

Mayor Carolyn G. Goodman (At-Large)
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)
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

July 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, WILLIAMS, ROGAN, and CHATTAH

ALSO PRESENT: ROBERT SUMMERFIELD, Director of Planning; PETER LOWENSTEIN, Deputy Director of Planning; ERIC McCAMMOND, Sr. Management Analyst; JONATHAN BOYLES, Sr. Planner; LUCIEN PAET, Engineering Project Manager; ROBERT NOLAN, Deputy Fire Chief; SETH FLOYD, Deputy City Attorney; ASHLEY FOSTER, Deputy City Clerk; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of June 9, 2020.

Motion made by Trinity Haven Schlottman to Approve

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

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

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

Minutes:

ERIC McCAMMOND, Sr. Management Analyst, indicated that the applicants of Items 14, 15, 26 and 27 wished to abey the items to the August 11, 2020 meeting. Staff requested Items 34-36 also be abeyed to this meeting as well. This is the first abeyance request for these items.

GREG ESPOSITO, a representative for Item 21, requested this item be held in abeyance so that a neighborhood meeting could be conducted and asked those present to speak on Item 21 to share their contact information with him. He confirmed for MR. McCAMMOND that the applicant was agreeable to abeying the item to the August 11, 2020 meeting. MR. McCAMMOND noted this was the third abeyance request for this item and just cause was needed. COMMISSIONER SCHLOTTMAN believed a neighborhood meeting was just cause, and ROBERT SUMMERFIELD, Planning Director, believed a 30-day abeyance would be adequate. The Commissioner agreed.

DEPUTY CITY ATTORNEY JIM LEWIS read several E-comments, which have been for the record for Item 21.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 14, 15, 21, 26, 27 and 34-36 to 8/11/2020

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. TMP-78815 - TENTATIVE MAP - BLM 270 PARCEL A - APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC - For possible action on a request for a Tentative Map FOR A 186-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 38.51 acres at the southwest corner of Farm Road and Puli Road (portion of APN 126-14-000-005), PD (Planned Development) Zone, Ward 6 (Fiore) [PRJ-78771]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda subject to conditions 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. TMP-78826 - TENTATIVE MAP - BLM 270 PARCEL B - APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC - For possible action on a request for a Tentative Map FOR A 358-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 47.97 acres at the northwest corner of Dorrell Lane and Puli Road (portion of APNs 126-14-000-005 and 126-23-000-005), PD (Planned Development) Zone, Ward 6 (Fiore) [PRJ-78780]. Staff recommends APPROVAL.

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

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

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

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items. 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. GPA-78801 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: MNC HOLDINGS, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 3.81 acres at the southeast corner of Craig Road and Buffalo Drive (APNs 138-03-301-001 and 004), Ward 4 (Anthony) [PRJ-78791]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 9-13 and 16-20.

ATTORNEY STEPHANIE ALLEN appeared on behalf of the applicant, Pinnacle Homes, on Items 9-11 and stated that a second neighborhood meeting was held where the neighbors expressed concerns regarding traffic and sight visibility. The applicant gave their reassurance that they would meet with staff prior to City Council to discuss these concerns.

See Items 10 and 11 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 9-13 and 16-20.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14 and 15

NOTE: COMMISSIONER CHERRY disclosed that he has a financial interest in properties within the notification areas of Items 16 and 18; however, this does not affect him any greater or lesser, and he would vote on the items. COMMISSIONER SCHLOTTMAN disclosed that he owns the Urban Lounge, which is within the notification area of Item 18; however, he would also vote on the item.

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

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

10. ZON-78802 - REZONING RELATED TO GPA-78801 - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: MNC HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATIONS] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.81 acres at the southeast corner of Craig Road and Buffalo Drive (APNs 138-03-301-001 and 004), Ward 4 (Anthony) [PRJ-78791]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 9-11 for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14 and 15

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. TMP-78803 - TENTATIVE MAP RELATED TO GPA-78801 AND ZON-78802 - AKA ALTAIR - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: MNC HOLDINGS, LLC - For possible action on a request for a Tentative Map FOR A 17-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 3.81 acres at the southeast corner of Craig Road and Buffalo Drive (APNs 13803-301-001 and 004), U (Undeveloped) Zone [DR (Desert Rural Density Residential) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-78791]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 9-11 for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14 and 15

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. MOD-78829 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: SC EAST LANDCO, LLC - OWNER: NORTHLAND, LLC, ET AL - For possible action on a request for a Major Modification of the Sunstone Master Plan TO ADD FOUR DEVELOPER PARCELS TO AN EXISTING 22-LOT MASTER PLANNED DEVELOPMENT AND TO AMEND APPROVED STREET CROSS SECTIONS on approximately 630.89 acres at the southwest corner of N Skye Canyon Park Drive and Moccasin Road (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-78789]. Staff recommends APPROVAL.

Minutes:

See Item 9 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) 14 and 15

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. TMP-78830 - TENTATIVE MAP RELATED TO MOD-78829 - VER.2 SUNSTONE - APPLICANT: SC EAST LANDCO, LLC - OWNER: NORTHLAND, LLC, ET AL - For possible action on a request for a Parent Tentative Map FOR A 28-PARCEL MASTER PLANNED COMMUNITY on 630.89 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-78789]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 12 and 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) 14 and 15

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. SUP-78805 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DICK'S LAST RESORT - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,212 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 450 Fremont Street, Suite #140 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78795]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Item 15 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 14, 15, 21, 26, 27 and 34-36 to 8/11/2020

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. SUP-78806 - SPECIAL USE PERMIT RELATED TO SUP-78005 - PUBLIC HEARING - APPLICANT: DICK'S LAST RESORT - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,212 SQUARE-FOOT NIGHT CLUB USE WITH WAIVERS TO ALLOW A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #140 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78795]. Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion and Items 14 and 15 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 14, 15, 21, 26, 27 and 34-36 to 8/11/2020

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

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

16. SUP-78817 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHRISTOPHER BREKSA - OWNER: MARKICH HALL BLDG CORP - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 923 East Ogden Avenue (APN 139-34-612-074), T5-MS (T5 - Main Street) Zone, Ward 5 (Crear) [PRJ-78816]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14 and 15

NOTE: COMMISSIONER CHERRY disclosed that he has a financial interest in properties within the notification areas of Items 16 and 18; however, this does not affect him any greater or lesser, and he would vote on the items.

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

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

17. SUP-78818 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PINE HOLLOW WINERY, LLC - OWNER: DONALD S GILDAY IRR FAMILY TRUST ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,465 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT USE at 7018 West Charleston Boulevard Suite #1 (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78770]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14 and 15

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. SUP-78837 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HORSE TRAILER HIDEOUT, LLC - OWNER: GARY JR. & GARY SR. CREAGH - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,953 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 168 SQUARE-FOOT OUTDOOR PATIO at 1506 South Main Street (APN 162-03-210-015), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78769]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14 and 15

NOTE: COMMISSIONER CHERRY disclosed that he has a financial interest in properties within the notification areas of Items 16 and 18; however, this does not affect him any greater or lesser, and he would vote on the items. COMMISSIONER SCHLOTTMAN disclosed that he owns the Urban Lounge, which is within the notification area of Item 18; however, he would also vote on the item.

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

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

19. VAC-78776 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL 215 PLAZA, LLC - For possible action on a request for a Petition to Vacate public right-of-way easements generally located at the northeast corner of Centennial Center Boulevard and U.S. 95, Ward 6 (Fiore) [PRJ-78729]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14 and 15

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

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

20. VAC-78787 - VACATION - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY, LLC - OWNER: WHITE ALEXANDER & ESTHER LIVING TRUST - For possible action on a request for a Petition to Vacate patent easements at the northeast and southeast corners of Gowan Road and Durango Drive (APN 138-09-201-020 and 138-09-301-001, Ward 4 (Anthony) [PRJ-78753]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 14 and 15

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

21. ABEYANCE - 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.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 14, 15, 21, 26, 27 and 34-36 to 8/11/2020

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;

Minutes:

See Item 6 for related discussion.

22. ABEYANCE - VAR-78681 - VARIANCE - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: CENTENNIAL OWNER SOUTH, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 294 SQUARE-FOOT SIGN AREA WHERE 48 SQUARE FEET IS THE MAXIMUM AREA ALLOWED on 16.04 acres located at 5850 Sky Pointe Drive (APN 125-27-302-012), R-PD18 (Residential Planned Development - 18 Units per Acre) Zone, Ward 6 (Fiore) [PRJ-78567]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to install signage that exceeds the maximum area and height allowed under Title 19 development standards for the R-3 (Medium Density Residential) zoning district; therefore, staff recommended denial.

CHAIR DE SALVIO stated that he has spoken to the applicant, who was not present, and had informed them that the signage was not harmonious or compatible.

CHAIR DE SALVIO declared the Public Hearing closed.

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;

23. GPA-78392 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RAJAT MINI MART AND CIGARETTES - OWNER: NICOLAS P. & LISA D. DI PIETRO - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.18 acres at 300 South Bruce Street (APN 139-35-413-112), Ward 3 (Diaz) [PRJ-78391]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 23-25.

ERIC McCAMMOND, Sr. Management Analyst, reported that evidence of a unique circumstance has been presented, in that the subject building was constructed in 1992 in accordance with its existing P-R zoning designation in order to house a land use that was permitted through a Variance. Staff has found the requested General Plan Amendment and Rezoning to be appropriate for the surrounding area; therefore, staff recommended approval of all applications. He noted additional letters of protest were received since publication.

RAHUL SODHI appeared representing the applicant and said the application was for an existing mini-market and grocery business, and the applicant would be applying for an Off-Sale Establishment liquor license in the future.

COMMISSIONER SCHLOTTMAN said the property is in his area, and he passes by it often. He was in support of the application but suggested the applicant clean up the property and signage before applying for a Special Use Permit.

See Items 24 and 25 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 23-25.

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;

24. ZON-78394 - REZONING RELATED TO GPA-78392 - PUBLIC HEARING - APPLICANT: RAJAT MINI MART AND CIGARETTES - OWNER: NICOLAS P. & LISA D. DI PIETRO - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.18 acres at 300 South Bruce Street (APN 139-35-413-112), Ward 3 (Diaz) [PRJ-78391]. Staff recommends APPROVAL.

Minutes:

See Item 23 for related discussion and Items 23-25 for related backup.

Motion made by Trinity Haven Schlottman to Approve

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

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

25. VAR-78396 - VARIANCE RELATED TO GPA-78392 AND ZON-78394 - PUBLIC HEARING - APPLICANT: RAJAT MINI MART AND CIGARETTES - OWNER: NICOLAS P. & LISA D. DI PIETRO - For possible action on

a request for a Variance TO ALLOW A 60-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED AND A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.18 acres at 300 South Bruce Street (APN 139-35-413-112), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial), Ward 3 (Diaz) [PRJ-78391]. Staff recommends APPROVAL.

Minutes:

See Item 23 for related discussion and Items 23-25 for related backup.

Motion made by Trinity Haven Schlottman to Approve subject to conditions

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

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

26. GPA-78785 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PANTHER HUALAPAI CORNER, LLC - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.90 acres on the north side of Alta Drive, approximately 760 feet east of Hualapai Way (APNs 138-31-210-004 and 009), Ward 2 (Seaman) [PRJ-78783]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 14, 15, 21, 26, 27 and 34-36 to 8/11/2020

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;

Minutes:

See Item 6 for related discussion and Item 27 for related backup.

27. ZON-78786 - REZONING RELATED TO GPA-78785 - PUBLIC HEARING - APPLICANT/OWNER: PANTHER HUALAPAI CORNER, LLC - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.90 acres on the north side of Alta Drive, approximately 760 feet east of Hualapai Way (APNs 138-31-210-004 and 009), Ward 2 (Seaman) [PRJ-78783]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 14, 15, 21, 26, 27 and 34-36 to 8/11/2020

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;

Minutes:

See Item 6 for related discussion and Items and 26 and 27 for related backup.

28. GPA-78796 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FAITH IND AND FAMILY COUNSELING - OWNER: RDJ SONS LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.14 acres at 1016 Monticello Drive (APN 138-35-815-003), Ward 1 (Knudsen) [PRJ-78730]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 28-31.

ERIC McCAMMOND, Sr. Management Analyst, reported that staff has found that the proposed conversion of a single-family dwelling into a medical office is not compatible with the existing development in the area. This is evidenced by the associated Variance, Waiver, and Exception requests. Furthermore, approval of the requested General Plan Amendment and Rezoning would create a spot zoning situation; therefore, staff recommended denial of all requested entitlements. He noted additional letters of protest were received since publication.

ATTORNEY ETHAN THOMPSON appeared on behalf of the applicant and stated the purpose of the application which seeks a General Plan Amendment from L (Low-Density Residential) to O (Office) and rezoning from R-1 (Single Family Residential) to P-O (Professional Office). The application also includes a Variance for parking and a Waiver for landscaping. The applicant intends to convert the building to an O use for marriage and family therapy which is consistent with the local area, and service at the location will be offered between 8:00 a.m. to 7:00 p.m.

MR. THOMPSON displayed a zoning map of the site and discussed and shared several images of other buildings in the nearby area zoned P-O and a shopping center zoned C-2 (General Commercial). He noted all six of the surrounding parcels have been designated as Mixed-Use; this includes a vacant lot located next to the subject site. The building has not yet been converted into a home, is unlikely to be converted into a home, and is not located within a residential area.

A neighborhood meeting was held on June 24, 2020, and no neighbors attended. MR. THOMPSON also mentioned that he has not been contacted regarding any opposition to the application.

Regarding the parking Variance, the proposed use does not generate a high volume of cars coming to the site, and there is ample on-street and driveway parking available; the applicant will park in the garage. The applicant intends to keep the landscaping as is.

Lastly, MR. THOMPSON mentioned the social factors that support the application, such as the increased need for mental healthcare access and the benefits of holding a therapy session in a home-like setting.

COMMISSIONER ROGAN believed MR. THOMPSON addressed some of his concerns and recognized that the building has been vacant, and he did not believe it being zoned R-1 would ever be compatible given the surrounding commercial zoning. He asked for the opinions of the other Commissioners.

CHAIR DE SALVIO said he passes by this building every day and thought that an O use was appropriate.

Acknowledging some of the other uses in the nearby area, COMMISSIONER SCHLOTTMAN could see the benefit of the O use, which would act as a buffer between the heavily commercial and residential areas.

COMMISSIONERS CHERRY and TOUSSAINT also spoke in support of the application.

COMMISSIONER ROGAN appreciated the Commissioners' comments and supported the application.

See Items 29-31 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 28-31.

Motion made by Jeff Rogan 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;

29. ZON-78797 - REZONING RELATED TO GPA-78796 - PUBLIC HEARING - APPLICANT: FAITH IND AND FAMILY COUNSELING - OWNER: RDJ SONS LIVING TRUST - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.14 acres at 1016 Monticello Drive (APN 138-35-815-003), Ward 1 (Knudsen) [PRJ-78730]. Staff recommends DENIAL.

Minutes:

See Item 28 for related discussion and Items 28-31 for related backup.

Motion made by Jeff Rogan 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;

30. VAR-78798 - VARIANCE RELATED TO GPA-78796 AND ZON-78797 - PUBLIC HEARING - APPLICANT: FAITH IND AND FAMILY COUNSELING - OWNER: RDJ SONS LIVING TRUST - For possible action on a request for a Variance TO ALLOW ZERO PARKING SPACES WHERE NINE ARE REQUIRED on 0.14 acres at 1016 Monticello Drive (APN 138-35-815-003), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Knudsen) [PRJ-78730]. Staff recommends DENIAL.

Minutes:

See Item 28 for related discussion and Items 28-31 for related backup.

Motion made by Jeff Rogan to Approve subject to conditions

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

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

31. SDR-78799 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-78796, ZON-78797 AND VAR-78798 - PUBLIC HEARING - APPLICANT: FAITH IND AND FAMILY COUNSELING - OWNER: RDJ SONS LIVING TRUST - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING SINGLE FAMILY DWELLING INTO AN OFFICE BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.14 acres at 1016 Monticello Drive (APN 138-35-815-003), R-1 (Single Family Residential) [PROPOSED: P-O (Professional Office) Zone], Ward 1 (Knudsen) [PRJ-78730]. Staff recommends DENIAL.

Minutes:

See Item 28 for related discussion and Items 28-31 for related backup.

Motion made by Jeff Rogan to Approve subject to conditions

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

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

32. ZON-78819 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC - For possible action on a request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) and R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.89 acres at 1217, 1215, 1207, 1201, and 1155 South 4th Street (APNs Multiple), Ward 3 (Diaz) [PRJ-78790]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 32 and 33.

JONATHAN BOYLES, Sr. Planner, reported that the proposed development will be accessed from Las Vegas Boulevard and 4th Street featuring a drive-through that leads into a parking garage area. The applicant proposes to provide 136 parking spaces where 395 parking spaces would be required for a comparable mixed-use project in another location in the city. While the 2045 Downtown Las Vegas Master Plan and The Gateway

District encourage projects such as a mixed-use development for the subject site, the development as proposed is overbuilt. This is evidenced by the significant deficiency in proposed parking. In addition, there is not an adequate amount of alternative off-site parking options within the immediate vicinity of the subject site.

Staff has found that this project will not be harmonious or compatible with existing development in the area; therefore, staff recommended denial of the requested Site Development Plan Review. If approved, it will be subject to conditions. He noted additional letters of support and protest were received since publication.

TODD McBRAYER, Breslin Builders, appeared representing the applicant and was pleased to present the proposed project, which includes mixed-use residential with some commercial space and will meet the needs and requirements of The Gateway District. He directed the Commissioners' attention to the overhead where he pointed out the property at the end of The Gateway District. Across the street are developments currently owned by ILAN GORODEZKI whose representative, PHYLLIS COLEMAN, was present on his behalf.

MR. McBRAYER displayed images of the various lots on the property, as part of the zone change, and noted Lots A and B are currently vacant. He expressed MR. GORODEZKI'S desire to expand his presence and emphasized his large investment in the surrounding area.

As he displayed a rendering of the proposed project, MR. McBRAYER commented it is a five-story, residential project over a level of parking podium which also has over 4,000 square feet of leasable space for commercial uses fitting within the requirements of The Gateway District. The proposed project will include approximately 270 units as well as support facilities with amenities and parking that will set the standard for new developments within this area of Las Vegas. There is a mixture of micro-units, studios, one and two bedrooms scattered throughout the facility to offer a variety of options for those who wish to move into the downtown area.

He explained that given the modern look of the building, a Waiver was requested. On another rendering of the building, he pointed out the different elevations and setbacks of the building and noted that while the parapet is linear, there are many steps associated with the building to prevent a box-like appearance.

He briefly explained the reason for the utility Waiver which would relocate the Reduced Pressure Detector Assembly (RPDA) and transformers to the outside of the building.

Lastly, MR. McBRAYER noted staff had shown some concern with parking but one of the requirements of The Gateway District is to create projects that are compatible with mass transit. The proposed project is a 50/50 percent match with parking and is consistent with other developments completed in the area.

In conclusion, he asserted the applicant reviewed and was in agreement with staff's conditions.

DEPUTY CITY ATTORNEY JIM LEWIS read an E-comment received, which has been attached for the record.

COMMISSIONER SCHLOTTMAN liked the proposed project and believed more residential developments are needed in the downtown area. He asked where the RPDA and transformers would be located on the outside of the building, to which MR. McBRAYER replied they must be right behind the property line on 4th Street. The Commissioner expressed concerns regarding parking and would like to bridge the large parking deficit. He wished to hear the other Commissioners' thoughts.

CHAIR DE SALVIO was in agreement and thought the proposed project was aesthetically pleasing but also was unsure about the parking as he was concerned it would overflow into the neighborhood. COMMISSIONERS WILLIAMS and CHATTAH concurred.

COMMISSIONER ROGAN supported the application and thought that parking should not hinder the proposed project. He believed it must be recognized that, eventually, there will be a sufficient public transportation system to address transportation needs in the area. He mentioned the Vegas Loop that will be constructed near the proposed project.

MR. McBRAYER mentioned recent changes to the code that allows for mid-rise projects such as the one presented.

COMMISSIONER SCHLOTTMAN felt uncomfortable taking a risk on 270 units. He could support the Rezoning (ZON-78819) request but not the Site Development Plan Review (SDR-78820) request. The Commissioner offered for MR. McBRAYER to work with his Councilmember before the City Council meeting or work to address the parking deficit. MR. McBRAYER said the applicant may be able to reduce the number of units to 250 if that was acceptable.

ROBERT SUMMERFIELD, Planning Director, encouraged the applicant to reach out to the Councilmember before the City Council meeting.

See Item 33 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 32 and 33.

Motion made by Trinity Haven Schlottman to Approve

NOTE: COMMISSIONER CHERRY abstained from voting on Items 32 and 33 as his company has an open contract with the applicant's representative and has for some time.

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;

33. SDR-78820 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-78819 - PUBLIC HEARING - APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SIX-STORY, 70-FOOT TALL MIXED USE DEVELOPMENT, INCLUDING 270 RESIDENTIAL UNITS AND 4,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 1.70 acres located adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard (APNs Multiple), R-3 (Medium Density Residential), R-4 (High Density Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Diaz) [PRJ-78790]. Staff recommends DENIAL.

Minutes:

See Item 32 for related discussion and backup.

Motion made by Trinity Haven Schlottman to Deny

NOTE: COMMISSIONER CHERRY abstained from voting on Items 32 and 33 as his company has an open contract with the applicant's representative and has for some time.

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

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

34. VAR-78823 - VARIANCE - PUBLIC HEARING - APPLICANT: SIDHORN BROTHERS COMPANY, LLC - OWNER: AZURE DEVELOPMENT, LLC - For possible action on a request for a Variance TO ALLOW 39 PARKING SPACES WHERE 58 PARKING SPACES ARE REQUIRED on 1.43 acres on the southside of Azure Drive approximately 459 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78737]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 35 and 36 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 14, 15, 21, 26, 27 and 34-36 to 8/11/2020

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. SUP-78821 - SPECIAL USE PERMIT RELATED TO VAR-78823 - PUBLIC HEARING - APPLICANT: SIDHORN BROTHERS COMPANY, LLC - OWNER: AZURE DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,313 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED on 1.43 acres on the southside of Azure Drive approximately 459 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78737]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 34-36 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 14, 15, 21, 26, 27 and 34-36 to 8/11/2020

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. SDR-78822 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78823 AND SUP-78821 - PUBLIC HEARING - APPLICANT: SIDHORN BROTHERS COMPANY, LLC - OWNER: AZURE DEVELOPMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,313 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.43 acres on the southside of Azure Drive approximately 459 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78737]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 34-36 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 14, 15, 21, 26, 27 and 34-36 to 8/11/2020

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. VAR-78827 - VARIANCE - PUBLIC HEARING – APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 1,655-FOOT LONG CUL-DE-SAC WHERE 660 FEET IS ALLOWED on 60.75 acres at the northwest corner of Centennial Parkway and Puli Road (portion of APN 126-23-000-005), PD (Planned Development) Zone, Ward 6 (Fiore) [PRJ-78779]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 37-38 and 43.

JONATHAN BOYLES, Sr. Planner, reported that the proposed subdivision is part of a 275-acre, master-planned development known as BLM 270, generally located west of the Puli Road alignment between Farm Road and Tropical Parkway. The submitted Tentative Map generally conforms to the standards of the BLM 270 Design

Guidelines and Nevada Revised Statutes as applicable for Tentative Maps. However, it does not conform to Title 19 with regard to the length of streets with a cul-de-sac termination.

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a street with a cul-de-sac termination that exceeds 600 feet in length. As a review of the Tentative Map is dependent on the recommendation of the related Variance, which staff does not support, the recommendation for the requested Tentative Map is also denial. He pointed out that the first page of the Staff Report erroneously recommended approval of these two applications and noted additional letters of protest were received since publication.

Furthermore, MR. BOYLES read additional conditions of approval for TMP-78828 (Item 38). With regards to the requested Vacation, the portions of the BLM (Bureau of Land Management) right-of-way grants are no longer needed in their current configurations; therefore staff recommended approval of the Petition to Vacate BLM right-of-way grants.

ATTORNEY BOB GRONAUER appeared representing the master developer and indicated that the application is for single-family residential development which has had a decrease in units per acre. He noted his client and the proposed project's engineers spoke with Las Vegas Fire and Rescue to address an over length cul-de-sac, and MR. GRONAUER believed additional concerns were addressed through the additional conditions of approval. He requested approval of Items 37 and 38 as well as Item 43, which no longer needed the BLM right-of-way grants.

CHAIR DE SALVIO appreciated the work MR. GRONAUER has put into the proposed project and noted he has not received any phone calls regarding the application. He had no issues with the development.

See Item 38 for related backup.

CHAIR DE SALVIO declared the Public Hearing open for Items 37-38 and 43.

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;

38. TMP-78828 - TENTATIVE MAP RELATED TO VAR-78827 - PUBLIC HEARING - BLM 270 PARCEL D - APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC - For possible action on a request for a Tentative Map FOR A 303-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 60.75 acres at the northwest corner of Centennial Parkway and Puli Road (portion of APN 126-23-000-005), PD (Planned Development) Zone, Ward 6 (Fiore) [PRJ-78779]. Staff recommends APPROVAL.

Minutes:

See Item 37 for related discussion and Items 37 and 38 for related backup.

Motion made by Louis De Salvio to Approve subject to conditions and adding the following conditions as read for the record:

A. The applicant shall submit a revised Tentative Map to the Department of Planning depicting a 24-foot wide emergency access easement at the northern terminus of Street C prior to submittal of a Final Map for this site.

B. No on-site parking shall be allowed on the modified cul-de-sac bulb at Lot 47. A designated fire lane shall be maintained on this bulb at all times.

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. VAR-78588 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STERLING COLLISION CENTERS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT TALL FENCE WHERE EIGHT FEET IS ALLOWED on 2.06 acres at 3343 North Rancho Drive (APN 138-12-801-007), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78585]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by installing a fence that is taller than what is allowed by Title 19. Reducing the height of the fence would allow conformance to the Title 19 requirements; therefore, staff recommended denial of the requested Variance. He noted additional letters of support and protest were received since publication.

MICHAEL PATE appeared representing the business, Amarok, LLC, the company that installed and operates the security system. With him was TIM WOLF, who introduced himself as the representative for Item 40, which involved the same company. CHAIR DE SALVIO advised him that Item 39 would be heard first.

MR. PATE explained that in 2011 he met with ROD CLARK, Plans Examination Supervisor, and FRED SOLIS, Sr. Planner, and was told no permits were required to install the security system behind the existing fence line. He emphasized that Amarok, LLC has installed many security systems throughout the city since 2004. MR. PATE explained that after he was informed by a Fire Inspector that the electric fence is not allowed under the City of Las Vegas' code, he provided a description to KEVIN McOSKER, Director of Building and Safety, of the security system, and he told him that the device is allowed but a building permit would be required because of the height. After a building permit was obtained, the applicant was informed that a Variance was required because of the height of the device. MR. PATE provided an explanation of how the security system works to the Commissioners and noted that the Variance is being requested because the fence is eight feet and at least two feet are needed above the eight feet. Additionally, the standard the device operates under requires each wire to be 100 to 200 millimeters apart as anything further than that will not allow the wires to work symbiotically. The wires are thinner than a chain-link fence and signage is posted.

COMMISSIONER WILLIAMS asked if the barrier can actually shock someone, to which MR. PATE replied in the affirmative. The Commissioner thought the security system was different and was okay with the size of the wire. He wished to hear feedback from the other Commissioners.

MR. PATE clarified for COMMISSIONER SCHLOTTMAN that the perimeter fence is only six feet tall and informed COMMISSIONER CHERRY that the total height is 10 feet. At most, he could decrease the height of the device by two feet, making the perimeter fence eight feet tall.

MR. WOLF informed COMMISSIONER CHERRY that Knox-Boxes have been put in place to accommodate the Fire Department. DEPUTY FIRE CHIEF ROBERT NOLAN said that Fire Inspectors noticed the devices have been put in place.

CHAIR DE SALVIO wondered why the fence must be so tall. MR. PATE said everything built by the company is 10-feet.

COMMISSIONER SCHLOTTMAN pointed out that if the height of the fence is decreased to eight-feet high, the Variance would no longer be required.

Further discussion ensued among MR. PATE, MR. WOLF, and the Commissioners regarding the height of the fence and the effectiveness of the extra height in prohibiting access to burglars.

COMMISSIONER CHATTAH supported the application for safety purposes, and COMMISSIONERS SCHLOTTMAN and TOUSSAINT did not support the application for aesthetic purposes.

COMMISSIONER ROGAN noticed that at one point these types of fences were not allowed per the code; however, that exclusion may have been left out through recent amendments and wondered how this happened. ROBERT SUMMERFIELD, Planning Director, did not believe there was a concerted effort to make a change to the code regarding these types of fences but that the prohibition was inadvertently left out. The Commissioner thought the fencing was too high and not aesthetically pleasing; however, it was at the applicant's discretion to reduce its height.

Ultimately, COMMISSIONER WILLIAMS did not think the fence was harmonious with the surrounding area.

See Item 40 for related discussion.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Deny

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

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

40. VAR-78590 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DIAMOND CREEK HOLDINGS, LLC, ET AL - For possible action on a request for a Variance TO ALLOW A 10-FOOT TALL FENCE WHERE EIGHT FEET IS ALLOWED on 1.94 acres at 6905 West Charleston Boulevard (APN 163-03-512-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-78586]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by installing a fence that is taller than what is allowed by Title 19. Reducing the height of the fence would allow conformance to the Title 19 requirements; therefore, staff recommended denial of the requested Variance. He noted additional letters of support and protest were received since publication.

TIM WOLF, representing the applicant, indicated the subject site cannot be seen from the street. He noted he has had various security issues, especially in the evening, with the number of homeless individuals who access the area. The fence provides added security to the property and has prevented numerous break-ins.

COMMISSIONER ROGAN understood MR. WOLF'S concerns regarding crime; however, he indicated that this is a land use and planning issue. The rules require eight feet and that is what is being asked of the applicant.

See Item 39 for related discussion.

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

41. VAR-78788 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 17-FOOT TALL OVERALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED, TO ALLOW 11-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED ON GREATER THAN A TWO PERCENT SLOPE AND TO ALLOW 11-FOOT TALL SECONDARY WALLS WHERE FOUR FEET IS THE MAXIMUM ALLOWED on 11.31

acres at the northwest corner of Washburn Road and Clark County 215 (APN 126-36-601-008), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-78754]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install a wall that is taller than what is allowed by Title 19. Reducing the height of the wall would allow conformance to the Title 19 requirements; therefore, staff recommended denial of the requested Variance. He noted additional letters of protest were received since publication.

ATTORNEY BOB GRONAUER appeared representing DR Horton and explained that the requested Variance is to address topography issues as it pertains to alignment of the Clark County 215 Beltway, which MR. GRONAUER pointed out on the overhead. He also described the property purchased by DR Horton and requested approval.

CHAIR DE SALVIO wondered if the project is almost complete. MR. GRONAUER believed there are two or three more matters to address.

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. 78840-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NEVADA HEALTH AND BIOSCIENCE ASSET CORPORATION - For possible action on a request for a Site Development Plan Review FOR A PROPOSED UNIVERSITY (MEDICAL SCHOOL) WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 9.11 acres at the southeast corner of Pinto Lane and Shadow Lane (APN 139-33-305-020) T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that staff has considered the request and has determined that the unique nature of the university use requires design flexibility to allow for an aesthetically pleasing facility that is appropriate for the Las Vegas Medical District while still providing the required safety and security for students, faculty, and staff. The requested waivers are also minor in nature, given the overall scope of the project, and the proposed development remains consistent and compatible with the surrounding development and the remainder of the Las Vegas Medical District; therefore, staff recommends approval of all waivers and the associated Site Development Plan Review. He noted additional letters of support were received since publication.

MAUREEN SCHAFER, CEO of the Nevada Health and Bioscience Asset Corporation (NHBAC), was pleased to present the Medical Education Building for the University of Nevada, Las Vegas (UNLV) – School of Medicine. She introduced DAVID FROMMER, Head of Facilities, and DR. MARC J. KAHN, MD, MBA, MACP, FRCP, Dean of the School of Medicine, who were also present.

MR. FROMMER, Associate Vice President of Planning, Construction, and Real Estate at UNLV, expressed excitement to work with the NHBAC whose support, commitment, and leadership to the School of Medicine and academic medical care and education in Southern Nevada has been extraordinary.

MR. KAHN also thanked the NHBAC for helping to develop a building that will be transformative to the Las Vegas Medical District, will be home to the School of Medicine, and a place that will train physicians for Southern Nevada. He noted the goal of the School of Medicine is to care for the community and to the physicians of the future.

TERRY MANLEY, President and CEO of New West Company, indicated he was retained by the NHBAC for the purpose of managing all aspects of the development, design and construction of the Medical Education Building. The last five months have been spent putting together the pre-construction team, which is made up of local Las Vegas firms at the request of the NHBAC. The building is to break ground in December of 2020, and he expected it to take approximately 20 months to complete. MR. MANLEY mentioned some of the firms involved in the proposed project including MJ Dean Construction, Poggemeyer Design Group, and TSK Architects. He introduced WINDOM KIMSEY and MIKE PURTILL, TSK Architects, who presented some details.

Utilizing several site renderings, MR. KIMSEY stated that the Medical Education Building will be 138,000 square feet, is five stories high, and is located at the corner of Pinto Lane and Shadow Lane. The campus will include 300 parking spaces for students and staff, will be heavily landscaped, and will include a wellness loop throughout the site. The building itself will have a bifurcated entrance at two separate levels with a path leading up to the main level of the building as well as wellness gardens with thematic features.

In regards to the materiality of the building, he explained that the campus will include a forecourt on the southern side of the site. This area of the building has been termed the super floor as it will include a protruding roof, a raised podium, and a meandering, landscaped path, and the design of the south side of the building will offer opportunities for fundraising events. Additionally, MR. KIMSEY noted that the building will be constructed of concrete with a terracotta rain screen that looks like the mountains at Red Rock and mimics an EKG (electrocardiogram). He shared several more images of how the building is anticipated to look once completed. MR. KIMSEY added that an additional staircase has also been incorporated into the building that is in conjunction with a future bus shelter.

MR. PURTILL indicated that the corner of Pinto Lane and Shadow Lane is an important anchor to the Las Vegas Medical District and pointed out that the large glass aperture on the building is a very student-focused space. Along Pinto Lane is a pedestrian-friendly plaza with an extended sidewalk and street amenities. He identified where the loading dock and mechanical towers will be located out-of-sight on the building and confirmed for COMMISSIONER CHERRY where there will be accommodations for bicycles on the site.

COMMISSIONER ROGAN complimented the proposed project and thought it was important to recognize that the Form-Based Code is a work in progress, thus the need for the Waivers. He was in support of the application and thanked everyone who was present.

COMMISSIONERS WILLIAMS, CHATTAH, and SCHLOTTMAN expressed excitement for the proposed project.

MR. FROMMER informed CHAIR DE SALVIO that the Medical Education Building will be funded by the NHBAC.

ROBERT SUMMERFIELD, Planning Director, thanked the team, who has worked with the Planning Department and staff through issues with the Form-Based Code. He believed this would be an amazing addition to the Las Vegas Medical District and Las Vegas. MR. MANLEY and MS. SCHAFER also expressed their gratitude towards MR. SUMMERFIELD and staff.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

NOTE: In an abundance of caution, CHAIR DE SALVIO abstained from voting on Item 42 because he is the President of Laborers Local 872, which supplies the manpower for MJ Dean Construction, Inc., the general contractor.

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;

43. VAC-78800 - VACATION - PUBLIC HEARING - APPLICANT: 190 OCTANE FT PARTNERS, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Petition to Vacate Bureau of Land Management right-of-way grants generally located east of the Sheep Mountain Parkway alignment, south of Farm Road, north of Tropical Parkway and west of the Puli Road alignment, Ward 6 (Fiore) [PRJ-78768]. Staff recommends APPROVAL.

Minutes:

See Item 37 for related discussion as this item was heard with Items 37 and 38.

Motion made by Louis De Salvio to Approve subject to conditions

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

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

DIRECTOR'S BUSINESS:

44. 20-0006-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Lone Mountain and Lone Mountain West Master Development Plan and Design Standards to add Beer/Wine/Cooler On-Sale Establishment as a conditional use, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed Text Amendment would amend the Lone Mountain and Lone Mountain West Development Plan and Design Standards Manuals to add the Beer/Wine/Cooler On-Sale Establishment use as a Conditional Use. Staff had no recommendation.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

45. 20-0008-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.16.110 Special Use Permits regarding the determining factors for a minor amendment, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed Text Amendment would amend Title 19 regarding the determining factors for a minor amendment to an approved Special Use Permit (SUP). If approved, any decrease in the area of an approved SUP could be processed administratively. Staff had no recommendation.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

Citizens Participation:

46. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

The meeting was adjourned at 7:57 p.m.

Respectfully submitted:

Ashley Foster, Deputy City Clerk

Gabriela Portillo-Brenner, Deputy City Clerk

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