

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



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 14, 2020
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 (via teleconference), WILLIAMS (via teleconference), CHATTAH and ROGAN

Also Present: ROBERT SUMMERFIELD, Planning Director, ERIC McCAMMOND, Senior Management Analyst, NICOLE EDDOWES, Senior Planner, LUCIEN PAET, Engineering Project Manager, ROBERT NOLAN, Deputy Fire Chief, SETH FLOYD, Deputy City Attorney, JACQUIE MILLER, Senior Deputy City Clerk, and CHEYENNE LaRANCE, Deputy City Clerk

4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

DEPUTY CITY ATTORNEY SETH FLOYD announced that citizens could e-mail comments to citycouncillive@lasvegasnevada.gov. He said any comments received after the item was heard would be included as backup and that time limits may apply.

RON WELCH was present to comment on Item 45. Once CHAIR DE SALVIO informed him he could either speak during Public Comment or the Public Hearing, MR. WELCH said he would wait for the Public Hearing.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of March 10, 2020.

Motion made by Trinity Haven Schlottman to Approve

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

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

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

Minutes:

ERIC McCAMMOND, Senior Management Analyst, indicated the applicants of Items 43 and 46 requested to abey their items to the May 12, 2020 Planning Commission meeting. Additionally, the applicant of item 27 wished to withdraw without prejudice. Staff requested to abey Items 40 and 41 to the May 12, 2020 Planning Commission meeting and strike Item 48.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 27, Hold in abeyance Items 40, 41, 43 and 46 to 5/12/2020 and Strike Item 48

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

For-Sigal Chattah, Donna Toussaint, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Anthony Williams, 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. EOT-78333 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: TIB, LLC - For possible action on a request for a first Extension of Time of a previously approved Variance (VAR-72401) TO ALLOW 25 PARKING SPACES WHERE 44 SPACES ARE REQUIRED on a portion of 1.88 acres on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-452), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78312]. Staff recommends APPROVAL.

Minutes:

See Item 8 for related backup.

Motion made by Louis De Salvio 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, Donna Toussaint, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Anthony Williams, Jeff Rogan;

8. EOT-78334 - EXTENSION OF TIME RELATED TO EOT-78333 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TIB, LLC - For possible action on a request for a first Extension of Time of a previously approved Site Development Plan Review (SDR-72415) FOR A PROPOSED 3,869 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on a portion of 1.88 acres on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-452), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78312]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related backup.

Motion made by Louis De Salvio 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, Donna Toussaint, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Anthony Williams, Jeff Rogan;

9. TMP-78246 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 PARCEL C - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 93-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 29.34 acres at the southeast corner of Redpoint Drive and Sky Vista Drive (Lot C of Book 160, Page 86 of Plats), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78211]. Staff recommends APPROVAL.

Motion made by Louis De Salvio 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, Donna Toussaint, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Anthony Williams, Jeff Rogan;

10. TMP-78247 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 PARCEL B - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 90-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.74 acres at the southwest corner of Redpoint Drive and Fox Hill Drive (Lot B of Book 160, Page 86 of Plats), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78210]. Staff recommends APPROVAL.

Motion made by Louis De Salvio 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, Donna Toussaint, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Anthony Williams, 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. 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.

11. MOD-78461 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Master Development Plan TO ADD THE SUMMERLIN AA (ACTIVE ADULT), SETBACK AND WALL/FENCE DEVELOPMENT STANDARDS TO THE SUMMERLIN DEVELOPMENT STANDARDS MANUAL (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 11-20; there being no one present to speak, he declared the Public Hearing closed.

See Item 12 for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amended Conditions on Item 14

NOTE: Commissioner Cherry disclosed that he is working on a project within the notification area for Items 13 and 14, but as this does not affect him any greater or lesser, he would be voting. The video does not reflect the vote accurately in that Commissioner Cherry abstained from voting on Item 17 as he has a tenant in a building of his, and Commissioner Schlottman abstained from voting on Item 17 as he owns an urban lounge within the notification area.

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

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

12. MDR-78464 - DEVELOPMENT PLAN REVIEW RELATED TO MOD-78461 - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Development Plan Review for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of APNs 137-15-401-002, 137-22-101-004 and 137-21-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287]. Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion and backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amended Conditions on Item 14

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

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

13. SUP-78466 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE RESORTS INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,010 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear) [PRJ-78453]. Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion and Item 14 for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amended Conditions on Item 14

NOTE: Commissioner Cherry disclosed that he is working on a project within the notification area for Items 13 and 14, but as this does not affect him any greater or lesser, he would be voting. The video does not reflect the vote accurately in that Commissioner Cherry abstained from voting on Item 17 as he has a tenant in a building of his, and Commissioner Schlottman abstained from voting on Item 17 as he owns an urban lounge within the notification area.

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

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

14. SDR-78465 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-78466 - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE RESORTS INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 16,192 SQUARE-FOOT HOTEL WITH POOL DECK on 1.15 acres at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear) [PRJ-78453]. Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion and Item 13 for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and deleting Condition 18 on Item 14

NOTE: Commissioner Cherry disclosed that he is working on a project within the notification area for Items 13 and 14, but as this does not affect him in any greater or lesser, he would be voting. The video does not reflect the vote accurately in that Commissioner Cherry abstained from voting on Item 17 as he has a tenant in the building and Commissioner Schlottman abstained from voting on Item 17 as he owns an urban lounge within the notification area.

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

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

15. SUP-78331 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NICHUBA, LLC - OWNER: WEIGHTMAN HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,595 SQUARE FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 6440 North Durango Drive, Suite #130 (APN 125-20-801-002), T-C (Town Center) Zone [SC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78330]. Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s)

except Item(s) None and amended Conditions on Item 14

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

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

16. SUP-78335 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HSC NORTH LAS VEGAS, LLC - For possible action on a request for a Special Use Permit FOR AN AUTO SHOWROOM USE at 6658 Sky Pointe Drive (APN 125-21-710-015), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78036]. Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amended Conditions on Item 14

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

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

17. SUP-78446 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HRD DT, LLC - OWNER: ARTHAUS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,600 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 133 SQUARE FEET OF OUTDOOR SEATING on 0.48 acres at 1300 South Casino Center Boulevard, Suite #120 (APN 162-03-105-014), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78351]. Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amended Conditions on Item 14

NOTE: Commissioner Cherry disclosed that he is working on a project within the notification area for Items 13 and 14, but as this does not affect him any greater or lesser, he would be voting. The video does not reflect the vote accurately in that Commissioner Cherry abstained from voting on Item 17 as he has a tenant in a building of his, and Commissioner Schlottman abstained from voting on Item 17 as he owns an urban lounge within the notification area.

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

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

18. SUP-78452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YUKGA - OWNER: G&I VIII VILLAGE SQUARE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,857 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9410 West Sahara Avenue, Suite #150 (APN 163-06-816-037), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-78366]. Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amended Conditions on Item 14

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

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

19. SNC-78411 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: PULTE HOMES OF NEVADA - OWNER: PN II, INC. - For possible action on a request for a Street Name Change FROM: SKYE HILL STREET TO: SKYE PEAK STREET, generally located north of Eagle Canyon Avenue, east of Shaumber Road, Ward 6 (Fiore) [PRJ-78395]. Staff recommends APPROVAL.
- Minutes:
See Item 11 for related discussion.
- Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amended Conditions on Item 14
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Sigal Chattah, Donna Toussaint, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Anthony Williams, Jeff Rogan;
20. VAC-78428 - VACATION - PUBLIC HEARING - APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL - For possible action on a Petition to Vacate portions of Bureau of Land Management right-of-way grants, U.S. Government Patent Easements and a City of Las Vegas public drainage easement generally located north of W Skye Canyon Park Dr and west of N Skye Canyon Park Dr (APNs multiple), Ward 6 (Fiore) [PRJ-78226]. Staff recommends APPROVAL.
- Minutes:
See Item 11 for related discussion.
- Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amended Conditions on Item 14
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Sigal Chattah, Donna Toussaint, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Anthony Williams, Jeff Rogan;

PUBLIC HEARING ITEMS

21. ABEYANCE - GPA-77994 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL. [NOTE: THE REQUEST CHANGED TO: SC (SERVICE COMMERCIAL) AND STAFF RECOMMENDATION CHANGED TO APPROVAL]
- Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 21 and 22.
- ERIC McCAMMOND, Senior Management Analyst, reported the original application was to amend the General Plan designation from Public Facilities to General Commercial and to Rezone the subject parcel from Civic to General Commercial. The applicant had since changed their request to a General Plan designation of Service Commercial and Rezoning to Limited Commercial, both of which are less intense than the original proposal. Staff found the revised proposal to be compatible with surrounding properties and recommended approval of both applications.
- LARRY BITTON, Horrocks Engineers, was present representing the applicant and said he had been working with staff and COUNCILWOMAN FIORE, and the revised application is in conformance with her wishes.
- CHAIR DE SALVIO declared the Public Hearing closed for Items 21 and 22.
- See Item 22 for related backup.
- Motion made by Louis De Salvio to Approve
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

22. ABEYANCE - ZON-77995 - REZONING RELATED TO GPA-77994 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL. [NOTE: THE REQUEST CHANGED TO: C-1 (LIMITED COMMERCIAL) AND STAFF RECOMMENDATION CHANGED TO APPROVAL]

Minutes:

See Item 21 for related discussion and backup.

Motion made by Louis De Salvio to Approve

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

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

23. ABEYANCE - GPA-77939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 23-26.

ERIC McCAMMOND, Senior Management Analyst, reported the proposed General Plan designation and Rezoning would allow a density that is more intense than surrounding properties. Additionally, no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing a residential subdivision that does not meet Title 19 Public Streets and Connectivity Standards. Staff therefore recommended denial of all applications, and he noted additional letters of protest had been received since publication.

ATTORNEY STEPHANIE ALLEN explained they are proposing 58 townhome units, and the rezoning is necessary because the site is currently zoned for Office use. She confirmed the neighbors were happy with the zone change and they believe the proposed townhomes are more appropriate for the area. She explained they need the Medium General Plan Amendment designation because their project equates to 15 and a half units to the acre. One of their variance requests is for stub streets which are needed due to the parcel size, and the other variance is with respect to connectivity. The overall product type is three stories and all units have two-car garages. The maximum height would be 35 feet and they were in agreeance with the conditions set forth by the Public Works Department.

COMMISSIONER TOUSSAINT confirmed there was a Town Hall meeting, and the residents were excited about the project.

COMMISSIONERS CHATTAH and SCHLOTTMAN thought this would be a great project and liked how the site was broken up.

See Items 24-26 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 23-26.

Motion made by Donna Toussaint to Approve

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

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

24. ABEYANCE - ZON-77940 - REZONING RELATED TO GPA-77939 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. [NOTE: THE REQUEST CHANGED TO: R-TH (SINGLE FAMILY ATTACHED)]

Minutes:

See Item 23 for related discussion and Items 23-26 for related backup.

Motion made by Donna Toussaint to Approve

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

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

25. VAR-78565 - VARIANCE RELATED TO GPA-77939 AND ZON-77940 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Variance TO ALLOW STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED AND A CONNECTIVITY RATIO OF 0.83 WHERE 1.30 IS REQUIRED on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached) Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL.

Minutes:

See Item 23 for related discussion and Items 23-26 for related backup.

Motion made by Louis De Salvio to Approve Subject to Condition(s)

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

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

26. TMP-78559 - TENTATIVE MAP RELATED TO GPA-77939, ZON-77940 AND VAR-78565 - DURANGO & GOWAN - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached) Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL.

Minutes:

See Item 23 for related discussion and Items 23-26 for related backup.

Motion made by Donna Toussaint to Approve Subject to Condition(s)

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

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

27. ABEYANCE - ROC-78043 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: WALMART STORES, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Review of Condition of an approved Special Use Permit (SUP-49152) TO REMOVE CONDITION #7 WHICH STATES, "ALL BEER AND WINE COOLERS SHALL REMAIN IN THE ORIGINAL MANUFACTURER'S CONFIGURATION INTENDED FOR OFF-SALE RESALE" on 10.51 acres at 201 North Nellis Boulevard (APN 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-78042]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 27, Hold in abeyance Items 40, 41, 43 and 46 to 5/12/2020 and Strike Item 48

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

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

28. ABEYANCE - RENOTIFICATION - SUP-78250 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ON CALL CASH - OWNER: CHARLESTON MARKETPLACE MALCAI - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,575 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 373-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED, AND TO ALLOW WINDOW SIGNAGE THAT DOES NOT COMPLY WITH TITLE 19.12 STANDARDS at 5950 West Charleston Boulevard, Suite #110 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78221]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained the required waivers reinforce the unsuitability of this site for the Auto Title Loan use with the surrounding neighborhood. Staff found the use cannot be conducted in a harmonious and compatible manner with the existing neighborhood and recommended denial. He also informed the Commissioners of a Special Map located in their supplemental information packet.

COMMISSIONER ROGAN was in agreeance with staff's findings and did not think this business could be conducted in a harmonious and compatible manner.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

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

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

29. GPA-78218 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a General Plan Amendment to amend portions of the Southeast Sector Land Use Map of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: FBC (FORM-BASED CODE) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive (APNs Multiple), Ward 1 (Knudsen) [PRJ-78477]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 29 and 30.

MICHAEL HOWE, Planning Section Manager, explained this form-based code effort is an extension of the Vision 2045 Downtown Master Plan. This rezoning effort started in February 2018, and there have been seven public meetings held. During these meetings, concerns and challenges were found on the south side of Charleston Boulevard and Rancho Drive. In January 2019, staff developed the Las Vegas Medical District Pilot Plan Area, which covered the form-based code rezoning of the entire district with the omission of all the property south of Charleston Boulevard and west of Rancho Drive. Since then, the Fremont East District has been rezoned and staff has begun drafting the Historic Westside form-based code. On March 9th, staff held a public meeting where they presented a regulating plan to the neighbors and had a discussion on how the form-based code would affect these areas.

MR. HOWE explained the form-based code will appropriately place insensitive building development in a robust Medical District with sensitive residential neighborhoods. It will also improve walkability, which puts the pedestrian at the primary design element, including individuals who use crutches and wheelchairs. These development codes would put an emphasis on placing vehicular impacts in the back of the buildings, and putting

the prominence at the building entrances to create a walkable street environment. Staff presented a map with eight properties that were removed to remain consistent with what was originally presented at the meeting. Due to COVID-19, staff lost capacity to hold open discussions, but they want property owners to know there are still avenues for other development plans. Lastly, he noted that five-story buildings along Charleston Boulevard would be at a height less than what is seen across the street.

PHILIP HALVERSON, said he lives in the area and pointed out that many residents did not hear about the March 9th neighborhood meeting. Additionally, they were afraid to come to this meeting, and he asked the Commissioners to abey the item until the Governor lifts the lockdown.

DOUG RANKIN appeared on behalf of MR. and MRS. DiBELLA, who own six properties along Charleston Boulevard and Pahor Drive. The proposed changes along Charleston Boulevard and the residential adjacency standards would negatively impact their businesses. They would like the opportunity to work with staff and find a better solution. MR. DiBELLA wrote a letter to the Commission asking for a better solution, which MR. RANKIN read into the record.

ATTORNEY STANLEY PARRY, appeared representing the DiBELLAS. He recognized this was a difficult task, and thanked the Commissioners for their service. DiBella Flowers opened their business 36 years ago, and the DiBELLAS are wonderful people who know how to develop and grow a flower business. The proposed changes would ruin their business and eliminate their market. MR. PARRY understood the City's intent, but thought this would result in many vacant properties. He requested help from the Commission and wants to have more in-depth conversations.

COMMISSIONER TOUSSAINT said she has purchased flowers from the DiBELLAS in the past and voiced her support for small, family-owned businesses. She said she would not be able to support his item until they find a better solution.

COMMISSIONER ROGAN appreciated the comments from the public and thanked those who contacted him through COUNCILMAN KNUDSEN'S office. He clarified that this item relates to form-based code and not for any sidewalk widening that would affect the property on Charleston Boulevard. Additionally, this Commission is only making a recommendation for final action to the City Council, and he was not in support of an abeyance. COMMISSIONER ROGAN noted he spoke with COUNCILMAN KNUDSEN, who said this would be abeyed at the City Council meeting regardless of the Planning Commission's recommendation to allow time for another neighborhood meeting.

COMMISSIONER CHATTAH echoed comments made by the Commissioners and noted she has been a customer of DiBella Flowers for 30 years. She was concerned the neighbors were precluded from attending a meeting due to the pandemic and would like to see more participation from the neighbors. She requested the Planning Commission hearing be held in abeyance for 30 days.

COMMISSIONER CHERRY asked if the maximum height of a building was five stories, and MR. HOWE said that was correct, and if someone wanted anything higher it would require a Site Development Plan review. COMMISSIONER CHERRY said he has been an advocate for creating consistency on both sides of the street and was glad the maximum height is five stories.

DONALD MOSLEY appreciated the consideration for an abeyance, but asked the Commission to make sure the neighborhood meeting be held in a facility that would accommodate a large number of people.

COMMISSIONER SCHLOTTMAN wanted to make sure Planning staff works with the DiBELLAS. In addition, he had been working on this plan with MR. HOWE for five years, and this has been a contentious area. He thought uniformity on both sides of the street would benefit the neighborhood and noted that owners can ask for a rezoning if the City's zoning code does not fit.

COMMISSIONER ROGAN said traffic was a point of opposition, and asked MR. HOWE to be prepared to address those concerns when they hold a neighborhood meeting. Referencing the parcels on the northwest corner of Rancho Drive, COMMISSIONER ROGAN said seven-story buildings are not appropriate, and five-story buildings are not appropriate for the parcels located on Rancho Drive. He asked MR. HOWE to prepare other options to be discussed at the neighborhood meeting. With regard to the DiBELLA properties, staff needs to be prepared to protect those neighborhoods so there is not an overwhelming sense of commercial

development. Lastly, COMMISSIONER ROGAN noted that he is willing to hold the neighborhood meeting in a larger facility.

See Item 30 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 29 and 30.

Motion made by Jeff Rogan to Approve

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

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

30. ZON-78219 - REZONING RELATED TO GPA-78218 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL), C-D (DESIGNED COMMERCIAL), O (OFFICE), P-R (PROFESSIONAL OFFICE AND PARKING), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-E (RESIDENCE ESTATES) TO: T4-C (T4 CORRIDOR), T5-C (T5 CORRIDOR), T5-MS (T5 MAIN STREET), T3-N (T3 NEIGHBORHOOD) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive (APNs Multiple), Ward 1 (Knudsen) [PRJ-78477]. Staff recommends APPROVAL.

Minutes:

See Item 29 for related discussion and backup.

Motion made by Jeff Rogan to Approve

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

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

31. ZON-78454 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [MXU (MIXED USE) GENERAL PLAN DESIGNATION)] TO: C-1 (LIMITED COMMERCIAL) on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APN 163-01-103-001), Ward 1 (Knudsen) [PRJ-78379]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 31-34.

ERIC McCAMMOND, Senior Management Analyst, reported the proposed Rezoning is consistent with the site's current Mixed Use Land Use Designation and the remaining portion of the subject site which is also zoned Limited Commercial and staff recommended approval of the Rezoning request. However, no evidence of a unique or extraordinary circumstance was presented to support the requested Variances and staff recommended denial of all other related applications. He noted additional letters of protest and support were received since publication.

JOHN CURRAN, Dapper Companies, explained this is a two and a half acre urban infill redevelopment project on the southeast corner of Charleston Boulevard and Westwind Road. The tap house tavern will stay, but the L-shaped single story retail space will be demolished to make room for a new 10,010 square foot single tenant retail store. The requested Rezoning to C-1 is needed to align with the rest of the site, and the requested Variances are for parking in order to accommodate the retail spaces. He added the dumpster is an improvement to the status quo, and the applicant accepted the condition to add 36-inch box trees to give buffer to the residential. MR. CURRAN noted the applicant could not accommodate Condition 5 set forth by staff because it would be too impactful to the residence located to the south who has built a parking garage into that wall. In addition, the applicant cannot accommodate the amended condition to install a bus turn-in because there is no room on the site and it would require an underground structure to be moved. MR. CURRAN said he could commit to working with the Public Works Department to find a solution that meets the intention of the request over the next 30 days.

ROBERT SUMMERFIELD, Planning Director, pointed out that the applicant is requesting to not comply with Condition 5, therefore they would need to request a Variance for the wall to remain as-is.

COMMISSIONER ROGAN noted this site borders city and Clark County lines, and was not sure if the Commission could determine whether the property is subject to city regulations. MR. SUMMERFIELD said the wall is on the subject property, and the applicant would need to get a surveyor because this a commercial use adjacent to a residential use, and the applicant is obligated to put in a perimeter wall to separate the properties. If that wall is not on the subject site, the applicant would need to construct a code-compliant wall on their site to provide appropriate screening from the residential zone. COMMISSIONER ROGAN asked if the applicant could seek a variance at a later date, and MR. SUMMERFIELD said the Variance would need to be approved before any further action can be taken on this property. He cautioned the applicant because there does not appear to be any building permits issued for the wall, and there may be additional work on the engineering side. MR. CURRAN said he understood, and they would be willing to move forward with a Variance. MR. SUMMERFIELD advised seeking an engineer to determine if this wall is structurally sound prior to seeking the Variance.

With reference to the comments made by MR. CURRAN regarding the bus turn-in condition, LUCIEN PAET, Engineering Project Manager, clarified staff is only asking for a bus pull-out right turn lane combination, and staff could work with the applicant to modify the minimum standard and make something work. CHAIR DE SALVIO asked if this requirement would result in less parking on the site, and MR. PAET said some of the parking spots along Charleston Boulevard do not function once a code compliant sidewalk is in place on Charleston Boulevard, so he deferred to Planning staff on what was being counted for parking.

NICOLE EDDOWES, Senior Planner, explained that when staff evaluated the site plan, they took into account the bus turnout lane would only impact the undeveloped portion of the site; therefore, it would not affect the parking Variance.

COMMISSIONER ROGAN said this is an area that desperately needs redevelopment, and JAY DAPPER is committed to infill projects that are turning aging properties into something beautiful. COMMISSIONER ROGAN said he spoke with the residential property owner, and they are fine with this project. He wanted to ensure that no lights on the south side wall are going to interfere with that residence, and MR. CURRAN confirmed. COMMISSIONER ROGAN said the south side wall is an unresolved issue, and the proposed change to Condition 17 was to allow the applicant and Planning staff to work through the remaining issues between now and the City Council meeting. He added that he would be leaving in Conditions 5 and 17 because they are unresolved issues.

See Items 32-34 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 31-34.

Motion made by Jeff Rogan to Approve

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

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

32. VAR-78455 - VARIANCE RELATED TO ZON-78454 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Variance TO ALLOW 74 PARKING SPACES WHERE 128 ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL.

Minutes:

See Item 31 for related discussion and Items 31-34 for related backup.

Motion made by Jeff Rogan to Approve Subject to Condition(s)

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

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

33. VAR-78456 - VARIANCE RELATED TO ZON-78454 AND VAR-78455 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A TRASH RECEPTACLE WHERE 50 FEET IS REQUIRED AND A 21-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A BUILDING WHERE 63 FEET IS REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation]] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL.

Minutes:

See Item 31 for related discussion and Items 31-34 for related backup.

Motion made by Jeff Rogan to Approve Subject to Condition(s)

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

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

34. SDR-78460 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-78454, VAR-78455 AND VAR-78456 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,010 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW THE SOUTH FACADE TO NOT BE DESIGNED AND TREATED COHERENTLY WHERE ALL SIDES OF THE BUILDING ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation]] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL.

Minutes:

See Item 31 for related discussion and Items 31-34 for related backup.

Motion made by Jeff Rogan to Approve Subject to Condition(s) and amending Conditions 14 and 17 as read for the record:

14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:

- A minimum of three different shrub species shall be utilized within the landscape plan.
- A minimum of two different shade tree species shall be utilized within the landscape plan.
- Seven, 24-inch box shade trees shall be planted in the perimeter landscape buffer adjacent to the north property line.
- 16, 24-inch box shade trees shall be planted in the perimeter landscape buffer adjacent to the east property line.
- All trees within the southern landscape buffer shall be a minimum of 36" box in size.

17. Concurrent with development, dedicate and construct a bus turnout and deceleration lane meeting the intent of Clark County Standard Drawing #234.4 for the existing bus stop on Charleston Boulevard unless otherwise allowed by the City Traffic Engineer

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

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

35. VAR-78431 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YERUSHALMI PROPERTIES VI, LLC - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL CHAIN LINK FENCE WITH MESH SCREENING AND ONE-FOOT TALL, THREE-STRAND BARBED WIRE WHERE AN EIGHT-FOOT TALL SOLID SCREEN WALL IS REQUIRED FOR OUTDOOR STORAGE SCREENING on 0.67 acres on the east side of Highland Drive, approximately 440 feet north of Scotland Lane (APN 162-04-404-004), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-78332]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 35-37.

NICOLE EDDOWES, Senior Planner, said staff found the requested Variances to be self-imposed hardships and the waivers requested create an undesirable design characteristic for the Design District and do not support the Vision 2045 Downtown Master Plan. Therefore, staff recommended denial of all applications, and she noted a letter of support was received after publication.

ATTORNEY STEPHANIE ALLEN said this property owner is also the owner of the parcel located immediately to the east, Jewelers of Las Vegas, who have successfully operated on this property since 1976. Referring to an aerial view of the subject site, MS. ALLEN explained MR. YERUSHALMI built a carport for his employees on this parcel, and there is a wrought iron fence that splits the parcel in half. Everything in this area is zoned industrial and there is a lot of barbed wire and other intense industrial uses. MR. YERUSHALMI is currently using half of the parcel for his operations, and an auto repair licensee occupies the other half for overflow storage. He is willing to remove the barbed and razor wire if the Commission required such.

COMMISSIONER TOUSSAINT said she was concerned with the barbed wire and would like it taken down.

COMMISSIONER SCHLOTTMAN said he wanted the barbed and razor wire taken down and the storage unit painted.

ERIC McCAMMOND, Senior Management Analyst, and LUCIEN PAET, Engineering Project Manager, read two new conditions for the Site Development Plan Review into the record which required the removal of the barbed wire and razor wire within 60 days and a recorded Covenant agreement before any building permits are issued.

See Items 36 and 37 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 35-37.

Motion made by Trinity Haven Schlottman to Approve Subject to Condition(s) and adding the following condition as read for the record:

A. This Variance is approved to allow an existing six-foot tall chain link fence with mesh screening where an eight-foot tall solid screen wall is required.

NOTE: Commissioner Chattah disclosed that her father and Mr. Yerushalmi were partners for many years, and out of an abundance of caution she would abstain from voting on Items 35 and 36.

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

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

36. VAR-78491 - VARIANCE RELATED TO VAR-78431 - PUBLIC HEARING - APPLICANT/OWNER: YERUSHALMI PROPERTIES VI, LLC - For possible action on a request for a Variance TO ALLOW A SEVEN-FOOT TALL CHAINLINK FENCE IN THE FRONT YARD AREA WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED; TO ALLOW AN EXISTING NINE-FOOT TALL PERIMETER WALL AND FENCE WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW CHAINLINK WITH RAZOR AND BARBED WIRE WHERE SUCH MATERIALS ARE PROHIBITED on 0.67 acres on the east side of Highland

Drive, approximately 440 feet north of Scotland Lane (APN 162-04-404-004), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-78332]. Staff recommends DENIAL.

Minutes:

See Item 35 for related discussion and Items 35-37 for related backup.

Motion made by Trinity Haven Schlottman to Approve Subject to Condition(s) and adding the following condition as read for the record:

A. This Variance is approved to allow a seven-foot tall chainlink fence in the front yard area where a maximum of five foot with a two-foot solid base is allowed; to allow an existing nine-foot tall perimeter wall and fence where eight feet is the maximum allowed and to allow chainlink where such materials are prohibited.

NOTE: Commissioner Chattah disclosed that her father and Mr. Yerushalmi were partners for many years, and out of an abundance of caution she would abstain from voting on Items 35-37.

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

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

37. SDR-78432 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78431 AND VAR-78491 - PUBLIC HEARING - APPLICANT/OWNER: YERUSHALMI PROPERTIES VI, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED OUTDOOR STORAGE YARD WITH A WAIVER OF APPENDIX F DEVELOPMENT STANDARDS on 0.67 acres on the east side of Highland Drive, approximately 440 feet north of Scotland Lane (APN 162-04-404-004), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-78332]. Staff recommends DENIAL.

Minutes:

See Item 35 for related discussion and Items 35-37 for related backup.

Motion made by Trinity Haven Schlottman to Approve Subject to Condition(s), amending Condition 12 and adding the following conditions as read for the record:

12. Construct all incomplete improvements on Highland Drive to meet current City Standards adjacent to this site within 180 days of final approval unless otherwise allowed by the City Engineer.

A. The existing barbed wire and razor wire shall be removed within 60 days of the final approval.

B. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Masterplan (Title 19 Appendix F) that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

NOTE: Commissioner Chattah disclosed that her father and Mr. Yerushalmi were partners for many years, and out of an abundance of caution she would abstain from voting on Items 35-37.

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

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

38. VAR-78434 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC. - For possible action on a request for a Variance TO ALLOW A NONSTANDARD RIGHT-OF-WAY TERMINUS WHERE A CUL-DE-SAC IS REQUIRED on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-78357]. Staff recommends DENIAL.

Minutes:

This item was trailed and heard subsequent to Item 42.

CHAIR DE SALVIO declared the Public Hearing open for Items 38 and 39.

ERIC McCAMMOND, Senior Management Analyst, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing the use of hammerheads in lieu of the cul-de-sac which meets Title 19.04 development standards. Staff therefore recommended denial of both applications, and he noted additional letters of protest were received since publication.

ATTORNEY STEPHANIE ALLEN said DR Horton did not ask her firm to represent this item tonight, and requested an abeyance on their behalf.

CHAIR DE SALVIO said he was fine with the application as-is.

See Item 39 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 38 and 39.

Motion made by Louis De Salvio to Approve Subject to Condition(s)

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

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

39. VAC-78436 - VACATION RELATED TO VAR-78484 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC. - For possible action on a request for a Petition to Vacate public right-of-way generally located at the terminus of Stephen Avenue and the terminus of Ruffian Road, Ward 6 (Fiore) [PRJ-78357]. Staff recommends DENIAL.

Minutes:

See Item 38 for related discussion and backup.

Motion made by Louis De Salvio to Approve Subject to Condition(s)

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

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

40. VAR-78439 - VARIANCE - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: DC RAMPART OWNER, LLC - For possible action on a request for a Variance TO ALLOW TWO WALL SIGNS WHICH ARE 54 AND 74 SQUARE FEET WHERE 50 SQUARE FEET IS THE MAXIMUM AREA ALLOWED; TO ALLOW THREE WALL SIGNS THAT DO NOT FACE A STREET FRONTAGE WHERE ONE SIGN FACING THE STREET FRONTAGE IS ALLOWED AND TO ALLOW A 12-FOOT TALL, 193 SQUARE-FOOT MONUMENT SIGN WHERE EIGHT FEET AND 60 SQUARE FEET ARE THE MAXIMUM ALLOWED on 15.60 acres located at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman) [PRJ-78397]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Item 41 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 27, Hold in abeyance Items 40, 41, 43 and 46 to 5/12/2020 and Strike Item 48

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

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

41. MSP-78440 - MASTER SIGN PLAN RELATED TO VAR-78439 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: DC RAMPART OWNER, LLC - For possible action on a request for a Master Sign

Plan FOR AN APPROVED MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman) [PRJ-78397]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Item 40 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 27, Hold in abeyance Items 40, 41, 43 and 46 to 5/12/2020 and Strike Item 48

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

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

42. VAR-78468 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 2101 SOUTH JONES HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A 21-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED, A 240 SQUARE-FOOT SIGN AREA WHERE 48 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW AN ELECTRONIC MESSAGE UNIT WHERE SUCH IS PROHIBITED on 2.41 acres at 2101 South Jones Boulevard (APN 163-02-802-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen) [PRJ-78393]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ROBERT SUMMERFIELD, Planning Director, reported the subject site has no topographical conditions that would warrant the requested Variance. Staff found this to be a self-imposed hardship and therefore recommended denial.

MARIA VAN DEN OUDEN, DHS Signs, said the sign is 20 feet tall, and the applicant is requesting an additional eight foot increase because of a median in the middle of the road. She said the request is in conformance with Title 19 and there is no exposure to residential units. There are businesses on both sides of the street, and there is a sign of similar height going south on Jones Boulevard. The company is a dental implant center that would be leasing out units inside their building, and the electronic message board would be used to advertise those companies and services.

COMMISSIONER ROGAN was concerned about the electronic message board and the sign's overall height. He understood the intent, but noted there is no justification for a sign this size with electronic messaging. MS. VAN DEN OUDEN asked if the Commission would approve something with a lower-profile, and COMMISSIONER ROGAN said they could abey the item for 60 days, and he would work with the applicant

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Hold in Abeyance to 6/9/2020

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

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

43. SUP-78301 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEEP ROOTS MEDICAL, LLC - OWNER: CLK HOLDINGS BRUCE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 8,391 SQUARE-FOOT MARIJUANA DISPENSARY USE at 5991 West Cheyenne Avenue (APN 138-13-101-005), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-78300]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 27, Hold in abeyance Items 40, 41, 43 and 46 to 5/12/2020 and Strike Item 48

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

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

44. SUP-78362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JESSICA HAIR AND MAKEUP STUDIO - OWNER: HARSCH INVESTMENT PROPERTIES-NEVADA II, LLC - For possible action on a request for a Special Use Permit FOR A 1,475 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 100-FOOT DISTANCE SEPARATION FROM RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 3100 East Charleston Boulevard, Suite #119 (APN 139-36-813-001), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-78361]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff was not able to support the requested waiver of distance separation and recommended denial of the application. She noted a letter of protest was received after publication

ROBERTO LEPE, property owner, explained he has owned this business for eight years with four hair stations and two makeup stations, and would like to add a massage service.

COMMISSIONER SCHLOTTMAN said this was not a traditional massage establishment and would not have a large impact to the surrounding area.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve Subject to Condition(s)

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

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

45. SDR-78441 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SPRING LT APT 1, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 16-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER TO ALLOW 10 PARKING SPACES WHERE 28 ARE REQUIRED on 0.34 acres at 405 South 10th Street (APN 139-34-712-124), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-78340]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported the applicant was proposing to quadruple the size of the existing complex while requesting to reduce the amount of required parking by 64 percent. Staff found the proposed multi-family development to be overbuilt for the size of the site and is recommended denial of the application. She noted a letter of protest was received after publication

JAMES SMITH appeared representing the applicant and explained this is a remodel of an existing 16-unit complex that is currently zoned R-4 (High Density Residential). They have worked with staff to be in compliance with the landscape and required setbacks. There are currently ten parking spots and five additional spaces on 10th Street. They do not feel it is overbuilt, and said there was a similar application approved by the Commission in December. MR. SMITH recalled comments COMMISSIONER SCHLOTTMAN made several months ago where he wished there was more development like this in the area.

DEPUTY CITY ATTORNEY SETH FLOYD, read e-comments submitted online, which were submitted and attached as backup.

RON WELCH said he works at the church located across from Las Vegas Academy where there is private parking. He was concerned this development would result in illegal parking in their lot and requested that the Commission deny the request.

COMMISSIONER SCHLOTTMAN recalled the comments MR. SMITH referred to, but said he had denied projects because they did not have adequate parking. He agreed that more housing is needed, but this is a location where 28 spots are needed, and the applicant only presented ten. He expressed his support for the overall plan, but thought it was overbuilt.

COMMISSIONER CHERRY agreed with comments made by COMMISSIONER SCHLOTTMAN, and said although he has supported projects that have less than a one to one unit to parking ratio, those applicants had other transit plans. He asked if the minimum standard for parking would be met if this was further north in the form-based code area. ROBERT SUMMERFIELD, Planning Director, said it would not because part of what allows a reduction is other amenities such as a transit facility or bike share. COMMISSIONER CHERRY said he could not support this application as-is.

CHAIR DE SALVIO recalled the application that was approved in December, and said it was across from a transit facility. Additionally, the applicant reduced the size of the dwelling in order to accommodate for parking.

COMMISSIONER TOUSSAINT agreed that there was not enough parking and could not support the application.

COMMISSIONER WILLIAMS echoed previous comments, and said the parking was an issue.

COMMISSIONER SCHLOTTMAN said he could not support this application, and suggested the applicant hold a neighborhood meeting and find a way to meet the parking requirement such as forming a parking agreement with a lot in the area or reducing the number of units.

MR. SMITH said they may look into changing the complexity of the units and they are willing to work with staff.

COMMISSIONER SCHLOTTMAN said ERIC McCAMMOND, Senior Management Analyst, was a good resource if the applicant needs additional assistance.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Deny

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

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

46. SDR-78443 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: DENNY'S INC., ET AL - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO AN EXISTING NONCONFORMING OFF-PREMISE SIGN on 0.08 acres at 1830 South Las Vegas Boulevard (APN 162-03-302-005), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78367]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 27, Hold in abeyance Items 40, 41, 43 and 46 to 5/12/2020 and Strike Item 48

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

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

DIRECTOR'S BUSINESS:

47. TXT- 78519 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Conditional Use Regulations and Minimum Special Use Permit Requirements for the Secondhand Dealer use in LVMC Title 19.12 Permissible 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, reported the proposed Text Amendment would allow a Secondhand Dealer use to be established on either side of Fremont Street between Las Vegas Boulevard and 8th Street, where the use is currently prohibited along either side of Fremont Street for its entire length. Staff had no recommendation.

COMMISSIONER ROGAN said he was not sure what the purpose of this was or why the change was needed; therefore, he could not support this without further clarification.

ROBERT SUMMERFIELD, Planning Director, explained this amendment was brought as a result of a Councilperson's request that they received from constituency who asked to have an opportunity to perform secondhand activity on Fremont Street between Main Street and Las Vegas Boulevard. If approved, the applicant would need to comply conditionally or within the special use requirements depending on the proposed activity.

CHAIR DE SALVIO questioned who was considered a Secondhand Dealer, and MR. SUMMERFIELD used examples of a consignment store, secondhand baby shops, vintage clothing stores and secondhand book stores. He noted that it does not include antiques, which is a separate activity. CHAIR DE SALVIO wanted to clarify the perimeter of this amendment, and MR. SUMMERFIELD said it would be on either side of Fremont Street between Las Vegas Boulevard and 8th Street.

COMMISSIONER CHERRY asked if someone would need a Special Use Permit if they wanted to have a permanent business since this only applies on a temporary basis, and MR. SUMMERFIELD said there is a conditional use and a special use requirement, and both have a limitation. The treatment would depend on the proposed district. Additionally, he added that this is in the form-based code area, but the form-based code refers back to standard Title 19.12, which is why this is being amended rather than Title 19.09.

COMMISSIONER SCHLOTTMAN said although he did not have first-hand knowledge as to what type of secondhand activity would be taking place, he could support it knowing that the perimeter was limited.

COMMISSIONER ROGAN said he was not making a recommendation for approval without knowing the intentions behind this amendment. COMMISSIONER SCHLOTTMAN said he did not share the same fears as COMMISSIONER ROGAN because he believed the type of establishment would be high caliber.

MR. SUMMERFIELD clarified the definition of a secondhand dealer, which is a retail facility that deals solely in used commodities with no new commodities or in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this description, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include furniture, fixtures, appliances, tableware, paintings, cutlery, jewelry, pictures, office supplies, guns, precious or semi-precious gemstones or scrapped precious metals. It does not include the sale of junk or the sale of used vehicles. This use does not include a thrift shop or the following: the buying, selling or trading of any wearing apparel, child items, general household furnishings or specified liquid waste; the buying and selling of foreign or domestic coins for numismatic purposes; the buying and selling of antique used books, newspapers or periodicals; or the buying and selling of collectibles including those that consist of phonographic records or audio recordings and the equipment necessary to listen to those recordings. Collectibles also include any kind of cabinet or other furnishings whose sale would otherwise fall within the definition of secondhand dealer and only if those items are on display.

COMMISSIONER TOUSSAINT said she did not have any concerns, and agreed with COMMISSIONER SCHLOTTMAN'S comments.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve

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

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

48. TXT-78553 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.12 related to the Marijuana Dispensary use, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 27, Hold in abeyance Items 40, 41, 43 and 46 to 5/12/2020 and Strike Item 48

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

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

Citizens Participation:

49. 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:

COMMISSIONER ROGAN thanked City staff for putting the meeting together during the pandemic and said hello to his niece who was watching from home.

COMMISSIONER SCHLOTTMAN hoped a video conference option could be found for future meetings.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Jacquie Miller, Senior 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

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and

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