

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 Sam Cherry, Chair
Commissioner Louis De Salvio, Vice Chair
Commissioner Trinity Haven Schlottman
Commissioner Donna Toussaint
Commissioner Anthony Williams
Commissioner Jeff Rogan
Commissioner Sigal Chattah

Planning Commission Action Minutes

Council Chambers - 495 South Main Street - Phone 229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

July 23, 2019
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR CHERRY 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: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive.

3. Roll Call

Minutes:

PRESENT: CHAIR CHERRY and COMMISSIONERS De SALVIO, SCHLOTTMAN (excused until 6:16 p.m.), TOUSSAINT, WILLIAMS (excused at 6:38 p.m.), ROGAN, and CHATTAH

ALSO PRESENT: ROBERT SUMMERFIELD, Planning Director, PETER LOWENSTEIN, Deputy Planning Director, ERIC McCAMMOND, Sr. Management Analyst, NICOLE EDDOWES, Sr. Planner, SOPHIA PRINCE, Planner I, ROGER BAILEY, Sr. Engineering Associate, DAVID KLEIN, Deputy Fire Marshal, SETH FLOYD, Deputy City Attorney, ASHLEY FOSTER and PATTY HLAVAC, Deputy City Clerks

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 25, 2019.

Motion made by Louis De Salvio to Approve

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

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

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, announced the items requested to be abeyed and withdrawn without prejudice.

KEITH LETUS, President of the Timber Creek Homeowners Association, requested that Items 30-34 be held in abeyance to allow for a neighborhood meeting. He explained that a meeting had already been held for the General Plan Amendment and the Zoning request under Items 30 and 31; however, the attendance was low. He indicated that at that meeting, the neighbors requested another meeting to discuss any Site Development Plan Review (SDR) that would be coming forward. MR. LETUS said he called the Ward 4 Councilman's Office and the applicant's representative to request another neighborhood meeting; however, a meeting had not been conducted.

LINDA FIONDA referenced Items 41 and 42 and asked if the developer was planning to hold another neighborhood meeting. MR. McCAMMOND stated that based on the letter that was provided, the applicant had not indicated why they were requesting an abeyance. He also clarified for CHAIR CHERRY that a neighborhood meeting had already been held.

MS. FIONDA said the neighbors were told that the items would be held in abeyance, and she was under the impression that the developer would be holding another neighborhood meeting. She also said approximately 50 people attended the meeting who were in opposition to the project.

CHAIR CHERRY recommended that MS. FIONDA reach out to the developer for more information. He also expressed that he would be happy to help, and believed COMMISSIONER TOUSSAINT felt the same.

COMMISSIONER De SALVIO understood that the abeyance request did not come from the applicant on Items 30-34; therefore, he wanted to know if the applicant agreed with this request.

JAMES SMITH, on behalf of the applicant, explained that they have already asked for two abeyances; therefore, they were not in agreement with another one. However, he suggested that a neighborhood meeting could be held before this item moves forward to the City Council.

COMMISSIONER TOUSSAINT commented that she was not aware that the neighbors were requesting another neighborhood meeting, but would most likely be recommending another neighborhood meeting.

Subsequent to the vote, COMMISSIONER CHATTAH explained that she abstained on the vote because she represents a Limited Liability Company (LLC) who has pending litigation against the applicant on Items 28 and 29. DEPUTY CITY ATTORNEY SETH FLOYD clarified that because the items were being withdrawn, she was not required to abstain since this was a procedural motion. As a result, COMMISSIONER CHATTAH verbally requested that her vote be reflected in the affirmative for Items 28 and 29 and Items 41 and 42.

NOTE: The video does not reflect accurately in that Commissioner Chattah verbally requested that her vote be reflected in the affirmative for Items 28 and 29 and Items 41 and 42.

Motion made by Louis De Salvio to Withdraw without Prejudice Items 28 and 29 and Hold in abeyance Items 41 and 42 to 8/27/2019

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

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

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-76676 - TENTATIVE MAP - SUMMERLIN VILLAGE 21 PARCELS C & D - APPLICANT: TOLL BROTHERS - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 151-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 29.90 acres on the northeast corner of Far Hills Avenue and Desert Foothills Drive (Lots C and D of Book 158 Page 87 of Plats), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-76464]. Staff recommends APPROVAL.

Motion made by Louis De Salvio to Approve the Consent Agenda except Item(s) None

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

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

8. TMP-76718 - TENTATIVE MAP - SUNSTONE - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: EASTLAND, LLC, ET AL - For possible action on a request for a Parent Tentative Map FOR A 22-PARCEL MASTER PLANNED COMMUNITY on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr (APNs Multiple), T-D (Traditional Development) Zone and U (Undeveloped) Zone [SC (Service Commercial) and PCD (Planned Community Development) General Plan Designations], Ward 6 (Fiore) [PRJ-76498]. Staff recommends APPROVAL.

Motion made by Louis De Salvio to Approve the Consent Agenda except Item(s) None

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

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

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. ABEYANCE - GPA-75937 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: BUS YARD PROPERTIES, LLC, ET AL - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 15.00 acres generally located west of the intersection of Ann Road and Shaumber Road (APNs 126-36-101-006, 007 and 027), Ward 6 (Fiore) [PRJ-75900]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearings open for Items 9-27. There being no one present to speak, he declared the Public Hearing closed for Items 9-27.

See Item 10 for related backup.

NOTE: CHAIR CHERRY disclosed that on Item 26, his company is working on a project located within the notification area; however, it would not affect his company's project any greater or lesser; therefore, he would be voting on the item. COMMISSIONER SCHLOTTMAN also made a disclosure on Item 26, noting that he is the owner of The Artifice and The Urban Lounge bars, which are located within the notification area. However, he did not feel this project would affect his businesses any greater or lesser; therefore, he would be voting on the item.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

10. ABEYANCE - ZON-75938 - REZONING RELATED TO GPA-75937 - PUBLIC HEARING - APPLICANT/OWNER: BUS YARD PROPERTIES, LLC, ET AL - For possible action on a request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 15.00 acres generally located west of the intersection of Ann Road and Shaumber Road (APNs 126-36-101-006, 007 and 027), Ward 6 (Fiore) [PRJ-75900]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 9 and 10 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

11. ABEYANCE - SUP-76456 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW STORAGE FACILITIES ON THE FIRST FLOOR WHERE SUCH IS NOT ALLOWED AND TO ALLOW THE NORTH, EAST, AND SOUTH BUILDING FACADES TO NOT APPEAR AS AN OFFICE OR RETAIL FACILITY WHERE SUCH IS REQUIRED on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-021), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75649]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 12 and 13 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

12. ABEYANCE - SUP-76457 - SPECIAL USE PERMIT RELATED TO SUP-76456 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC - For possible action on a request for a Special Use Permit FOR A 79-FOOT TALL WIRELESS COMMUNICATION FACILITY (MONOPALM) on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-021), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75649]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 11-13 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

13. ABEYANCE - SDR-76455 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76456 AND SUP-76457 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 517-UNIT, 75,161 SQUARE-FOOT MINI-STORAGE FACILITY AND A 80-FOOT TALL WIRELESS COMMUNICATION FACILITY (MONOPALM) WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NONE OF THE BUILDING TO BE BUILT TO THE FRONT SETBACK LINE WHERE A MINIMUM OF 80 PERCENT IS REQUIRED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND TO ALLOW A SIX-FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED on 1.11 acres on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-021), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75649]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 11-13 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

14. GPA-76644 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INTERNATIONAL, LLC - OWNER: SAMAN EBRAHIMI - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: M (MEDIUM DENSITY RESIDENTIAL) on 5.16 acres on the north side of the Ann Road alignment, approximately 340 feet west of Shaumber Road (APN 126-36-101-002), Ward 6 (Fiore) [PRJ-76558]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Item 15 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

15. ZON-76645 - REZONING RELATED TO GPA-76644 - PUBLIC HEARING - APPLICANT: INTERNATIONAL, LLC - OWNER: SAMAN EBRAHIMI - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 5.16 acres on the north side of the Ann Road alignment, approximately 340 feet west of Shaumber Road (APN 126-36-101-002), Ward 6 (Fiore) [PRJ-76558]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 14 and 15 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

16. GPA-76710 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Planned Streets and Highways Map and Schedule 13-1A and to amend Map 2C of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan TO ADD, REMOVE OR MODIFY VARIOUS ROADWAY ALIGNMENTS WITHIN THE NORTHWEST PORTION OF THE CITY, Wards 4 (Anthony) and 6 (Fiore) [PRJ-76705]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

17. ZON-76711 - REZONING - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: JOHN SETAREH - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), Ward 6 (Fiore) [PRJ-76648]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 18-20 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

18. VAR-76712 - VARIANCE RELATED TO ZON-76711 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: JOHN SETAREH - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-76648]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 17-20 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

19. VAC-76713 - VACATION RELATED TO ZON-76711 AND VAR-76712 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: JOHN SETAREH - For possible action on a request for a Petition to Vacate public right-of-way generally located north of Clark County 215 between Bradley Road and Thom Boulevard, Ward 6 (Fiore) [PRJ-76648]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 17-20 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

20. TMP-76714 - TENTATIVE MAP RELATED TO ZON-76711, VAR-76712 AND VAC-76713 - BRADLEY AND 215 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: JOHN SETAREH - For possible action on a request for a Tentative Map FOR A 30-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE SOUTH AND WEST PROPERTY LINES WHERE SIX FEET IS REQUIRED on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-76648]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 17-20 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

21. VAR-76685 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76622]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Item 22 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

22. SDR-76686 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76685 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 93,490 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76622]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 21 and 22 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

23. VAR-76830 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TAL HAREL - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.08 acres at 363 North 14th Street (APN 139-35-212-021), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76829]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

24. SUP-76707 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALL STORAGE - OWNER: TWIN LAKES BAPTIST CHURCH - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY USE west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76589]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Item 25 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

25. SDR-76708 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76707 - PUBLIC HEARING - APPLICANT: ALL STORAGE - OWNER: TWIN LAKES BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 750-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 123,672 SQUARE FEET on 2.50 acres west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76589]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 24 and 25 for related backup.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

26. SUP-76683 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRAFTHAUS BREWERY - OWNER: CALIFORNIA LOFT PARTNERS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,612 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 197 East California Street (APN 162-03-105-009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-76621]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

NOTE: CHAIR CHERRY disclosed that his company is working on a project located within the notification area; however, it would not affect his company's project any greater or lesser; therefore, he would be voting on this item. COMMISSIONER SCHLOTTMAN also made a disclosure, noting that he is the owner of The Artifice and The Urban Lounge bars, which are located within the notification area. However, he did not feel this project would affect his businesses any greater or lesser; therefore, he would be voting on this item.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

27. SDR-76722 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA DISTILLING CO., LLC - OWNER: 301 MESQUITE, LLC, ET AL - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-67419) FOR A PROPOSED 300 SQUARE-FOOT ADDITION TO AN APPROVED 4,650 SQUARE-FOOT WAREHOUSE BUILDING AND ADDITIONAL SITE MODIFICATIONS WITH WAIVERS OF INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS TO ALLOW A ZERO-FOOT SIDE YARD SETBACK ALONG ALL NORTH PROPERTY LINES WHERE 10 FEET IS REQUIRED, A SEVEN-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A THREE-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 3.11 acres at the terminus of Mesquite Avenue, approximately 630 feet east of City Parkway (APNs 139-27-401-041 and 042), M (Industrial) Zone, Ward 5 (Crear) [PRJ-76511]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Louis De Salvio to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

PUBLIC HEARING ITEMS

28. ABEYANCE - SUP-75826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INTEGRAL DBA ESSENCE TROPICANA, LLC - OWNER: TEN15 CRAIG TENAYA, LLC - For possible action on a request FOR A PROPOSED 4,280 SQUARE-FOOT MARIJUANA DISPENSARY USE at the northeast corner of Craig Road and Tenaya Way (APN 138-03-611-014), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75788]. Staff has NO RECOMMENDATION.

Minutes:

See Items 6 and 60 for related discussion and Item 29 for related backup.

NOTE: The video does not reflect accurately in that Commissioner Chattah verbally requested that her vote be reflected in the affirmative for this item.

Motion made by Louis De Salvio to Withdraw without Prejudice Items 28 and 29 and Hold in abeyance Items 41 and 42 to 8/27/2019

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

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

29. ABEYANCE - SDR-75825 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75826 - PUBLIC HEARING - APPLICANT: INTEGRAL DBA ESSENCE TROPICANA, LLC - OWNER: TEN15 CRAIG TENAYA, LLC - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-59306) FOR A PROPOSED 4,280 SQUARE-FOOT COMMERCIAL BUILDING on 0.95 acres at the northeast corner of Craig Road and Tenaya Way (APN 138-03-611-014), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75788]. Staff recommends APPROVAL.

Minutes:

See Items 6 and 60 for related discussion and Items 28 and 29 for related backup.

NOTE: The video does not reflect accurately in that Commissioner Chattah verbally requested that her vote be reflected in the affirmative for this item.

Motion made by Louis De Salvio to Withdraw without Prejudice Items 28 and 29 and Hold in abeyance Items 41 and 42 to 8/27/2019

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

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

30. ABEYANCE - GPA-75954 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.

Minutes:

Items 30-34 were heard subsequent to Item 57.

CHAIR CHERRY declared the Public Hearing open for Items 30-34.

ERIC McCAMMOND, Sr. Management Analyst, reported that the Rainbow Boulevard North Corridor Plan recommends commercial development near the Ann Road-Rainbow Boulevard intersection and on vacant parcels most accessible to the surrounding residential subdivisions. The subject parcel is along Rainbow

Boulevard, a 100-foot primary arterial, and has no other access except Rainbow Boulevard. Staff finds the proposed General Plan Amendment and Rezoning request to be compatible with surrounding development and recommends approval of these requests. However, as evident by the requested Variances and Waivers, staff finds the proposed development to be too intense for the subject parcel; therefore, staff recommends denial of the Site Development Plan Review and Variance request. MR. McCAMMOND also noted that additional letters of protest and support had been received since publication.

JAMES SMITH, representative, explained that the applicant previously held these items in abeyance a couple of times. Most recently, they have been working with staff to incorporate some of staff's requests, and the applicant plans to increase the landscape buffer at the drive-thru location to provide shielding for the neighborhood across the street. Also, the plan requires a 75-foot adjacency rear setback, which is about half the property. Instead, the applicant would like to incorporate an intense landscape buffer in the back, such as trees planted every 10 feet. He said that because the property was an unusual parallelogram, it has created a challenge for the applicant, and they are trying to orient everything as best they can.

MR. SMITH addressed staff's statement as to the proposed development being too intense for the subject parcel, noting that he spoke with the applicant, who indicated that they are willing to reduce the building to make the parking variance more acceptable. MR. SMITH believes that by reducing the building size to around 6,500 square feet, an additional 10 to 12 more parking spaces can be added. This change will bring the total parking spaces closer to 52 or 55, where 60 spaces are required.

MR. SMITH also pointed out the old locations for the trash and parking areas, noting that the relocation areas were now in compliance and 50-feet from the adjacent property line.

KEITH LETUS, President of the Timber Creek Homeowners Association, pointed out that Items 30 and 31 were previous abeyance items. However, this was the first time the Timber Creek Homeowners Association had heard about Items 32-34. He noted that for Items 30 and 31, their community was neutral, and he was personally in support of the zoning change. However, the neighbors have indicated that they would like to have an abeyance for Items 32-34 to allow for a neighborhood meeting.

MR. LETUS said the big issues were presented at the neighborhood meeting on April 15, 2019; however, that discussion took place with a different representative for the applicant. He shared that one considerable concern was about continued consistency with the landscaping. According to MR. LETUS, the neighborhood and the gas station to the north were each required to have 15 feet of landscaping around the perimeter. For this reason, the neighbors would like to continue with 15 feet of landscaping for this project. MR. LETUS provided some suggestions that would accomplish this, such as two rows of trees backing up to their neighborhood. He also pointed out that if the building were moved 10 feet more away from the property lines and the drive-thru in the front was allowed to exit with a 12-foot-wide exit-only driveway onto Rainbow Boulevard, then the applicant would no longer need a variance for the front of their property. In doing so, this would move the project next to the 15 feet of landscaping that the gas station put in.

MR. LETUS also noted that the proposed drive-thru speaker was a concern. He was concerned that if the drive-thru operated for 24 hours a day, then this would be a problem for the residents facing the speaker. He suggested that either a sound wall be incorporated to block the noise from the speaker or a time restriction for the hours of operation be required. He recommended that the hours could be from 7:00 a.m. to 7:00 p.m., which was consistent with the restriction placed on the gas station for their carwash hours of operation.

ANTHONY BROWN, resident, stated that he lives in one of the houses east of the proposed site. He indicated that his back door was approximately 18 feet from the standing wall. He has small children who play in the backyard, so he would like to have, at a minimum, a 15-foot buffer and a higher wall to ensure there is separation. MR. BROWN also conveyed that the drive-thru speaker would be within hearing distance of his back bedroom, as well as facing their upstairs master bedroom window. For these reasons, he asked that the speaker placement be relocated to a different area than what was being proposed.

MR. SMITH said the applicant was willing to work with neighbors to make the landscape buffer compatible. He thought the applicant might be able to work out a deal where a 15-foot landscape buffer would be the average, and that it would not be a problem to move the drive-thru speaker to face towards Rainbow Boulevard.

CHAIR CHERRY said he did not have a problem supporting Items 30 and 31; however, based on the current proposal, he did not feel that Items 32-34 fit the area.

COMMISSIONER TOUSSAINT agreed and felt the entire project could not be approved until everyone knew what was going on. Her recommendation was to abey all of the items to allow for a neighborhood meeting to take place before the next Planning Commission meeting.

ROBERT SUMMERFIELD, Planning Director, suggested that a 30-day abeyance be allowed, as this would provide time for a neighborhood meeting to occur quickly, as well as give the applicant enough time to submit amended plans and make the deadline for backup.

MR. SMITH affirmed for COMMISSIONER TOUSSAINT that the applicant agreed to this request.

See Item 6 for related discussion and Items 31-34 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 30-34.

Motion made by Donna Toussaint to Hold in Abeyance to 8/27/2019

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

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

31. ABEYANCE - ZON-75955 - REZONING RELATED TO GPA-75954 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.

Minutes:

See Items 6 and 30 for related discussion and Items 30-34 for related backup.

Motion made by Donna Toussaint to Hold in Abeyance to 8/27/2019

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

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

32. VAR-76696 - VARIANCE RELATED TO GPA-75954 AND ZON-75955 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6 - For possible action on a request for a Variance TO ALLOW 36 PARKING SPACES WHERE 65 ARE REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

Minutes:

See Items 6 and 30 for related discussion and Items 30-34 for related backup.

Motion made by Donna Toussaint to Hold in Abeyance to 8/27/2019

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

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

33. VAR-76697 - VARIANCE RELATED TO GPA-75954, ZON-75955 AND VAR-76696 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6 - For possible action on a request for a Variance TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

Minutes:

See Items 6 and 30 for related discussion and Items 30-34 for related backup.

Motion made by Donna Toussaint to Hold in Abeyance to 8/27/2019

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

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

34. SDR-76698 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75954, ZON-75955, VAR-76696 AND VAR-76697 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6 - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,632 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 1,400 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH LANE WITH WAIVERS TO ALLOW THE BUILDING NOT TO BE ORIENTED TO THE STREET FRONTAGE WHERE SUCH IS REQUIRED; A FIVE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED; A SIX-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A 10-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

Minutes:

See Items 6 and 30 for related discussion and Items 30-34 for related backup.

Motion made by Donna Toussaint to Hold in Abeyance to 8/27/2019

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

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

35. GPA-75993 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 35-40.

ERIC MCCAMMOND, Sr. Management Analyst, stated that the density and intensity of the proposed Service Commercial General Plan designation was not compatible with the existing surrounding Office and Office Professional land use designations and would allow encroachment of more intense commercial uses upon existing residential neighborhoods where such commercial uses are not appropriate for residential adjacency. Additionally, as evident by the requested Variances and Waiver, staff finds the proposed development to be too intense for the subject parcel. Therefore, staff's recommendation was for denial of all applications.

MR. McCAMMOND pointed out that a revised Aerial Map and Staff Report - Parking Table were included in the Commissioner's supplemental items packet. He also noted that additional letters of protest and support had been received since publication.

ATTORNEY LIZ DELK, on behalf of the applicant, described the layout of the property, surrounding areas, services, and amenities. She stated that the request was for a General Plan Amendment and Zoning change from Office to Limited Commercial (C-1) to allow for a mini-storage facility. She explained that the property was approved for an office building in 2008, but the current applicant believes the project did not move forward because of the lack of frontage onto Rainbow Boulevard. On the other hand, the applicant feels that a mini-storage facility would be far less impactful than either an Office or every-day Commercial use.

MS. DELK stated that during the neighborhood meeting, the hours of operation were addressed, and the applicant agreed to limit the hours of operation from 6:00 a.m. to 8:00 p.m. Additionally, the gates will be closed during the off-hours, and no one will be allowed in. Another request by the neighbors was to put in a crash gate at the Balsam Street exit, which the applicant is willing to do. However, in looking at the plans, the applicant does not believe there is enough room to navigate U-Haul trucks in that area. The last concern addressed was the three-story height of the building, as the applicant is requesting to go to 38 feet where 35 feet is permitted. MS. DELK displayed photographs of a charter school that is across the street from the property, which she indicated was 38 feet in height. She also pointed out that the majority of the apartments to the north of the residential area were three-stories in height.

MORT McCURDY, resident, spoke in opposition to this project. He displayed photographs of his property using his smart-phone, noting that his residence is across the street from the proposed site. He pointed out that this was a residential area, and ultimately, he did not want to see the proposed mini-storage facility from his front windows. However, he felt the apartment complex fit the aesthetics of the area.

KAREN KEHL lives in the same home as MR. McCURDY. She also spoke in opposition, as her main concern was that traffic would increase on the two-lane street because of the storage facility. She thought there was already a lot of traffic from the charter school on Balsam Street, as this was the only way in and out for parents to drop off and pick up their children.

MS. DELK reiterated that mini-storages create much lower traffic than an office building. She also noted that the applicant would be providing 25 feet of landscaping along the north side of the property and another 15 feet of landscaping along the west side, which is adjacent to the residential area.

COMMISSIONER De SALVIO thought the storage facility would be far less intrusive than the other noted uses; therefore, he was in support of the project.

COMMISSIONER TOUSSAINT agreed. She expressed support and pointed out that something was going to go into this location, and this use was much less intrusive than an office or commercial building. She also thought the applicant had done everything they could to meet the neighbors' requests. She said she drove by and observed the location for about a half-hour, and during that time, she only saw approximately two cars drive by on Balsam Street; however, she understood that school was not in session at that time.

CHAIR CHERRY inquired about the gate accesses, and MS. DELK confirmed that there was a gate and clarified that the traffic exists on to Balsam Street. She also confirmed that there would be low-level lighting pointing away from the residential area.

Subsequent to the motion on Item 40, ROBERT SUMMERFIELD, Planning Director, clarified for CHAIR CHERRY and COMMISSIONER TOUSSAINT that the amended condition related to the hours of operation would be assigned under the Special Use Permit (Item 39).

See Items 36-40 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 35-40.

Motion made by Donna Toussaint to Approve

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

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

36. ZON-75986 - REZONING RELATED TO GPA-75993 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC - For possible action on a request for a Rezoning FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.

Minutes:

See Item 35 for related discussion and Items 35-40 for related backup.

Motion made by Donna Toussaint to Approve

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

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

37. VAR-75987 - VARIANCE RELATED TO GPA-75993 AND ZON-75986 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC - For possible action on a request for a Variance TO ALLOW 11 PARKING SPACES WHERE 12 SPACES ARE REQUIRED on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.

Minutes:

See Item 35 for related discussion and Items 35-40 for related backup.

Motion made by Donna Toussaint to Approve subject to condition(s)

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

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

38. VAR-75988 - VARIANCE RELATED TO GPA-75993, ZON-75986 AND VAR-75987 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC - For possible action on a request for a Variance TO ALLOW A 70-FOOT SETBACK TO THE WEST AND AN 85-FOOT SETBACK TO THE NORTH WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 117 FEET on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.

Minutes:

See Item 35 for related discussion and Items 35-40 for related backup.

Motion made by Donna Toussaint to Approve subject to condition(s)

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

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

39. SUP-75989 - SPECIAL USE PERMIT RELATED TO GPA-75993, ZON-75986, VAR-75987 AND VAR-75988 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT

SOLUTIONS, INC - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY USE at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.

Minutes:

See Item 35 for related discussion and Items 35-40 for related backup.

Motion made by Donna Toussaint to Approve subject to condition(s) and adding the following condition:

A. Hours of operation will be limited to the hours 6:00 a.m. to 8:00 p.m.

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

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

40. SDR-75990 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75993, ZON-75986, VAR-75987, VAR-75988 AND SUP-75989 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 56,400 SQUARE-FOOT, 324-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG PORTIONS OF THE EAST AND SOUTH PROPERTY LINES on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.

Minutes:

See Item 35 for related discussion and Items 35-40 for related backup.

Motion made by Donna Toussaint to Approve subject to condition(s)

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

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

41. GPA-76723 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) AND DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street (APNs 138-06-801-010 and a portion of 138-06-301-013), Ward 4 (Anthony) [PRJ-76649]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Item 42 for related backup.

NOTE: The video does not reflect accurately in that Commissioner Chattah verbally requested that her vote be reflected in the affirmative for this item.

Motion made by Louis De Salvio to Withdraw without Prejudice Items 28 and 29 and Hold in abeyance Items 41 and 42 to 8/27/2019

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

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

42. ZON-76724 - REZONING RELATED TO GPA-76723 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL)] GENERAL PLAN DESIGNATION TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street (APNs 138-06-801-010 and a portion of 138-06-301-013), Ward 4 (Anthony) [PRJ-76649]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 41 and 42 for related backup.

NOTE: The video does not reflect accurately in that Commissioner Chattah verbally requested that her vote be reflected in the affirmative for this item.

Motion made by Louis De Salvio to Withdraw without Prejudice Items 28 and 29 and Hold in abeyance Items 41 and 42 to 8/27/2019

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

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

43. GPA-76856 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ROYAL HERALD BYRON III - For possible action on a request for a General Plan Amendment FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 0.33 acres at 1364, 1376 and 1388 Miller Avenue (APNs 139-21-510-075 through 077), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76657]. Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to Item 51.

CHAIR CHERRY declared the Public Hearing open for Items 43-45.

ERIC McCAMMOND, Sr. Management Analyst, stated that as a result of previous General Plan Amendments and Rezoning actions, there was a misalignment at the subject site between the land use designation and the zoning code. Currently, the land use is Residential, and the zone is Commercial. The proposed General Plan Amendment would correct this misalignment; therefore, staff recommends approval of the request. However, as evident by the requested Variance and Waiver, staff finds the proposed development to be too intense for the subject site and incompatible with the neighboring development; therefore, staff recommends denial of the Variance and Site Development Plan Review applications.

MR. McCAMMOND also noted that a revised Staff Report -Neighborhood Meeting Information Table was included in the Commissioner's supplemental items packet and that additional letters of protest and support had been submitted since publication.

JASON MAHEU, on behalf of the owner, explained the applicant's reasoning for requesting the General Plan Amendment (GPA), which was to bring the project in line with the zoning requirements. Additionally, the Variance request was for parking so that the applicant could have the ability to put in a small take-out restaurant in the front of the building.

MR. MAHEU explained that bringing the building in alignment with the front of the property would reduce the amount of parking the applicant has on the site by approximately two or three spaces. This was why the building was placed at 90 degrees to the front property line.

MR. MAHEU inquired about the Pedestrian Circulation Access Plan for crosswalks, activated flashers or temporary sidewalks under Condition 13. He indicated that he was unsure where the applicant would put in any of these requests since the project was located in the middle of the block.

ROGER BAILEY, Sr. Engineering Associate, explained that the condition was to identify possible attractive nuisances. Using the nearby school as an example, he said this condition would provide for how the students will get to and from something like the take-out restaurant. He clarified that, at this time, the City was not asking for crosswalks, pedestrian-activated flashers, and things of this nature. Staff was only looking for the applicant to meet with the City Traffic Engineer to see if anything needs to be done.

ROCHELLE HODGE-CONYERS expressed her support for the project as she thought it would bring a new look and jobs to the area.

MR. MAHEU confirmed for CHAIR CHERRY that MR. BAILEY'S comments provided clarity, and he understood that they were being asked to meet with the City Traffic Engineer.

See Items 44 and 45 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 43-45.

Motion made by Anthony Williams to Approve

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

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

44. VAR-76681 - VARIANCE RELATED TO GPA-76856 - PUBLIC HEARING - APPLICANT/OWNER: ROYAL HERALD BYRON III - For possible action on a request for a Variance TO ALLOW 17 PARKING SPACES WHERE 21 IS REQUIRED on 0.33 acres at 1364, 1376 and 1388 Miller Avenue (APNs 139-21-510-075 through 077), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76657]. Staff recommends DENIAL.

Minutes:

See Item 43 for related discussion and Items 43-45 for related backup.

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

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

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

45. SDR-76682 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76856 AND VAR-76681 - PUBLIC HEARING - APPLICANT/OWNER: ROYAL HERALD BYRON III - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 3,569 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER TO NOT ALIGN THE BUILDING WITH THE STREET FRONTAGE WHERE SUCH IS REQUIRED on 0.33 acres at 1364, 1376 and 1388 Miller Avenue (APNs 139-21-510-075 through 077), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76657]. Staff recommends DENIAL.

Minutes:

See Item 43 for related discussion and Items 43-45 for related backup.

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

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

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

46. ZON-76637 - REZONING - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: BRADLEY ROME ESTATES, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), Ward 6 (Fiore) [PRJ-76503]. Staff recommends APPROVAL.

Minutes:

Items 46-50 were heard subsequent to Items 35-40.

CHAIR CHERRY declared the Public Hearing open for Items 46-50.

ERIC McCAMMOND, Sr. Management Analyst, stated that the proposed rezoning would allow detached, single-family residences on lots with a minimum square-footage of 10,000 square feet, which was compatible with the existing single-family residences surrounding the subject site. Therefore, staff supported the rezoning request.

In regard to the Variance requests, evidence of a unique or extraordinary circumstance had been presented in that the subject site was an infill piece that is surrounded by existing single-family homes that do not provide interior access or the ability to obtain interior access in order to meet the required connectivity ratio. The only option available to the applicant was a cul-de-sac. To accommodate the cul-de-sac and to maintain uniformity within the proposed subdivision, the applicant is requesting Variances to allow a reduced front yard setback for lots 6 and 9. Staff supported the Variance requests and recommended approval of all applications.

MR. McCAMMOND noted that the Commissioner's supplemental items packet included neighborhood meeting information provided by the applicant and that additional letters of protest and support had been submitted since publication.

DOUG RANKIN, representative, explained that the general plan allows densities up to 8.49 units per acre. Their project is proposing 8.3 units per acre and is in conformance and consistent with the general plan. Their request is to rezone the property to R-D (Single-Family Residential-Restricted), which will act as a buffer between the nearby R-E (Residence Estates) and the R-1 (Single Family Residential) zoned properties.

MR. RANKIN discussed how the lots range in size from approximately 10,600 square feet to over 16,000 square feet. As staff has indicated, the applicant needs a connectivity ratio Variance, and their hardship is that they have no other choice. Referencing the site drawing, he pointed out where the setback Variances would occur on two lots where the cul-de-sac bubble encroaches the front yard setback portion of the radius curve. He noted that the plan shows R-D lots and that the Variance request was appropriate. MR. RANKIN also displayed elevation photos for the proposed project.

COMMISSIONER De SALVIO said that he attended the neighborhood meeting, and out of about a dozen residents that attended, he thought only one person had indicated they were opposed to the project. Ultimately, he thought the project was harmonious and compatible.

See Items 47-50 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 46-50.

Motion made by Louis De Salvio to Approve

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

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

47. VAR-76638 - VARIANCE RELATED TO ZON-76637 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: BRADLEY ROME ESTATES, LLC - For possible action on a request for a Variance TO

ALLOW A 21-FOOT FRONT YARD SETBACK ON LOT 6 WHERE 25 FEET IS REQUIRED on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), Ward 6 (Fiore) [PRJ-76503]. Staff recommends APPROVAL.

Minutes:

See Item 46 for related discussion and Items 46-50 for related backup.

Motion made by Louis De Salvio to Approve subject to condition(s)

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

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

48. VAR-76639 - VARIANCE RELATED TO ZON-76637 AND VAR-76638 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: BRADLEY ROME ESTATES, LLC - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK ON LOT 9 WHERE 25 FEET IS REQUIRED on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), Ward 6 (Fiore) [PRJ-76503]. Staff recommends APPROVAL.

Minutes:

See Item 46 for related discussion and Items 46-50 for related backup.

Motion made by Louis De Salvio to Approve subject to condition(s)

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

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

49. VAR-76641 - VARIANCE RELATED TO ZON-76637, VAR-76638 AND VAR-76639 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: BRADLEY ROME ESTATES, LLC - For possible action on a request for a Variance TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS THE MINIMUM REQUIRED on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), Ward 6 (Fiore) [PRJ-76503]. Staff recommends APPROVAL.

Minutes:

See Item 46 for related discussion and Items 46-50 for related backup.

Motion made by Louis De Salvio to Approve subject to condition(s)

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

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

50. TMP-76642 - TENTATIVE MAP RELATED TO ZON-76637, VAR-76638, VAR-76639 AND VAR-76641 - BRADLEY & ANO SINGLE FAMILY RESIDENTIAL - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: BRADLEY ROME ESTATES, LLC - For possible action on a request for a Tentative Map FOR A 14-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW A 164-FOOT INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), Ward 6 (Fiore) [PRJ-76503]. Staff recommends APPROVAL.

Minutes:

See Item 46 for related discussion and Items 46-50 for related backup.

Motion made by Louis De Salvio to Approve subject to condition(s)

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

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

51. ZON-76747 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), R-5 (APARTMENT) R-4 (HIGH DENSITY), R-3 (MEDIUM DENSITY), AND R-2 (MEDIUM LOW DENSITY) TO: T4-N (T4 NEIGHBORHOOD), T4-MS (T4 MAIN STREET), T4-C (T4 CORRIDOR), T5-N (T5 NEIGHBORHOOD), T5-MS (T5 MAIN STREET), AND T6-UC (T6 URBAN CORE) on approximately 226.00 acres in the Fremont East District generally located south of U.S. Highway 515, east of Las Vegas Boulevard, north of Carson Avenue, and west of Eastern Avenue (APNs Multiple), Wards 3 (Diaz) and 5 (Crear) [PRJ-76746]. Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to the One Motion One Vote Agenda (Items 9-27).

CHAIR CHERRY declared the Public Hearing open.

SOPHIA PRINCE, Planner I, reported that the rezoning request is an implementation action of the Vision 2045 Downtown Las Vegas Master Plan, which sought to update the development standards for downtown by adopting a form-based code for each of the twelve downtown Districts. It is a rezoning of properties within the Fremont East District, as the second district to be rezoned after the Las Vegas Medical District. The intention of the updated zoning standards is to foster the development of a livable, mixed-use development for residents, balanced with the continuation of the retail, tourism, and entertainment corridor along Fremont Street.

MS. PRINCE discussed how each Transect Zone depicted in the proposed Regulating Plan will be included in the Official Zoning Map Atlas of the City of Las Vegas by replacing the current zoning district for the property. Additionally, each of the Transect Zones has different development standards and allowed land uses related to them.

MS. PRINCE shared that in October of 2018, the Department of Planning began an eight-month public outreach effort by holding neighborhood meetings such as informal coffee shop pop-ups, community meetings and two formal notified meetings, which were held at the Historic Fifth Street School in March and June. Also, outreach was conducted through weekly open-houses held twice a week at the Planning Department. This final version incorporates the feedback received from property owners, stakeholders, and City staff from various departments. As such, staff is recommending approval for the rezoning request as it is a direct result of the Department of Planning's Downtown Master Plan implementation effort.

Further, MS. PRINCE pointed out that the City Council approved an abeyance request for the related General Plan Amendment (GPA-75814) until the August 21, 2019, City Council meeting in order to allow this Rezoning request to go through the application process and be heard with the General Plan Amendment.

Finally, MS. PRINCE noted that additional letters of protest and support had been received since publication.

COMMISSIONER SCHLOTTMAN said his previous understanding was that the Transect Zones (T) were originally T-1 through T-6; however, while reviewing the report, he noticed that T-4s and T-5s appeared to be broken down even further. He provided the example that a T-4 Main Street Zone is intended to provide a compact and walkable urban environment, a diverse range of uses, and a range of small and medium building types. However, in the T-4 Corridor Zone, the report indicates that this corridor will allow a wide variety of building types to accommodate a range of commercial, retail, office, and service uses. He asked for clarification in understanding the difference between the examples previously noted, as well as for the T-5 Main Street and T-5 Neighborhood Zones.

MS. PRINCE explained that each Transect Zone number would denote the type of intensity of the activity that the development would allow, and the descriptor that follows (i.e., Corridor, Main Street) provides the interaction of the type of street in which it is associated. She used Freemont Street as an example, pointing out that as you go farther west, this area is considered a façade oriented, walkable development. However, farther down Freemont Street, the road widens, and the traffic pace picks up; therefore, the buildings should respond to these kinds of changes. Mainly, the changes are reflected slightly in the massing, size, the height of a building, density allowances, and the façades that are allowed.

COMMISSIONER SCHLOTTMAN wondered if there would be a map that would reflect all of the different Transect Zones, or if developers needed to talk to the Planning Department to learn which Transect Zone their development would fall under. MS. PRINCE reported that there was a specific chapter assigned for each Zoning Transect, noting that each parcel had already been assigned a predetermined Transect Zone type, which staff assigned based on the feedback they received during their intense outreach with property owners.

CHAIR CHERRY recalled that there was a color-coded map.

COMMISSIONER SCHLOTTMAN understood that this was the first part of the rezoning for all of the parcels downtown and that this item would be forwarded to City Council for presentation and final adoption.

ROBERT SUMMERFIELD, Planning Director, clarified staff's comments as to how this item was intended to catch up with the GPA. He explained that the GPA would be requested to be held in abeyance at the August City Council meeting so that it can be heard at the same time as this Zoning request.

CHAIR CHERRY declared the Public Hearing closed.

NOTE: CHAIR CHERRY disclosed that he had a financial interest within the notification area; however, he did not feel this project would affect this interest any greater or lesser; therefore, he would be voting on the project. COMMISSIONER SCHLOTTMAN disclosed that he has businesses in the downtown area; however, this project would not affect them any greater or lesser; therefore, he would be voting on the item.

Motion made by Louis De Salvio to Approve

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

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

52. VAR-76702 - VARIANCE - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS - OWNER: D & A REAL PROPERTY, LLC - For possible action on a request for a Variance TO ALLOW 846 PARKING SPACES WHERE 970 ARE REQUIRED on 19.62 acres at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76508]. Staff recommends APPROVAL.

Minutes:

Items 52-54 were heard subsequent to Items 46-50.

CHAIR CHERRY declared the Public Hearing open for Items 52-54.

NICOLE EDDOWES, Sr. Planner, stated that the proposed development meets all Title 19 requirements and is appropriate for the area. It is located near the corner of three major roadways and is adjacent to the Decatur Boulevard commercial corridor among similarly zoned properties. The scale and design of the proposed development are appropriate for the area and will provide much needed affordable housing within Redevelopment Plan Area 2; therefore, staff recommends approval of all requests with conditions. MS. EDDOWES also noted that additional letters of protest and support had been received since publication.

GEORGE GEKAKIS, representative, introduced BOB FEIBLEMAN with Nevada HAND, LLC. MR. GEKAKIS explained that this was a new development and that the parcel had been vacant for the past ten years, which

deteriorated over time. He also noted this was one of the few areas that had been appointed by the federal government and GOVERNOR SANDOVAL as an opportunity zone. These zones are covered in the new tax bill and have been designated as revitalization areas.

MR. GEKAKIS indicated that the location of the property was west of the Meadows Mall at the corner of Decatur Boulevard and Alta Drive. The project consists of 240 senior apartments that will include retail on the lower level, as well as a 240 multi-family unit development on the adjoining parcel. The retail will consist of 16,000 square feet of new commercial/retail development, as well as an out pad. MR. GEKAKIS also conveyed that the applicant was in agreement with all of staff's conditions.

MICHAEL BIALAC, neighbor, spoke in opposition to the project. Having lived in his home for 35 years, he did not believe the development would make the neighborhood safer. He said that what used to be senior housing was now low-income housing, and he felt petty theft had increased in their neighborhood. He ultimately thought the apartments would be temporary homes, and that people would eventually leave when they got tired of living in the area. He felt the neighbors could not afford to have this type of project come into their established neighborhoods.

ROBERT and RITA PRIBILA each spoke in opposition. They felt the area was going downhill and expressed concerns with crime and the oversaturation of apartments. MS. PRIBILA was also concerned about the children because the school does not have the room to put in additional portable buildings for the students that this project would bring.

MR. GEKAKIS clarified that this would be for 240 senior apartments. He explained that along Meadows Lane there is a considerable amount of older multi-family housing, as well as a residential neighborhood to the west. This property is located on Decatur Boulevard and approximately one-half mile away from where the residents were referring. He thought that developing this property would enhance the neighborhood and that development would help keep crime away. He also noted that the area will be completely gated and that the multi-family project will adjoin this development. MR. GEKAKIS also said he met with MAYOR GOODMAN and former Councilwoman LOIS TARKANIAN, who welcomed the development and thought it would enhance the neighborhood.

MR. GEKAKIS clarified for COMMISSIONER De SALVIO that the project has a gooseneck in the middle that adjoins the two properties. He shared that both of these communities are separate from each other and will be gated. He added that the senior side will be facing Decatur Boulevard and include two stories of apartments above a two-story retail component. The rest of the building will be four stories in height.

CHAIR CHERRY shared that he lives in a neighborhood on Las Vegas and Charleston Boulevards where there are various established neighborhoods. Having lived at his residence for over a decade, he felt that everyone in his building looked forward to the new housing projects that come forward, especially when they are appropriately zoned. He thought that a project that would turn lights on and have seniors in the community was extremely important, appropriate for the area, and that this was a good fit for downtown housing.

COMMISSIONER TOUSSAINT agreed that this was a perfect fit for this location.

MR. GEKAKIS clarified for COMMISSIONER De SALVIO that the senior portion was on Decatur Boulevard. Referencing the aerial map, he pointed out the gooseneck area that would include the multi-family portion of the project, which will be across from an older multi-family project. He also noted that there were two large multi-family developments over eight-stories in height to the west of the site, which made this project much more compatible to the neighborhood since it was only four-stories high. MR. GEKAKIS also shared that there has been great collaboration with the state and the City with respect to financing for this development.

COMMISSIONER De SALVIO felt he could support the project.

See Items 53 and 54 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 52-54.

NOTE: Commissioner Rogan abstained from voting on this item because his mother-in-law is the Vice President of Nevada HAND, Inc.

Motion made by Louis De Salvio to Approve subject to condition(s)

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

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

53. SUP-76703 - SPECIAL USE PERMIT RELATED TO VAR-76702 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS - OWNER: D & A REAL PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A MULTI-FAMILY RESIDENTIAL USE at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76508]. Staff recommends APPROVAL.

Minutes:

See Item 52 for related discussion and Items 52-54 for related backup.

NOTE: Commissioner Rogan abstained from voting on this item because his mother-in-law is the Vice President of Nevada HAND, Inc.

Motion made by Louis De Salvio to Approve subject to condition(s)

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

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

54. SDR-76704 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76702 AND SUP-76703 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS - OWNER: D & A REAL PROPERTY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 220-UNIT, MULTI-FAMILY DEVELOPMENT, AND A FOUR-STORY MIXED-USE DEVELOPMENT CONSISTING OF 260 RESIDENTIAL UNITS AND 16,000 SQUARE FEET OF COMMERCIAL SPACE on 19.62 acres at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76508]. Staff recommends APPROVAL.

Minutes:

See Item 52 for related discussion and Items 52-54 for related backup.

NOTE: Commissioner Rogan abstained from voting on this item because his mother-in-law is the Vice President of Nevada HAND, Inc.

Motion made by Louis De Salvio to Approve subject to condition(s)

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

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

55. VAR-76720 - VARIANCE - PUBLIC HEARING - APPLICANT: SILVERSTEIN PROPERTIES, INC. - OWNER: MEADOWS LANE OWNER, LLC - For possible action on a request for a Variance TO ALLOW 544 PARKING SPACES WHERE 597 ARE REQUIRED on 9.63 acres on the north side of Meadows Lane, approximately 1,345 feet east of Decatur Boulevard (APN 139-31-111-010), R-4 (High Density Residential) Zone, Ward 1 (Knudsen) [PRJ-76669]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 55 and 56.

NICOLE EDDOWES, Sr. Planner, stated that the applicant has increased units and amenities without supplying sufficient parking to accommodate them; therefore, staff recommended denial of the applications. MS. EDDOWES also noted that additional letters of support had been received since publication.

ATTORNEY JENNIFER LAZOVICH, on behalf of the applicant, provided the location of the project, noting that it was previously approved around November 2018. Since that time, the current property owner has selected a local development partner to construct the project, and the changes that were made include the conversion of all three-bedroom units into either a studio, one bedroom, or two bedroom unit. As a result of this change, the unit count went up from what was previously approved. MS. LAZOVICH clarified that this will be a gated apartment project and will not be open to the public. Also, from the beginning, there has been a desire to have an oversized clubhouse with amenities for their residents. However, the clubhouse will be oversized and exceeds what would typically be referred to as accessory, and because it is an oversized amenity, it requires its own amount of parking. As she indicated in November 2018, the applicant is seeking a parking variance because they do not want to provide additional parking for something that will only be for the residents. Further, MS. LAZOVICH shared that she asked the applicant to ensure that if the clubhouse was taken away, the project would meet the parking requirement for the residences, and they have assured her that this has been done. However, with the addition of the larger clubhouse, they are necessarily asking for the variance to reduce the parking.

MS. LAZOVICH also noted that a neighborhood meeting was held, and a dentist attended the meeting who owns a building a couple of structures to the west of the project, who indicated that he was satisfied with the changes and project plan.

MS. LAZOVICH also addressed an existing billboard that is located adjacent to US Interstate 95 (I-95). The applicant previously asked for, and agreed to, a condition for the billboard to remain in its current location. Since this was an agreement through the prior site plan, MS. LAZOVICH said she had dialogue with City Planning staff, and they confirmed that the applicant does not need to restate the condition for the Site Plan Review, as it will remain in effect since it was a requirement of the first site plan.

MS. LAZOVICH also noted that when their development partner came on board and took a closer look at some of the conditions, they requested that the applicant spend more time working with the Public Works Department on Conditions 12 and 13. To that end, Public Works staff has agreed with adding the applicant's requested wording, to the end of Conditions 12 and 13, as read by MS. LAZOVICH. She explained that this wording will give the applicant the flexibility to talk to the City Engineer or the City Traffic Engineer about alternatives that the City may accept.

COMMISSIONER ROGAN requested that staff convey whether they were in agreement with the statements made by the applicant with regard to the amended conditions for Conditions 12 and 13, as well as to the understanding that the billboard would remain on the property.

ERIC McCAMMOND, Sr. Management Analyst, confirmed that staff had email correspondence with the applicant which clarified that based on the conditions of the original Site Development Plan Review, the billboard would remain in place.

ROGER BAILEY, Sr. Engineering Associate, confirmed that the Public Works department agreed with the amended conditions as noted by the applicant.

See Item 56 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 55 and 56.

NOTE: CHAIR CHERRY disclosed that he has spoken to one of the representatives on this project about other projects in the past; however, nothing ever transpired. He did not feel this would affect him any greater or lesser in his decision; therefore, he would be voting on Items 55 and 56.

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

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

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

56. SDR-76721 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76720 - PUBLIC HEARING - APPLICANT: SILVERSTEIN PROPERTIES, INC. - OWNER: MEADOWS LANE OWNER, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-74252) FOR A FIVE-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE A SIX-STORY, 280-UNIT DEVELOPMENT WAS APPROVED on 9.63 acres on the north side of Meadows Lane, approximately 1,345 feet east of Decatur Boulevard (APN 139-31-111-010), R-4 (High Density Residential) Zone, Ward 1 (Knudsen) [PRJ-76669]. Staff recommends DENIAL.

Minutes:

See Item 55 for related discussion and Items 55 and 56 for related backup.

NOTE: CHAIR CHERRY disclosed that he has spoken to one of the representatives on this project about other projects in the past; however, nothing ever transpired. He did not feel this would affect him any greater or lesser in his decision; therefore, he would be voting on this item.

Motion made by Jeff Rogan to Approve subject to condition(s) and amending the following conditions:

12. Concurrent with onsite development activities, extend public sewer in Meadows Lane from Valley View Boulevard west along the full frontage of the property and connect this site to this new sewer line. Additionally, re-route the private sewer from the parcels west of this site to the new public sewer in Meadows Lane and provide proof of a recorded private sewer easement, for the benefit of the parcels to the west, acceptable to the Sanitary Sewer Planning Section of the Department of Public Works prior to the issuance of building permits unless an alternative is proposed to and approved by City Engineer.

13. Concurrent with development of this site, construct a cross walk on the west side of the Meadows Lane and Mall entrance intersection to provide a school crossing to the school on the south side of Meadows Lane. Additionally, remove the existing median in Meadows Lane and provide a legal public path on the south side of Meadows Lane to the school. Coordinate with the Clark County School District (CCSD) to construct a gate from the sidewalk to the school. If the CCSD will not provide a gate, then the applicant shall construct a gate to the sidewalk on the east side of Essex Lane unless an alternative is proposed to and approved by the City Traffic Engineer.

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

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

57. VAR-76654 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELSA YADIRA ANAYA - For possible action on a request for a Variance TO ALLOW A 40-FOOT FRONT YARD SETBACK FOR THE PRINCIPAL DWELLING UNIT WHERE 50 FEET IS REQUIRED AND A 20-FOOT FRONT YARD SETBACK FOR AN ATTACHED PORTE COCHERE WHERE 30 FEET IS REQUIRED on 0.50 acres at the southwest corner of Dimick Avenue and Helen Avenue (APN 138-01-402-004), R-E (Residence Estates) Zone, Ward 5 (Crear) [PRJ-76651]. Staff recommends DENIAL.

Minutes:

This Item was heard subsequent to Items 43-45.

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, reported that staff finds this request to be a self-imposed hardship; therefore, staff is recommending denial of the request. MS. EDDOWES also noted that additional letters of support had been received since publication.

ELSA YADIRA ANAYA, property owner, said her intention was to build a new single-family residence with a porte-cochere that has a 20-foot front yard setback where 50-feet is required. MS. ANAYA said she was asking for this request so that in the future, she can have extra room for a pool in her yard for her children, as well as provide greater privacy for her family and neighbors.

CHAIR CHERRY declared the Public Hearing closed.

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

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

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

58. VAR-76658 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STANLEY KOSLOWSKI AND JULIETA GRAY - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES [CARPORT] IN FRONT OF THE PRIMARY BUILDING WHERE SUCH IS NOT ALLOWED AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED on 0.65 acres at 5311 Manuel Drive (APN 125-33-203-003), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-76509]. Staff recommends DENIAL.

Minutes:

This item was heard subsequent to Items 55 and 56.

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, stated that staff finds this request to be a self-imposed hardship and is recommending denial of the request. She also noted that additional letters of support and protest had been received since publication.

STAN KOSLOWSKI, property owner, explained that the structures were put in prior to when they purchased the home, and he was not aware of when the structures were installed. After approximately three weeks of living in the home, they received notification that a few of the structures were not in compliance with zoning, so they start the process to request approval. He noted that these structures sit behind an existing front wall and a gate, so aesthetically, they are not really noticeable from the street. Additionally, they provide much-needed shade because that part of the house faces west. He also pointed out that the garage was converted to a living space, and that they use the carports to keep their cars cool in the summer. Additionally, they spend a lot of time in the front of the house because their grandchildren like to ride their bikes out front; he indicated that this was one of the main reasons they purchased the home, as they liked the uniqueness of the areas in the front and the back of the residence.

COMMISSIONER TOUSSAINT stated that she was recently at the applicant's home and had a hard time seeing the structures because of the way the fence is in front of their driveway. She understood that they had been there for a very long time, and for these reasons, she was in support of this request.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Donna Toussaint to Approve subject to condition(s)

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

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

59. VAR-76691 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALEX K. BOUZARI - For possible action on a request for a Variance TO ALLOW A 39-FOOT TALL SINGLE FAMILY DWELLING WHERE 35 FEET IS ALLOWED on 2.18 acres at 8101 O'Bannon Drive (APN 163-04-801-008), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-76606]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, stated that staff finds this request to be a self-imposed hardship and is recommending denial of the request. She noted that additional letters of support and protest had been received since publication. Additionally, she stated that staff had an added Condition of approval related to the existing trees along the north and east property lines, which she read for the record.

ATTORNEY LIZ DELK, on behalf of the applicant, stated that this property was a two-acre portion of an approximately five and one-half acre piece of property on the corner of O'Bannon Drive and Valadez Street. She explained that the new property owner would like to take down the existing single-family home and rebuild a new two-story home; however, they are requesting a height increase up to 39 feet. MS. DELK referenced a couple of site photos that showed the tree buffering around the front of the property, which she indicated was beautiful and why they were requesting that all of the trees stay.

CHAIR CHERRY declared the Public Hearing closed.

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

A. All existing trees along the north and east property lines of the property shall remain or be replaced if removed for construction purposes.

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

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

Citizens Participation:

60. 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:

PAULIE PREKOP JR. requested to know the results of the dispensary in the northwest (Items 28 and 29). CHAIR CHERRY explained that both items had been withdrawn; therefore, the items were taken off of the agenda and were not heard at this meeting. MR. PREKOP wondered if the items would be put back on an agenda, and CHAIR CHERRY explained that if they were placed on a future agenda, MR. PREKOP would most likely be notified of the new hearing date if he lived within the notification area. ROBERT SUMMERFIELD, Planning Director, confirmed that the applicant could come back with another request in the future; however, given the reason why they withdrew their applications, which was because of neighborhood opposition, MR. SUMMERFIELD did not anticipate another application would be filed for the same location.

The meeting adjourned at 7:42 p.m.

Respectfully submitted:

Ashley Foster, Deputy City Clerk

Patty Hlavac, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive