised him that they have been working with the federal government for three years. The Chair conducted his own research, and confirmed that an identical application was submitted and heard in April, July and October of 2018 where the application was abeyed twice and then tabled. He wondered if there was a problem with the City at that time, and not the federal government. He was also told that if this did not move forward, the City could be subject to an inverse condemnation lawsuit. Upon further research, he found it was not the City's fault, it was the fault of the federal government by making Tule Springs a national monument. Due to the fact that he has not gotten an answer as to why a more intense use is needed in order for the federal government and BLM to negotiate access, he could not support the application. It is designated as PCD right now, which leaves it at the discretion of the City Council to determine the number of lots per acre. CHAIR DE SALVIO understood the applicant's perspective, but this would end up harming the people in that community by intensifying an area that does not need it. He felt the applicant can bring forward an application and leave it up to the City Council to determine the number of lots. The Chair reiterated that he could not personally support this application, especially upon hearing that the City could be sued.

MR. SULLIVAN referred back to 2018, and said as the application was moving forward, BLM came to the table and asked his clients to delay the application and continue talks. It was the federal government who wanted to bring the property into the park, which in turn delayed the process and had nothing to do with the City. The Chair understood, but still did not agree with intensifying the use in order to get the federal government on board. He said his clients should put a different plan together and let the City Council decide.

COMMISSIONER SCHLOTTMAN felt the proposed use would be too intense, and he was not willing to grant entitlements only to force the federal government to do something. He is pro-development, and encouraged a plan with R-E lots, which in turn might help force the federal government to speak to the applicant. The Commissioner said he would feel like he made a bad decision if he approved this intense of a use.

COMMISSIONER ROGAN said this parcel fits better as part of the national monument, and he would support the Chair's decision. The Commissioner appreciated that MR. SULLIVAN was forthcoming about the situation, and informed him to let the Commission know if there is anything they can do to encourage the federal government to make this parcel part of the national monument.

JIM LEWIS, Deputy City Attorney, said it was important for the Commission to focus on land use planning. Speaking to the threats of litigation, he said no matter the outcome, the applicant has no access to the property. The City cannot change that fact, only the federal government can. He also pointed out that no development applications have been forwarded to the City. With regard to litigation in general, MR. LEWIS said the City Attorney's Office faces threats of litigation every day. He heard the Commissioners summarize the staff report, which states this is not compatible with the surrounding properties, but he reminded the Commission to vote with their conscious and not based on threats of litigation.

CHAIR DE SALVIO said they are all in favor of development, but it needs to be harmonious and compatible. MR. SULLIVAN said there was no threat of litigation at any time, and the Chair said that was not true.

See Items 29a and 29b for related backup.

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

- 29a. 20-0344-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL).

Minutes:

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

Motion made by Louis De Salvio 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;

- 29b. 20-0344-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (SINGLE FAMILY RESIDENTIAL SMALL LOT).

Minutes:

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

Motion made by Louis De Salvio 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;

30. 20-0357 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RAINBOW LP - For possible action on the following Land Use Entitlement project requests on 2.83 acres at 6298 North Rainbow Boulevard (APN 125-26-101-004), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 30-30f.

ERIC McCAMMOND, Senior Management Analyst, reported staff found that the proposed General Plan Amendment and Rezoning would permit land uses too intense for the existing surrounding residential land uses and fail to support the Rainbow Boulevard North Corridor Plan, which was developed to ensure the desert rural character is preserved along this portion of Rainbow Boulevard. As evidenced by the multiple Variances, Waivers, and Exceptions, the applicant proposed a development that is not compatible with the surrounding area. Staff, therefore, recommended denial of all applications, and he noted that additional letters of protest were received since publication.

JAMES SMITH, Smith Bros. Realty, appeared with his colleague CASEY RYAN, and explained this is a unique and irregular site that borders the beltway. Their proposal is for a limited hour RV (Recreational Vehicle) parking facility located at the end of Rainbow Boulevard. They have reviewed the staff report and understood the challenges of granting the zone change, but they believe they can meet this challenge because they have successfully developed another RV and self-storage site in Las Vegas, and they have been developers for over 50 years. This development can be beneficial for both the developer and the neighbors involved as it will bring a use that will beautify the subject lot and will bring added security to the area. MR. SMITH said they met with neighbors on two separate occasions and tried to mitigate the major issues, which resulted in some adjustments to the site plan. Along the right-of-way against Rainbow Boulevard, the landscape buffer has been increased to 40 feet from the 15-foot requirement. He also presented a rendering of the entrance landscape design, which mirrors the Torrey Pine Estates entrance landscaping. The landscape component is very important to their project, and they have also agreed to submit a licensing agreement and complete the landscaping at the north end of Rainbow where there is a right-of-way owned by the City. This will give the feeling of a completed development and eliminate illegal dumping in the area. The southern border is eight-feet wide, but they have increased it to 14 feet. After speaking with the neighbors, different trees that do not have large canopies and do not produce as much debris have been proposed. MR. SMITH also noted that with the existing 11-foot wall and intense landscape buffer, the visual component of the structures should be dramatically reduced. There will not be an on-site manager, and customers will drive directly in to the facility. The idea is to keep the residential feel of the neighborhood by having the parking spaces screened by the landscaping and entrance gate. Since Rainbow Boulevard is a full-width right-of-way with six travel lanes, they believe it can support the anticipated five trips per day. The proposed hours of operation are 7:00 a.m. to 9:00 p.m. with no utility hookups and no overnight camping allowed. MR. SMITH assured the Commission that if the site is rezoned, it will only be used for RV storage and its related uses. He understood that the Planning Department cannot limit commercial uses under the code, but they are willing to establish a deed restriction through their title company and record a document showing that restriction, which will run with the land. They have worked on this plan for over six months and believe they have come up with a plan to develop the site with the least impactful use while completing the much needed landscaping.

NEIL LERIGET has lived in the area for five years. He was appreciative for the potential of development, but he was concerned about break-ins, propane fires, squatters and other illegal activity.

KATHRYN KELLY submitted 38 opposition letters from residents of Torrey Pine Estates, copies of which were attached as backup. This use will not fit with the neighborhood at all, as there is a dead-end street and there is no reason to have a commercial use. Although Rainbow Boulevard is a six-lane road, there have been times the street has been restricted to one lane. This will be detrimental to the area and will bring intense traffic.

MARIA ROBERTS said this directly affects the home values in the area. She is also concerned about crime, and reached out to the Las Vegas Metropolitan Police Department (Metro) Crime Analytics Division, who informed her that property crimes such as burglaries, loitering and stolen vehicles are common with these types of businesses. Sixty-one locations were examined and property crimes were up 35 percent compared to last year. Crimes in storage facilities valley-wide to include public and self-storage facilities, are up 52 percent compared to this time last year. These locations often have limited security and break-ins are often not reported until the owners check in to the facility. Her community has 66 homes that are directly affected by this, and her

backyard is directly against this proposed use. She does not want to look at the structures and reiterated that this will degrade the property values.

RUBEN DELVALLE JR. lives directly south of the proposed development. He presented photos from his master bedroom and loft, and said he will be able to oversee the entire development. He voiced concerns surrounding property values, the smell of diesel and lighting. He asked the Commission to vote against the item, and said this is not the appropriate location for this type of use.

CLINTON COOPER echoed the previous comments and opposed the development.

GABRIELA PORTILLO-BRENNER, Deputy City Clerk, read e-comments received online, copies of which were attached as backup.

Speaking to the concerns surrounding crime, MR. SMITH said there will be plenty of cameras even though he does not anticipate any crime. Additionally, the perimeter wall is much taller; it starts at eight feet and turns into 11 feet towards the east side.

CHAIR DE SALVIO attended two neighborhood meetings, where he listened to the community's concerns about elevation, lighting, access and home values. The Chair knew MR. SMITH considered light pollution, and he agreed to motion-activated lighting. He also spoke of the cul-de-sac landscaping, and MR. SMITH agreed to install certain trees that will circumvent debris and grow smaller canopies. He felt the applicant agreed to every concern the neighbors had and did their best to appease everyone. CHAIR DE SALVIO asked about restrictions on the type of vehicles that can be stored, and MR. SMITH said they did discuss potentially not allowing lower-quality vehicles, but he does not know how he could discriminate a client using such criteria. He will, however, interview the client and inform the lessee that all vehicles must be well maintained, visually appealing and in running condition. MR. SMITH also clarified for the Chair that leases typically start at one year.

CHAIR DE SALVIO said this is a very contentious item and they have been tuning it for months in order to meet and exceed every standard that the neighbors have brought forward. He supports this development because this will be the least intense use that can happen on the site. The Chair also pointed out that this is not contingent upon approval from the Commission, and the owner is going to develop the land either way. His biggest concern was the view, but he added that there is nothing stopping the applicant from coming in with another proposal for a high-density project with constant traffic. CHAIR DE SALVIO explained that this is not a use where people will be visiting every day, and he spoke of his personal experience of only visiting his storage unit four to five times a year. He asked about the width of the landscape buffer, to which MR. SMITH replied it had been increased to 14 feet. CHAIR DE SALVIO added that most of the homes affected will have their side yard views impacted and not their back yards. He reiterated his fear that something more intense might come forward that will be majorly impact the views, but requested further insight from the other Commissioners.

COMMISSIONER CHERRY understood what it is like to be an RV owner, and asked what hours can people enter and exit. MR. SMITH advised that the hours are 7:00 a.m. to 9:00 p.m. COMMISSIONER CHERRY wondered if a more restrictive timeframe would give more comfort to the residents, and MR. SMITH was willing to change it to 8:00 p.m.

CHAIR DE SALVIO agreed with COMMISSIONER CHERRY'S recommendation, and said he wants the RV storage to be as harmonious and compatible as possible. He asked if the hours could be tightened even more, and MR. SMITH confirmed the revised hours of operation could be 7:00 a.m. to 7:00 p.m.

LUCIEN PAET, Engineering Project Manager, asked if the intention was for the applicant to landscape the entire width of Rainbow Boulevard, and CHAIR DE SALVIO said the entire cul-de-sac will be landscaped; therefore, MR. PAET read amended Condition 15 for the record for Item 30f. MR. SMITH was in agreement with the amended condition.

MR. McCAMMOND said the plans that were presented have not yet been reviewed by Planning staff, and said things could be updated as the item gets to City Council, or it could be captured now. CHAIR DE SALVIO said he did not have a problem with working things out between now and the City Council meeting. MR. McCAMMOND read the added condition addressing the hours of operation for the record for Item 30e.

COMMISSIONER CHERRY confirmed through the Chair that there are no utility hookups at the site.

See Items 30a-30f for related backup.

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

- 30a. 20-0357-GPA1 - GENERAL PLAN AMENDMENT - FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: SC (SERVICE COMMERCIAL).

Minutes:

See Item 30 for related discussion and Items 30-30f for related backup.

Motion made by Louis De Salvio to Approve Items 30a-30f subject to conditions with amended conditions for Items 30e and 30f

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

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

- 30b. 20-0357-ZON1 - REZONING - FROM: U (UNDEVELOPED) TO: C-1 (LIMITED COMMERCIAL).

Minutes:

See Item 30 for related discussion and Items 30-30f for related backup.

Motion made by Louis De Salvio to Approve Items 30a-30f subject to conditions with amended conditions for Items 30e and 30f

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

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

- 30c. 20-0357-VAR1 - VARIANCE - TO ALLOW ZERO PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED.

Minutes:

See Item 30 for related discussion and Items 30-30f for related backup.

Motion made by Louis De Salvio to Approve Items 30a-30f subject to conditions with amended conditions for Items 30e and 30f

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;

- 30d. 20-0357-VAR2 - VARIANCE - TO ALLOW A SIX-FOOT SOLID SCREEN WALL WHERE OUTDOOR STORAGE SCREENING DEVELOPMENT STANDARDS REQUIRES AN EIGHT-FOOT SOLID SCREENING WALL AND TO ALLOW OUTDOOR STORAGE WITHIN THE REQUIRED SETBACK AREA WHERE SUCH IS NOT ALLOWED.

Minutes:

See Item 30 for related discussion and Items 30-30f for related backup.

Motion made by Louis De Salvio to Approve Items 30a-30f subject to conditions with amended conditions for Items 30e and 30f

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;

- 30e. 20-0357-SUP1 - SPECIAL USE PERMIT - FOR A RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW STORAGE WITHIN THE REQUIRED SETBACK OR BUFFER AREA AND TO ALLOW THE STORAGE AREA BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE.

Minutes:

See Item 30 for related discussion and Items 30-30f for related backup.

Motion made by Louis De Salvio to Approve Items 30a-30f subject to conditions and adding the following condition as read for the record:

A. Business hours will be limited to the hours of 7:00 a.m. to 7:00 p.m. Any overnight use is prohibited.

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;

- 30f. 20-0357-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

Minutes:

See Item 30 for related discussion and Items 30-30f for related backup.

Motion made by Louis De Salvio to Approve Items 30a-30f subject to conditions and amending Condition 15 as read for the record:

15. Landscape and maintain the full 100-foot width of unimproved right-of-way adjacent to this site, including the area north of the cul-de-sac. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

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

31. 21-0034 - PUBLIC HEARING - APPLICANT/OWNER: BONANZA AUTO PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 2.09 acres at 4565 East Bonanza Road (APN 140-32-101-016), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

- 31a. 21-0034-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL).

Minutes:

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

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 24c and 38 and Hold in abeyance Items 25a-25b and 31a-31b to 5/11/2021 and Item 43 to 7/13/2021

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;

31b. 21-0034-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL).

Minutes:

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

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 24c and 38 and Hold in abeyance Items 25a-25b and 31a-31b to 5/11/2021 and Item 43 to 7/13/2021

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;

32. 21-0045 - PUBLIC HEARING - APPLICANT: OCHOA DEVELOPMENT CORP. - OWNER: WELLS CARGO INC. - For possible action on the following Land Use Entitlement project requests on 9.54 acres on the southeast corner of Vegas Drive and Rainbow Boulevard (APN 138-26-110-001), Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 32-32d.

ERIC McCAMMOND, Senior Management Analyst, reported the applicant's request was for a rezoning from R-E (Residence Estates) to R-3 (Medium Density Residential) rather than R-4 (High Density Residential) as advertised. Staff found the proposed High Density Residential General Plan designation too intense for adjacent single-family residential development and recommended denial of the requested amendment and associated Rezoning. Staff found no evidence of a unique or extraordinary circumstance to support the requested Variance. As such, staff recommended denial of all applications and he noted additional letters of protest were received since publication.

ATTORNEY JOHN SULLIVAN explained this is located on the southeast corner of Rainbow Boulevard and Vegas Drive. This is an infill parcel zoned R-E with three different Master Plans on the site. Speaking to the General Plan Amendment (GPA) and Rezoning (ZON) requests, MR. SULLIVAN said this application was originally designed with more intense in units. Now that the number of units has been reduced to 240, they would like to change to M (Medium Density Residential), and he understood that staff would support those adjustments. MR. McCAMMOND confirmed that if the request was changed from SC (Service Commercial) to M and from R-E to R-3, staff would support the GPA and ZON but still recommend denial of the Site Development Plan Review and Variance requests.

MR. SULLIVAN continued and explained this is a 240-unit apartment complex with three-story buildings. He said it is over parked and there is 65,000 feet of open space where 26,000 is required. Within the site, they have tried to move buildings away from existing residential and replace with parking. Speaking to the Variance, MR. SULLIVAN said 117 feet is required, but there is 85 feet between the building and the property line. Additionally, he pointed out that he will seek to have Condition 16 removed because the entrance off of Vegas Drive has been widened, although staff has not had the chance to review the revised submission yet. Both gated entrances are ingress and egress, and they are equipped with pads for residents to gain entry. In closing, MR. SULLIVAN said he held a public meeting, and although there were several people in opposition, it was a classy group of people. From that, the applicant is in agreement with adding additional landscaping to screen views from residential backyards.

SUSAN BRNA was representing the three neighborhoods that are adjacent to the proposed development. She appreciated the GPA and Master Plan and said they allow people to buy property and invest in the neighborhood, but the proposed project is only trying to reduce the density to the bare minimum. She is a substitute teacher and sees the overcrowding in the schools. This developer is bringing in a high-density property, where the main roadway is only 35 MPH and does not lend itself to heavy traffic. The residents are being asked to make sacrifices with their home values and privacy, and this also does not benefit the City or the

community in any way. MS. BRNA said the School Tracking form submitted with the application is incorrect, and she called the schools earlier in the day and verified the numbers are wrong.

LILY HOUSTON lives just east of the property, and she expressed concern surrounding the potential for crime due to the mismanagement of nearby apartment complexes. Police are not responding to noise complaints anymore, and Rainbow Boulevard will only become more congested with this new development. People will lose their privacy with the three-story buildings, and the design elements are not in sync with the existing elements of the adjacent neighborhoods. The architectural beauty impacts the culture, appeal and value of the neighborhoods. High-density apartments and all of the problems they bring will force the nearby property values to decline significantly. In closing, she said this development will be economically detrimental to existing Las Vegas apartment buildings that already have thousands of vacancies.

LELAND MOSLEY spoke of traffic concerns, and said the streets are very narrow, which will negatively affect anybody when exiting this development. The property values will dissipate, being that there is already an apartment complex on the other side of his neighborhood. MR. MOSLEY has lived in his home since it was built in 1994 and he reiterated his opposition to the project.

KURT BRNA said there is low-income housing everywhere around their neighborhood. Children from this complex would attend Lilly and Wing Fong Elementary School, which currently enrolls 100 percent economically disadvantaged students. The school district had to build a second-story building at the school to take care of the overcrowding from the high-density developments that have been built in the surrounding area. Today, the school is 17 students from being at full capacity again. MR. BRNA spoke of other schools in the area that are near full capacity and said he has seen active shooters on the street. In closing, he submitted petitions for the record, copies of which were attached as backup, and said everyone wants to see the land use stay the same as it was originally planned.

JIM LEWIS, Deputy City Attorney, read e-comments submitted online, copies of which were attached as backup.

COMMISSIONER ROGAN confirmed the proposed GPA and ZON changes through MR. SULLIVAN, and asked if this applicant is an experienced operator. MR. SULLIVAN said this is definitely an experienced developer, and said they have completed a series of projects in Las Vegas and California. MR. SULLIVAN further clarified for the Commissioner that this is not low-income housing, and will be priced on the higher end of market rent values. COMMISSIONER ROGAN asked if there were concerns with crime at the developer's other projects in Nevada or California, and MR. SULLIVAN said there were none to his knowledge. The Commissioner added that he would have not been able to support the project at high density and R-3 with the SDR and adjacency setback. The site plan was displayed at the Commissioner's request, and he said it was simply too intense for the area, but M seems to fit. COMMISSIONER ROGAN pointed out that he is in support of apartment complexes, especially given the data behind the number of units the Valley will be in need of in the upcoming years. He was concerned about the residential adjacency setback, and therefore requested that the two buildings on the south and east end of the property be lowered from three stories to two stories. MR. SULLIVAN asked if the number of units can be made up elsewhere, and COMMISSIONER ROGAN said he was not opposed to that but wanted the buildings lowered, to which MR. SULLIVAN said the applicant could accept that. COMMISSIONER ROGAN asked if MR. SULLIVAN would be willing to work on adding a greater landscape buffer in between the residential homes and apartment buildings between now and the City Council meeting, to which he confirmed. The Commissioner encouraged MR. SULLIVAN to work with COUNCILMAN KNUDSEN and possibly speak to MS. BRNA, who held a meeting in her neighborhood. He understood concerns about traffic and school capacities, but those concerns will eventually be addressed. He said traffic is a fact of life in a growing city, and the streets cannot be widened; therefore, high capacity transit may be considered at a later time.

MR. SULLIVAN thanked staff, specifically NICOLE EDDOWES, Senior Planner, who had been terrific to work with, and said he will work as quickly as possible to submit the revised plans.

See Items 32a-32d for related backup.

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

- 32a. 21-0045-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL), M (MEDIUM DENSITY RESIDENTIAL) AND ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL).

Minutes:

See Item 32 for related discussion and Items 32-32d for related backup.

Motion made by Jeff Rogan to Approve with the change to M (Medium Density Residential)

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

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

- 32b. 21-0045-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL).

Minutes:

See Item 32 for related discussion and Items 32-32d for related backup.

Motion made by Jeff Rogan to Approve with the change to R-3 (Medium Density Residential)

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;

- 32c. 21-0045-VAR1 - VARIANCE - TO ALLOW AN 85-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 117 FEET IS REQUIRED.

Minutes:

See Item 32 for related discussion and Items 32-32d for related backup.

Motion made by Jeff Rogan 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;

- 32d. 21-0045-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 240-UNIT, THREE-STORY MULTI-FAMILY DEVELOPMENT.

Minutes:

See Item 32 for related discussion and Items 32-32d for related backup.

Motion made by Jeff Rogan 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;

33. 21-0064 - PUBLIC HEARING - APPLICANT: KB HOME, INC. - OWNER: INTERNATIONAL, LLC - For possible action on the following Land Use Entitlement project requests on 20.63 acres at the southwest corner of La Mancha Avenue and Gaisford Street (APNs 126-36-101-001, 002 and 126-25-401-007 and 008), Ward 6 (Fiore). Staff recommends APPROVAL on 21-0064-GPA1, 21-0064-ZON1 and 21-0064-VAC1. Staff recommends DENIAL on 21-0064-VAR1 and 21-0064-TMP1.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 33-33e.

NICOLE EDDOWES, Senior Planner, reported that staff needed to amend the 21-0064-TMP1 application to 148 lots where 159 lots were advertised. Staff found the proposed General Plan Amendment and Rezoning to be compatible with development in the area and recommended approval of both requests. The City has no objection to vacating City interest in United States Government Patent Reservations and also recommended approval of the Petition to Vacate. The applicant is requesting a Variance to allow stub street terminations where cul-de-sacs are required. For this reason, staff was not able to support the requested Variance or Tentative Map and recommended denial of both applications.

ATTORNEY BOB GRONAUER said these 20 acres of property will hold 148 homes and open space, and is located on the west side of the 215 Beltway near Ann Road. The property was general planned for M (Medium Density) and zoned for R-3 (Medium Density Residential), which is for multi-family development. The General Plan Amendment would allow for single-family homes, and he noted that KB Homes was approved for a project to the south of this development. With respect to the Variance, MR. GRONAUER said a similar application was previously approved and the only difference is that the stub streets are slightly bigger due to some drainage easements and landscaping areas.

CHAIR DE SALVIO went through this application extensively, and he felt it was harmonious and compatible with the area. The Chair asked if it was KB Homes who was approved for the previous development, and MR. GRONAUER confirmed, and added that KB Homes has done well in the area, and this will be a continuation of the project to the south.

See Items 33a-33e for related backup.

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

- 33a. 21-0064-GPA1 - GENERAL PLAN AMENDMENT - FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL).

Minutes:

See Item 33 for related discussion and Items 33-33e for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33e subject to conditions

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

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

- 33b. 21-0064-ZON1 - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT).

Minutes:

See Item 33 for related discussion and Items 33-33e for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33e subject to conditions

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

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

- 33c. 21-0064-VAR1 - VARIANCE - TO ALLOW STUB STREETS WHERE CUL-DE-SACS ARE REQUIRED.

Minutes:

See Item 33 for related discussion and Items 33-33e for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33e 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;

- 33d. 21-0064-VAC1 - VACATION - Petition TO VACATE U.S. GOVERNMENT PATENT EASEMENTS generally located north of Ann Road, west of Gaisford Street, east of the Puli Road alignment and south of La Mancha Avenue.

Minutes:

See Item 33 for related discussion and Items 33-33e for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33e 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;

- 33e. 21-0064-TMP1 - TENTATIVE MAP - MONTALADO NORTH - FOR A PROPOSED 159-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

Minutes:

See Item 33 for related discussion and Items 33-33e for related backup.

Motion made by Louis De Salvio to Approve Items 33a-33e subject to conditions

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

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

34. 21-0029-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO ADOPT THE CITY OF LAS VEGAS 2050 MASTER PLAN AND AMEND THE CITY OF LAS VEGAS GENERAL PLAN FROM: VARIOUS CATEGORIES TO: TOD-1 (TRANSIT ORIENTED DEVELOPMENT-1), TOD-2 (TRANSIT ORIENTED DEVELOPMENT-2), TOC-1 (TRANSIT ORIENTED CORRIDOR-1), TOC-2 (TRANSIT ORIENTED CORRIDOR-2), OR NMUX (NEIGHBORHOOD CENTER MIXED USE) WITHIN THE CITY OF LAS VEGAS (Multiple APNs), All Wards. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

This item was heard subsequent to Item 50.

SETH FLOYD, Community Development Director, explained that previous Planning Director ROBERT SUMMERFIELD started this project about three years ago, but he will now be seeing it through. There were an unprecedented number of neighborhood meetings and significant amount of social media outreach involved in this, and these plans will set the tone for how the City grows and develops over the next 30 years. The Master Plan helps the Planning Department and Planning Commission tremendously, and MR. FLOYD appreciated the time the Commission has already put into it.

Using a PowerPoint presentation, a copy of which was submitted and attached as backup, MARCO VELOTTA, Senior Management Analyst, explained this item follows up from the previous discussions before this body on the 2050 Master Plan, and will present for adoption per NRS (Nevada Revised Statutes) 278 and Title 19. If approved by the Commission and City Council, this plan would replace previous elements of the Master Plan 2020. This new 30-year plan not only addresses land uses, but also a wide range of subjects required of large cities in Nevada. Within this 30-year time horizon, major communities such as Summerlin and Skye Canyon will build themselves out. As a result, most of the plan focuses on infill and redevelopment through the creation of transit-oriented land uses. Over time, the City will address key issues identified during public outreach and complimentary issues, including affordable housing, water conservation and parks and open space. MR.

VELOTTA wanted to acknowledge a number of groups and individuals that included the Planning Commission, MAYOR GOODMAN and City Council, CITY MANAGER JORGE CERVANTES, CHIEF OPERATIONS AND DEVELOPMENT OFFICE TOM PERRIGO, MIKE HOWE, Planning Section Manager, Long Range Planning staff, and The Smith Group.

Las Vegas has experienced tremendous growth and in 2000, former Mayor OSCAR GOODMAN and the City Council adopted the Master Plan that is currently in effect. Over the next decade, a number of updates were made as detailed in the staff report. Several years ago, staff assessed the 2020 plan and they determined that much of the plan's visions and goals were largely met. Over that time, the city also experienced a dramatic amount of population change, socio-economic change and weathered the Great Recession. Population is still expected to grow, and Las Vegas is still going to need new infrastructure and services to serve a growing city. In 2017, the City Council adopted a resolution to proceed with a new master plan, and the City would retain The Smith Group and its team to assist City staff on the plan's development. Around the same time, the City renewed efforts to look at growth and other major issues affecting the region, such as transportation, affordable housing and economic development. The City received federal money in the form of grants from HUD (United States Department of Housing and Urban Development), EPA (United States Environmental Protection Agency) and DOT (United States Department of Transportation) for their regional planning effort known as Southern Nevada Strong. After that plan was adopted by the City and other local governments, the idea was that other cities would eventually adopt their new master plans that reflected this consistent future vision for the region but tailored to each municipality's needs. Through much of 2019, staff formally collected information on the plan and conducted outreach at events throughout the Valley. They employed various statistically significant surveys including those from the local firm Applied Analysis, and engaged with a group of community members that informed and advised staff at various points along the way.

MR. VELOTTA said members of the community consistently shared concerns about education, homelessness, the drought, parks and open space, crime and public safety. Many of those challenges are closely tied to growth, which is projected to increase exponentially to nearly 3,000,000. This plan helps address what will be needed to accommodate the 300,000 new residents in the city of Las Vegas alone. If the City is on target, they will need hundreds of thousands of new homes, teachers, schools, parks and public safety employees. In May of 2019, the Planning team presented a vision statement and guiding principles to the Commission that served as the foundation for the goals which were for Las Vegas to be equitable, resilient, innovative, healthy and livable in the future. Once those goals were developed and prioritized, staff collected more data and the first draft was shared with the Planning Commission at a workshop in September of 2020. The plan was released publicly after that workshop, and staff received hundreds of comments which were assessed and acted upon, and the revisions were presented in November of 2020. The final version for consideration is the culmination of years' worth of work, and the plan contains each of the required elements under NRS 278.160, plus additional material addressing those major challenges heard during public outreach. Overall, MR. VELOTTA said the plan provides direction and guidelines for future development that is implementation oriented.

The plan has five chapters: Introduction, Land Use, Economy and Education, Infrastructure and Service Delivery, and Implementation.

Staff is proposing to divide the city into 16 unique areas that can build identity and a sense of place that is safe, has parks, community centers and schools, conserves resources and water, preserves neighborhoods and has jobs and employment opportunities. The areas are also designed in a way so that staff can track progress on the plan using socio-economic and demographic data. Staff will also be able to track specific changes to land use, major projects and other recommendations that are specific to each part of the city, and they hope to collaborate with residents in each area.

The second part of Chapter 2 gives details on future land use and the prioritization of infill and redevelopment along existing and future transit corridors. MR. VELOTTA advised that 3,000 properties were identified because of their location and alignment with the plan's strategies, along with RTC's (Regional Transportation Commission) future On Board high-capacity transit plan, which would expand modal options throughout the city. That change means that those properties would be eligible to be rezoned to allow for new forms of mixed-use residential and commercial development; however, MR. VELOTTA clarified that the uses that are there today will continue to remain in place and none of the properties will be rezoned at this time. Further, the plan categorizes different land uses into placetypes including regional centers, mixed-use corridors, mixed use centers and neighborhood mixed use centers (NMXU). Existing land use placetypes include: mixed residential,

traditional neighborhoods, subdivision retrofits, new subdivisions and rural preservation. These land uses and their respective allowable densities will remain the same as they are today.

MR. VELOTTA then presented a simplified table of all of the place types, densities and designations, and he said they provide images and descriptions of each category in Chapter 5. The final part of the chapter includes a detailed discussion on the environment and surrounding goals that include conservation of natural resources, air and water quality and healthy food access. A more in-depth discussion on parks and recreation will take place at a future meeting, but the plan establishes the over-arching goals and directions of the Imagine LV Parks System Plan.

MR. VELOTTA explained that the third chapter delves into a number of issues that the public rated as a top priority, which became evermore apparent as the COVID-19 pandemic set in. As the city continues to grow, there will be a continued need for new schools, and there is also a highlighted concern on improving kindergarten through 12th grade education and workforce development opportunities at Nevada Higher Education institutions. There has also been a renewed outlook in optimism on the recovery of the local economy. As Las Vegas emerges from COVID-19, it will continue to be a global destination for gaming and tourism, but the need for economic diversification has been apparent. The plan also takes a look at homelessness and the need for affordable housing. Additionally, the vast majority of the city's housing is single-family detached residential and apartment-style multi-family; therefore, increasing diversity of housing types is recommended as an area of improvement.

The fourth chapter focuses on the public infrastructure and service provision. The City has a number of goals that deal directly with the community's sustainability, and MR. VELOTTA said the City is often asked how they will continue to grow given the pressure at Lake Mead, but the partners at SNWA (Southern Nevada Water Authority) have done an incredible job at conserving water since the drought began. The measures that the City have been implementing and will continue in the plan will ensure an adequate supply of water in the future. He added that transit and building safe and complete streets for all users is closely intertwined with land use. The plan addresses the need for new improvements, such as the upcoming Downtown Access project and the completion of I-11. Public facilities and services will continue to be adjusted and located where they are most needed. To address safety, the plan looks at strategies to address natural threats such as the drought, and it also addresses threats to the region as a whole such as terrorism.

Speaking to the plan implementation, MR. VELOTTA said it can be done through many tools including action from City Council, direct service provisions or major Public Works projects. Some issues are regional in nature, but by continuing to collaborate with other regional agencies, the City will be able to address challenges and achieve goals incrementally over time. Staff will be tracking the outcomes of the plan and report back to the Planning Commission and City Council. As previously mentioned, the public notification aspect was one of the largest notifications the City has done. Long Range Planning also received great support from the Office of Communication, and hundreds of comments and questions were received. Many people asked if the City has ever done this before, and MR. VELOTTA advised that in many ways, this runs parallel with how the City sets up planning for the Downtown area. Citizens also had many questions surrounding the new transit-oriented zoning and how that would look for the land use placetypes. The goal is to increase flexibility for developers and property owners while delivering high-quality, transit-oriented development (TOD).

As stated earlier, the properties' underlying zoning is not changing at this time, but in the future new mixed-use commercial and residential projects would be required to use these zoning standards. Some of the features of that zoning may include: active street levels, greater lot coverage and infill, open space and connectivity, modified parking standards and appropriate scaling for the development and its surroundings. Many have also questioned whether these corridors are ready for the proposed changes. MR. VELOTTA used the Maryland Parkway Corridor and the efforts to stretch it to the Medical District and the airport as an example, and said the City has been working closely with the RTC and Clark County on the new transit line. The studies have shown market readiness and the need for new housing and mixed-use development. The transit line itself is currently being designed and will be built in the next few years. As that takes place, properties will be rezoned and the new transit-oriented zoning will be implemented down to Sahara Avenue.

In closing, MR. VELOTTA summarized that the Commission is considering adoption of the 2050 Master Plan as the comprehensive long-term general plan for the physical development of the City of Las Vegas pursuant to NRS 278.150 and NRS 278.200. It will change the land use designations for various properties, and the City will

and work to implement the plan through City departments and community stakeholders. Staff will also provide annual updates and post progress on the City's website. If recommended for approval, the City Council will hear the item on May 19th, and if approved, the plan would be put in effect pursuant to NRS 278.220 and NRS 278.230. The plan will also conform to the Southern Nevada Strong regional plan, which was noted for conformance by the Southern Nevada Regional Planning Coalition in January. In the meantime, staff will continue working on the development of the new zoning that is tailored to these land use changes, which will be a separate item that will be brought to the Commission over the summer. The Maryland Parkway TOD Plan will be brought back in May or June, and the Imagine LV Parks Program will be brought back later in the year. Lastly, MR. VELOTTA advised that all of this information is available online at www.masterplan.vegas, and questions or concerns can be sent via e-mail to masterplan@lasvegasnevada.gov.

MIKE LYNCH praised the Planning Department for crafting a great plan, and he asked the Commission to approve it.

ATTORNEY JENNIFER LAZOVICH appeared representing the developer of Area15, and she had been in conversation with MR. SUMMERFIELD regarding approximately 80 acres that were supposed to be included in the 2050 Master Plan. She wanted to note for the record that she would like to continue working with the City and include that in the plan. MR. FLOYD confirmed that his department is developing solutions, which may result in a subsequent application.

JIM LEWIS, Deputy City Attorney, read e-comments for the record, copies of which were attached as backup.

MR. VELOTTA said he spoke with the constituents in the area around Ann Road and the 215 Beltway. He wanted to assure that the two interlocal parcels that were previously indicated on the plan were taken off and the land use designations are not changing.

CHAIR DE SALVIO said hundreds of man hours were involved in this plan, and he was grateful to be a part of the process as a young Commissioner. He was amazed seeing the plan come together after years of work, and he applauded City staff for their efforts.

COMMISSIONER ROGAN said this plan could be scary for people that are concerned about density. His goal is to approach density with the idea of preserving traditional neighborhoods while allowing for the growth that the city desperately needs. He said this change is necessary for the continued growth and success of the city, although it will upset some neighborhoods. He appreciated all of the work that went into the plan and is looking forward to seeing the implementation.

COMMISSIONER CHERRY said there are neighborhoods in the Valley that need to be modernized, and this plan will add value to the city. He applauded everyone that was involved in this effort.

COMMISSIONER SCHLOTTMAN recalled the years of presentations for this plan, and appreciated the work MR. VELOTTA and the entire Planning Department has done.

COMMISSIONER TOUSSAINT said she has grown up in Las Vegas, and it is exciting to see plans like this. She echoed the comments in appreciation for the entire Planning Department.

See Item 4 for related discussion.

CHAIR DE SALVIO declared the Public Hearing closed.

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;

35. 21-0050 - PUBLIC HEARING - APPLICANT/OWNER: JEAN-CLAUDE FERRANDIZ - For possible action on the following Land Use Entitlement project requests on 0.28 acres generally located on the east side of Burnham

Avenue, approximately 50 feet north of Exley Avenue (APN 162-02-811-009), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Senior Planner, explained the applicant is proposing to subdivide one lot and create two lots that do not meet the minimum lot size for the current R-1 (Single Family Residential) zoning designation. There was no evidence of a unique or extraordinary situation and the request is preferential in nature. Since this is a self-imposed hardship, staff was not able to support either Variance request and recommended denial.

No applicant or representative was present.

COMMISSIONER SCHLOTTMAN felt this would create two lots that are very similar to others in the area, and did not have an issue with the request.

See Items 35a and 35b for related backup.

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

- 35a. 21-0050-VAR1 - VARIANCE - TO ALLOW A 6,415 SQUARE-FOOT LOT SIZE (PARCEL 1) WHERE 6,500 SQUARE-FEET IS THE MINIMUM SIZE ALLOWED.

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 35a and 35b subject to conditions

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

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

- 35b. 21-0050-VAR2 - VARIANCE - TO ALLOW A 6,415 SQUARE-FOOT LOT SIZE (PARCEL 2) WHERE 6,500 SQUARE-FEET IS THE MINIMUM SIZE ALLOWED.

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 35a and 35b subject to conditions

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

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

36. 21-0073 - PUBLIC HEARING - APPLICANT: AREA 15 LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on the following Land Use Entitlement project requests on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 004 and 005), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 36-36d.

NICOLE EDDOWES, Senior Planner, explained the applicant is proposing to intensify a use that is already exceeding the limitations set forth by Title 19 by requesting to expand the nightclub use, the tavern use, and the overall area of the previously approved Commercial Recreation and Amusement (Indoor and Outdoor) development. These use expansions have also resulted in the need of a parking variance. Due to the lack of

sufficient parking being provided for the proposed expansion of land uses, staff was not able to support the Variance, both Special Use Permit's, and the proposed Site Development Plan Review and recommended denial of all applications. She noted that one additional letter of support had been received since publication.

ATTORNEY JENNIFER LAZOVICH advised that the Aerobar concept was approved about a year ago, and it is located just to the left of the front entrance. They are now ready to activate the ground area around the base of the Aerobar, which is why the additional applications are needed. As it relates to noise, MS. LAZOVICH assured the Commission that the applicant has no intention of using an amplified sound system on the ride itself, and would agree to an additional condition prohibiting such activity. If there is any music at the ground level, she did not believe it would carry given all of the building obstructions.

ERIC McCAMMOND, Senior Management Analyst, read the additional condition for Item 36d for the record.

See Items 36a-36d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 36-36d.

- 36a. 21-0073-VAR1 - VARIANCE - TO ALLOW 1,019 PARKING SPACES WHERE 1,105 PARKING SPACES ARE REQUIRED.

Minutes:

See Item 36 for related discussion and Items 36-36d for related backup.

Motion made by Jeff Rogan to Approve Items 36a-36d subject to conditions with amended conditions for Item 36d

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;

- 36b. 21-0073-SUP1 - SPECIAL USE PERMIT - For a Major Amendment of an approved Special Use Permit (SUP-76663) FOR A 7,945 SQUARE-FOOT ADDITION OF OUTDOOR AREA TO AN APPROVED 213,748 SQUARE-FOOT NIGHTCLUB USE.

Minutes:

See Item 36 for related discussion and Items 36-36d for related backup.

Motion made by Jeff Rogan to Approve Items 36a-36d subject to conditions with amended conditions for Item 36d

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;

- 36c. 21-0073-SUP2 - SPECIAL USE PERMIT - For a Major Amendment of an approved Special Use Permit (SUP-76362) FOR A 7,945 SQUARE-FOOT ADDITION OF OUTDOOR AREA TO AN APPROVED 213,748 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE.

Minutes:

See Item 36 for related discussion and Items 36-36d for related backup.

Motion made by Jeff Rogan to Approve Items 36a-36d subject to conditions with amended conditions for Item 36d

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;

- 36d. 21-0073-SDR1 - SITE DEVELOPMENT PLAN REVIEW - For a Major Amendment of an approved Site Development Plan Review (SDR-70652) FOR A PROPOSED ADDITION OF A 7,945 SQUARE-FOOT OUTDOOR AREA, INCLUDING A 129-FOOT TALL AEROBAR TOWER AND 579 SQUARE-FOOT BUILDING TO AN APPROVED 328,749 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT.

Minutes:

See Items 36 for related discussion and Items 36-36d for related backup.

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

A. There shall be no amplified sound systems in conjunction with the elevated portion of the Aerobar themed ride/attraction.

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

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

37. 21-0082 - PUBLIC HEARING - APPLICANT/OWNER: EXIT 215, LLC - For possible action on the following Land Use Entitlement project requests on a portion of 5.00 acres located on the south side of Inyo Avenue, approximately 90 feet west of Bristle Falls Street (APN 125-19-301-012), R-E (Residence Estates) [Proposed: R-3 (Medium Density Residential)] Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 37-37b.

NICOLE EDDOWES, Senior Planner, explained staff found the proposed development to be compatible with the existing development in the surrounding area since the buildings closest to the protected property line will match the height of the existing single-family dwellings adjacent to the east of the subject site; therefore, staff recommended approval of both the Variance and the Site Development Plan Review. She noted that the Commissioner's supplemental packet included revisions that reflect updated Conditions of Approval, including a new site plan and landscape plan date stamped April 13, 2021, and building elevations date stamped April 12, 2021. The revisions included the building height limited to two stories for the buildings adjacent to protected properties along the eastern and southern property lines. In closing, she noted that two additional letters of protest had been received since publication.

ATTORNEY BOB GRONAUER said the site is located at Hualapai Way and the 215 Beltway, and he described some of the existing nearby uses using an aerial view of the area. The property was originally five acres, but today it is 1.68 acres. Pre-recession in 2008, there was a plan to develop the entire property to be a large commercial center, but the developer down-sized the amount of commercial development post-recession. MR. GRONAUER pointed out that this is one of the only R-CL (Single Family Compact Lot) properties in the area, which the neighbors did not want. They went through a lot of negotiations with the Councilperson to explain why residential lots were coming in to serve as a buffer. It now left the 1.68 parcel before the Commission, and something will be developed. MR. GRONAUER reiterated staff's recommendations of approval, and displayed a separate map that outlined the various zoning designations in the area. Speaking to the site plan, he advised that a total of seven homes will be two story without roof deck tops, and the rest will be three stories. There are a total of 24 lots with a more modern design, and he displayed a rendering of the product type. In closing, he appreciated staff's recommendation of approval, and they feel it will fit with the existing uses in the area.

TOM PURSEL is a resident of the Bristle Falls Community, and explained the reasoning for not wanting to be zoned M (Medium Density Residential) was due to the amount of traffic out of a land-locked parcel. His property sits about 25 yards from the proposed development, and there are always traffic issues. He said a previous application was denied by the Commission based on the traffic and overdevelopment concerns, and he felt nothing has changed. MR. PURSEL said neighbors were recently on a Zoom call with MR. GRONAUER, and it

felt like a one-way conversation. He said nobody agreed to 24 units, and he was under the impression that there would be a maximum of 18 units. The neighbors are not against development, but this will bring too much traffic.

SHAUNA O'BRIEN echoed MR. PURSEL'S comments, and said this is an unusual situation in that everybody will have to drive through her neighborhood to get to this proposed development. They would like less units and do not feel the M density is appropriate. She liked the product, but reiterated that less units should be considered for safety and traffic reasons.

JIM LEWIS, Deputy City Attorney, read e-comments submitted online, copies of which were attached as backup.

MR. GRONAUER said several years ago, he represented the residents of the Bristle Falls neighborhood and defended them against the same comments that were made about their development. He advised that Inyo Avenue is meant for residential traffic, which is what this development will bring. He said they are not trying to jam 42 units on the lot; rather, these are very nice townhomes and will serve as a good compliment as zoning is transitioned in the area. He reiterated that this whole development was supposed to be a regional shopping center, but it has since been split up with various uses. He felt it was harmonious and compatible for the area, and he felt the people in this development will be good neighbors just like those in the Bristle Falls neighborhood.

CHAIR DE SALVIO said infill is tough and nobody is ever happy. He recalled the developer trying to cram 42 units on the lot, but they have since cut it in half due to issues brought forth concerning backyard views, traffic and child safety. He opined that families will also occupy this development and will therefore share the same safety concerns as those in the Bristle Falls neighborhood. This is just an extension of the community, and the Chair pointed out that there is nothing stopping the developer from bringing an application forward with commercial development. He agreed with the privacy concerns, but reiterated that all of the three-story units with roof decks that backed up to existing residential units were removed. CHAIR DE SALVIO said this is harmonious and compatible in the neighborhood, and felt it also acted as a sound buffer to the freeway.

See Items 37a and 37b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 37-37b.

37a. 21-0082-VAR1 - VARIANCE - TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 117 FEET IS REQUIRED.

Minutes:

See Item 37 for related discussion and Items 37-37b for related backup.

Motion made by Louis De Salvio to Approve Items 37a and 37b 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;

37b. 21-0082-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 24-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

Minutes:

See Item 37 for related discussion and Items 37-37b for related backup.

Motion made by Louis De Salvio to Approve Items 37a and 37b 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;

38. 20-0305-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: TODD HARGROVE - OWNER: CHARLES AND LAURA WOODRUFF - For possible action on a Land Use Entitlement project request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.51 acres at 5150 Elvis Presley Court (APN 125-12-801-026), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 24c and 38 and Hold in abeyance Items 25a-25b and 31a-31b to 5/11/2021 and Item 43 to 7/13/2021

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;

39. 21-0032-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: AMH DEVELOPMENT - OWNER: AMH NV5 DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A NINE-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A 15-FOOT OVERALL WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED on 5.64 acres located at the northeast corner of Isaac Newton Way and Hualapai Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained the requested variance to allow a 15-foot tall perimeter wall will create a Canyon Effect and why Title 19 requires perimeter walls to step back when the maximum height begins to exceed 12 feet in height. Staff found this to be a self-imposed hardship as the steep grades can be addressed through stepping back of retaining and screen walls; therefore, staff recommended denial of the request. She also noted that one additional letter of support and protest were received since publication.

ATTORNEY BOB GRONAUER said this is a five-acre parcel located near Cheyenne Avenue and Hualapai Way. This is a classic hardship in that this is an infill piece of property and the boundaries are already set. Other hardships include the nine-foot topography drop across the property, and apartments that are located five feet below this development. The engineers involved felt it was best to request a reduction in the rear yard setbacks. MR. GRONAUER displayed a rendering of the development, and explained the wall height will be 15 feet maximum in the area adjacent to the apartment complex, which will only impact lots 21 through 28. The rest of the project will meet code requirements.

COMMISSIONER TOUSSAINT was against the project at first, but she is now in favor after speaking with MR. GRONAUER. She confirmed this is an infill piece of property, which is not always the easiest to deal with.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Donna Toussaint 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;

40. 21-0067-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WAVY C. JR. AND ELAINE E. GILLESPIE - For possible action on a Land Use Entitlement project request TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.90 acres at 3572 Summersprings Drive (APN 138-08-320-008), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff found the request to be a self-imposed hardship as the patio enclosure was constructed without a building permit. Staff therefore recommended denial of the Variance request, and she noted that two additional letters of support had been received since publication.

Applicant WAVY GILLESPIE explained that he hired a licensed contractor in 1996 to work with an architect and structural engineer, who presented plans for his patio and balcony to the Planning Commission where it was approved. From there, City inspectors came to his house in July of 1996 and cleared it. He later decided to take out a window and install a French door, and a neighbor complained which resulted in Code Enforcement action. He presented his documentation, but the inspector said he could not find his permit in the system and to date, MR. GILLESPIE does not know if that part of the matter has been cleared up. He immediately applied for a permit for the door, but the Planning Department informed him that he needed a variance because his supporting column stands too close to the wall by approximately 0.5 feet. He then applied for the variance which brought him to this meeting. MR. GILLESPIE said he did not have every inspection report or renderings from 1996, but he had enough documentation for anyone inquiring to conclude that the project was indeed approved. He understood he still has to go through the permitting process for his door, but reiterated his approvals for the patio. ALEX STRAWSER, Planner II, helped him fill out the application to get to this point, and he wrote down a permit number that matches the number MR. GILLESPIE had on his documents from 1996.

COMMISSIONER TOUSSAINT confirmed the structure was installed in 1996, and the problem started when he removed the window. He did not damage any structural aspects, as he only removed a window and replaced it with double doors. COMMISSIONER TOUSSAINT then confirmed that only the variance was needed to resolve this matter, and MR. GILLESPIE said the attention has seemed to turn away from the door and is now on the balcony. COMMISSIONER TOUSSAINT intervened and asked what else would need to be done if the variance was granted, and MR. GILLESPIE assumed he still has to get his door permitted, which he is already in the process of doing. MS. EDDOWES confirmed for the Commissioner that Condition 3 of the approval requires MR. GILLESPIE to obtain all necessary permits.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Donna Toussaint 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;

41. 21-0071-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VALLEY GROVE FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW AN EIGHT-FOOT TALL SCREEN WALL IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.86 acres at 5000 Elkhorn Road (APN 125-13-803-005), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff found the construction of a wall without a permit that exceeds the height limitations of Title 19.06 to be a self-imposed hardship and recommended denial of the request. She noted that additional letters of support and protest had been received since publication.

NATHAN TAYLOR appeared representing the applicant and explained the wall columns were already in place and only the wrought iron was added. He presented photos of the neighbor's property, who has the same exterior wall, iron and elevations, and was approved for a variance. He understood and confirmed a permit would be pulled if the variance was approved.

CHAIR DE SALVIO confirmed that the Commission previously approved the exact same variance a few months

ago for the neighboring property.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve subject to conditions

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

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

42. 21-0085 - PUBLIC HEARING - APPLICANT: THE INDUSTRIAL - OWNER: SILVER CLOUD PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 1.78 acres at 2330 Industrial Road (APN 162-04-802-007), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 42-42c.

NICOLE EDDOWES, Senior Planner, explained that although parking requirements are not automatically applied within the Downtown Master Plan area, the requirements are evaluated when determining the compatibility of a proposed project. In this instance, the proposed land uses would require 115 parking spaces outside of the Downtown Master Plan area. The applicant was proposing to provide 13 parking spaces when hosting an outdoor event. Staff found this to not be compatible with the surrounding area, as it will burden the neighboring properties for parking. Staff therefore recommended denial of both Special Use Permits and the Site Development Plan Review.

ATTORNEY LORA DREJA appeared with the applicant JOSH ABELSON, who operates The Industrial Event Space, which is a banquet facility located between Industrial Road and the Union Pacific Railroad (UPR) tracks. For the past five years, MR. ABELSON has been operating the event center in a compatible manner with the businesses around him. He has hosted corporate events, flea markets, farmers markets, art shows and speaker conferences, and some events have been outdoors by way of special event permits. The events have never been a source of problems or complaints to the City, and this is evident in the fact that the City continues to issue up to 12 special event permits each year. MR. ABELSON would like to continue using the site for similar events, and these requested entitlements would allow more events per year and allows MR. ABELSON to serve alcohol without outsourcing to a caterer. In closing, MS. DREJA reiterated that nobody within the mailing radius has written in protest, nor have there been any nuisance complaints during MR. ABELSON'S tenure.

COMMISSIONER SCHLOTTMAN has spoken to the applicant, and confirmed there have not been any significant issues. He was comfortable with Condition 15, which requires an administrative review one year from the date of final approval.

MS. DREJA explained that due to the nature of this request, the applicant could not comply with Condition 1 of Item 42b. She received an e-mail from COUREY STEWART, Planner II, who informed her that the condition could be stricken. ERIC McCAMMOND, Senior Management Analyst, confirmed that the condition could be revised, which he read for the record and MS. DREJA agreed.

See Items 42a-42c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 42-42c.

- 42a. 21-0085-SUP1 - SPECIAL USE PERMIT - FOR A 22,869 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 36,529 SQUARE-FOOT OUTDOOR PLAZA AREA.

Minutes:

See Item 42 for related discussion and Items 42-42c for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions with amended conditions for Item 42b

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;

42b. 21-0085-SUP2 - SPECIAL USE PERMIT - FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT USE.

Minutes:

See Item 42 for related discussion and Items 42-42c for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions and amending Condition 1 as read for the record:

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Open Air Vending/ Transient Sales Lot use, except as amended herein.

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;

42c. 21-0085-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A COMMERCIAL RECREATION/AMUSEMENT (INDOOR & OUTDOOR) FACILITY.

Minutes:

See Item 42 for related discussion and Items 42-42c for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions with amended conditions for Item 42b

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;

43. 21-0039-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ALMON MYLES - For possible action on a Land Use Entitlement project request FOR A COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE on 0.16 acres at 3408 Bonn Court (APN 138-12-711-008), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 24c and 38 and Hold in abeyance Items 25a-25b and 31a-31b to 5/11/2021 and Item 43 to 7/13/2021

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;

44. 21-0091-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KLARIS TERTERYAN - OWNER: KWON JAMES TAEJOON & SOPHIA MYUNGSI - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,905 SQUARE-FOOT CANNABIS DISPENSARY USE at 1437 North Jones Boulevard (APN 138-26-515-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained that staff found the proposed cannabis dispensary could be conducted in a manner that is harmonious and compatible with the surrounding area and recommended approval of the Special Use Permit. She noted that additional letters of support and protest had been received since publication.

ATTORNEY LORA DREJA appeared with the applicant, DR. FLORENCE JAMESON, and advised that this is located at the intersection of two 80-foot arterials and meets all separation requirements from protected uses. Thirteen neighborhood associations and 1,041 property owners were notified of this request, and only a handful of postcards were returned. MS. DREJA said she attended a neighborhood meeting regarding this matter, and nobody appeared in opposition. As such, she believed this use is compatible with the community. While this is strictly a land use matter, MS. DREJA wanted to point out DR. JAMESON is an accomplished Obstetrician who is dear to the community and has a dedication for Ward 5 in particular. She is the founder and chair of a free clinic located at 1240 Martin Luther King Boulevard, and she treats patients herself at this clinic by giving free cancer screenings and mammograms. The Volunteers in Southern Nevada group also provided the neighborhood with primary, psychiatric and pediatric care. In closing, MS. DREJA announced that Architect CURT CARLSON was also present if there were any questions regarding the dispensary operation.

ATIQ REHMAN owns two residential properties nearby, and he was concerned for himself and the family living in his rental because their children walk through this parking lot to get to school. He understood marijuana is legal, but spoke of the number of individuals who smoke in public. He felt this dispensary will lower the quality of life and increase traffic congestion.

KURT DUCATCH is a cannabis medical patient, and this location will help him drastically. He also pointed out that the dispensary will not allow people to smoke on their property, and he researched the JAMESON'S, who are great people and leaders in the community.

MIKE LYNCH opposed the application, and said the federal government will not tolerate marijuana use. He felt this was an unnecessary use, and said the area is in need of grocery and dry goods stores.

SYDNI SAYLES said she does not use cannabis products; however, she helps elderly users in her community and has to drive very far. She was in support of the application and hoped the Commission would approve.

KACEY CURRY felt this was an inappropriate use for the area. She knows a prenatal family who will be affected by this and children are affected by the odors as well. This is a 24/7 operation that will bring high traffic and no economic value to those living the area.

RICKY BARLOW, LV Access, read the names of residents who wanted to speak but left the meeting because it was getting too late. They are all in support of the dispensary, given that it will help to protect additional facilities coming in the area. MR. BARLOW was very pleased when he found out who the owners are because he has known the JAMESON'S for a long time, and they are good people.

JIM LEWIS, Deputy City Attorney, read e-comments received online, copies of which were attached as backup.

COMMISSIONER WILLIAMS said although the use is harmonious and compatible, he asked to hear about the on-site security plan. DR. JAMESON introduced CHRIS VICKERS, Chief Operating Officer, Tree of Life Dispensaries, who crafted the detailed security plan. MR. VICKERS has been involved in the cannabis industry for ten years, and he moved to Las Vegas to assist The+Source open their locations. They have a very extensive security protocol that includes surveillance cameras that will record 24/7, panic alarm buttons, motions detectors and they are contracting with a third-party security company who will be on site to ensure there is no consumption on the premise. Security will also monitor the facility when it is closed, and there will be access controls in place with adequate lighting. COMMISSIONER WILLIAMS confirmed through MR. VICKERS that the security company is contracted for 24 hours a day.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to conditions

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

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

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

45. 21-0066-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DESERT AIRE - OWNER: PINE MOUNTAIN HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 13 SPACE PARKING LOT DEVELOPMENT WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS on 0.16 acres at 430 East Sahara Avenue (APNs 162-03-416-023), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff found the proposed overflow parking lot to be compatible with the existing development in the area and recommended approval of the Site Development Plan Review.

LUCY STEWART, LAS Consulting, explained this is adjacent to the Sahara Wellness Dispensary which is currently parking impaired. The applicant was able to acquire this piece of property, and the building has been torn down. She pointed out that although they are requesting landscape waivers, there is currently zero landscaping on the site and they are adding some to enhance the area.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

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

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

46. 21-0088-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HMM PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PERMANENT PARKING LOT on 0.98 acres at 1133 South Las Vegas Boulevard (APN 162-03-112-034), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff found the proposed parking lot to be compatible and harmonious with the existing development in the surrounding area and thereby recommended approval of the Site Development Plan Review request.

Architect JASON MAHEU explained this is the site of the old Monterey Hotel, and will now be used as a remote parking lot for the Zak Bagan's Haunted Museum. It is a dirt lot now, but they will be improving the area by creating a nice parking lot with plenty of landscaping.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

NOTE: Commissioner Cherry disclosed that he owns property within the notification area but as this would not affect him any greater or lesser, he would vote on the 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;

47. 21-0112-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a petition TO VACATE PUBLIC RIGHT-OF-WAY generally located on the west side of Interstate 15 between Owens Avenue and Jefferson Avenue (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained the City of Las Vegas has requested to vacate its interest in the platted streets and alleys within the park. The City intends to record a parcel map in order to consolidate the parcels and staff recommended approval of the request.

COMMISSIONER WILLIAMS said this contributes to the revitalization of the James Gay Park.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to conditions

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

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

DIRECTOR'S BUSINESS:

48. 21-0092-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.04 and 19.18 regarding Parklet and Streatery design standards, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

This item was pulled forward and heard subsequent to Item 12.

CHAIR DE SALVIO declared the Public Hearing open.

Using a PowerPoint presentation, a copy of which was submitted and attached as backup, NAOMI LEWIS, Planner I, explained these standards will fill a gap in the code and create a standardized process for implementing parklets and streateries. A parklet is a temporary extension of a public sidewalk that uses non-permanent materials within a public right-of-way. Parklets are intended to furnish public spaces for people to congregate and enjoy unique experiences throughout the city. They are public spaces, but are designed, paid for and maintained by a non-City entity; typically, the adjacent business and property owner sponsors a parklet at their own request. A streatory functions more like a sidewalk cafe, and typically sit outside a local hosting business and provide spaces for table service. They are intended to be fluid in the way they activate a parklet-like space, functioning like a cafe and serve as a public open space outside of business hours. Similar to parklets, streateries are designed, maintained and paid for by a non-City entity and sponsored by a business or property owner. Parklets and streateries extend the amount of public space; they are unique because they are sponsored, funded, designed and maintained by a member of the public. They can be artistic and bring unique characteristics to a space. MS. LEWIS read various quotes from the City of San Francisco, which were

supportive of these uses and the economic boost they bring. Adding public spaces to the city has a positive impact on the residents' quality of life, health and interconnectedness while providing an amenity to the community that would otherwise be used by cars. The City received a grant from the Southern Nevada Health District to work with community leaders to implement a parklet. Staff plans on hosting a competition and providing the funding to build a parklet in the Medical District to show the community and potential applicants how beneficial they are to the community.

Currently, there are no provisions within the Las Vegas Municipal Code Title 19 regarding parklets and streateries design standards. Staff has seen that businesses have taken advantage of them in the past and bring a community benefit. The City wants to be able to extend the program to any business or organization that wants to participate, and staff welcomes this initiative. In closing, MS. LEWIS appreciated the Commission's support in implementing these standards so more businesses can take advantage of this great program.

CHAIR DE SALVIO asked if these uses were thought of during the pandemic, MS. LEWIS said they existed beforehand, but they did become more popular during the pandemic. MICHAEL HOWE, Planning Section Manager, added that these uses have been in place for the past ten years, predominately in the Pacific Northwest. They were born out of the parklet campaign to use underutilized parking spaces, but it was learned that they also bring an advantage of expanding outdoor dining spaces. He said this is a great opportunity for a private business to provide an amenity in the public right-of-way through the rights of a license agreement to operate exclusive uses for food and beverage.

COMMISSIONER SCHLOTTMAN liked that an ordinance was brought forward, as he has spent a lot of time in places with parklets. He asked why there is a 20 percent restriction on the logo size, and MR. HOWE said there may be legal considerations having private advertising in a public right-of way. These are temporary installations, and he explained that a private operator would pay a portion for occupying the parking space and paying for a lease agreement through the City. Staff would like to give operators the option to store or relocate their parklet or streateries during warmer months. COMMISSIONER SCHLOTTMAN then asked if this would not be tied directly to a restaurant, and MR. HOWE said they would be associated with the sponsoring business. These are not entitlements, and if there are issues at any point, the operator will be in violation of the license agreement and must vacate the parklet. PETER LOWENSTEIN, Deputy Planning Director, added that businesses could not have a pop-up providing service in the right-of-way, and it must be flowing from the adjacent business. COMMISSIONER SCHLOTTMAN did not see the legal issue with allowing a business to have a logo larger than 20 percent of the advertising space, and JIM LEWIS, Deputy City Attorney, said it is within the Commission's discretion to determine what they deem to be appropriate for the business logo signage. The Commissioner wants to give businesses creative ability, and MR. LEWIS reiterated this signage is to let patrons know that the business is now also on the street in the parklet.

COMMISSIONER SCHLOTTMAN was content with prohibiting off-site advertising, and liked how the Planning Department crafted the verbiage but felt 20 percent should be stricken.

COMMISSIONER CHERRY liked the concept, but voiced his concerns surrounding maintenance and design because he has seen bad parklets. He asked how long a parklet could be there, and MR. HOWE said staff has not set a maximum time period. He further advised that a streateries will likely have a shorter span, but parklets may be sponsored by the City or a non-profit and stay longer than six months. COMMISSIONER CHERRY said parking is a concern in the Arts District, and worried it could become overly saturated with parklets. He reiterated that he likes the idea, but felt this is something that should be followed closely. He then asked if parklets with a canopy will be required to have a fire system, and MR. HOWE said structures that are combustible will have that requirement.

Subsequent to the motion and vote, SETH FLOYD, Community Development Director, thanked MS. LEWIS for the presentation.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to striking language regarding the 20% restriction on business logo signage

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;

49. 21-0135-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 remove the Riley Court street alignment (designated as an 80' Town Center Collector) between Deer Springs Way and Grand Montecito Parkway from Map Six Centennial Hills Town Center Street Classifications, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained the request is to remove Riley Court between Deer Springs Way and Grand Montecito Parkway, designated as an 80-foot Town Center Collector, from Map Six of the Town Center Development Standards Manual. Based on the surrounding development in the area since the map was established, this section of the Riley Court alignment is no longer needed in its currently designated configuration, and staff therefore recommended approval.

CHAIR DE SALVIO declared the Public Hearing closed.

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;

50. 21-0182-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Development Uses section of the Town Center Development Standards Manual regarding the Assisted Living Apartments and Senior Citizen Apartments uses, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained this Text Amendment would add Assisted Living Apartments as a use that can be approved via a Special Use Permit in the Urban Center Mixed Use, Suburban Mixed Use, Main Street Mixed Use, Medium Density Residential and Montecito Special Land Use Districts, and to add Senior Citizen Apartments (Single Use) as a use that can be approved via a Special Use Permit in the Montecito Special Land Use District. The minimum Special Use Permit requirements would be identical to the requirements for the uses as they appear in LVMC (Las Vegas Municipal Code) Title 19.12, and staff had no recommendation.

CHAIR DE SALVIO declared the Public Hearing closed.

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;

Citizens Participation:

51. 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:

The meeting was adjourned at 11:06 p.m.

Respectfully submitted:

Cheyenne LaRance, 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