

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



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

Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

August 9, 2022
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR SCHLOTTMAN called the meeting to order at 6:00 p.m.

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; The City of Las Vegas website – www.lasvegasnevada.gov; and The Nevada Public Notice website – notice.nv.gov.

3. Roll Call

Minutes:

PRESENT: CHAIR SCHLOTTMAN and COMMISSIONERS ROGAN, CHERRY, TOUSSAINT, WILLIAMS and WALSH

EXCUSED: COMMISSIONER DE SALVIO

ALSO PRESENT: SETH FLOYD, Community Development Director; FRED SOLIS, Planning Manager; NICOLE EDDOWES, Community Development Coordinator; COUREY STEWART, Sr. Planner; VICTOR BOLANOS, Sr. Engineering Associate; ROBERT NOLAN, Deputy Fire Chief; JAMES B. LEWIS, Deputy City Attorney IV; CHEYENNE LaRANCE, Deputy City Clerk; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

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

Minutes:

CHAIR SCHLOTTMAN confirmed for an audience member that Item 22 would be heard as scheduled.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of July 12, 2022.

Motion made by Jeff Rogan to Approve

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

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

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

Minutes:

COMMISSIONER ROGAN requested that Item 9 be pulled from the One Motion One Vote Agenda for discussion.

NICOLE EDDOWES, Community Development Coordinator, requested that Item 28 be pulled forward. She further announced requests for the following items: Items 12a and 12b withdrawal without prejudice, and Items 20a- 20c, 27 and 29 held in abeyance to the September 13, 2022 Planning Commission Meeting.

MARC BULDOC, Olympia Companies, requested that Items 11a and 11b be pulled from the One Motion One Vote Agenda.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 12a and 12b and Hold in Abeyance Items 20a- 20c, 27 and 29 to 9/13/2022

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

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

CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or applicant so desires.

7. 22-0230-TMP1 - TENTATIVE MAP - LARK HILL - SUMMERLIN VILLAGE 22 PARCEL QR - APPLICANT: WILLIAM LYON HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 105-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 9.55 acres at the northeast corner of Kindle Rise Way and Desert Foothill Drive (APN 137-23-212-001), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None

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

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

8. 22-0355-EOT1 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: PN II, INC. - For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved Variance (VAR-78827) TO ALLOW A 1,655-FOOT LONG CUL-DE-SAC WHERE 660 FEET IS ALLOWED on the northwest corner of Centennial Parkway and Skye Hills Street (APNs 126-23-811-001 through 163; 126-23-712-001 through 111; and 126-23-812-001 through 040), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

Motion made by Jeff Rogan to Approve the Consent Agenda except Item(s) None

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

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

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items with a Staff recommendation of approval. All public hearings and non-public hearings will be

opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

9. ABEYANCE - 22-0103-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V INC AND T-U P R II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 152-FOOT LONG PEDESTRIAN BRIDGE CROSSING THE UNION PACIFIC RAILROAD WITH A WAIVER OF THE SYMPHONY PARK DEVELOPMENT STANDARDS TO ALLOW NO TREES WHERE TWO STREET TREES ARE REQUIRED on 1.43 acres west of Main Street on the Lewis Avenue alignment (APNs 139-34-211-005 and 139-34-201-016), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to Item 28.

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the proposed pedestrian bridge supports the goals and policies of the Vision 2045 Downtown Master Plan and will increase the connectivity between the downtown core and growing residential community at Symphony Park. Staff recommended approval.

ERIC GILES, GCW, Inc., said this project would provide a second pedestrian bridge over the Union Pacific railroad tracks, connecting the west side of Symphony Park with an elevator and stairs, and providing a ramp and future stairs on the east side where the Plaza Hotel and Casino parking lot currently resides. There are a number of planned developments coming to the area, including the Greyhound Station, which will also have access to the pedestrian bridge. The City of Las Vegas and the Plaza Hotel and Casino announced this project in 2020, and both parties acknowledged the benefits it will bring. He reminded the Commission that the original plans for Symphony Park included two or three pedestrian bridges to connect the development, and he noted that the Symphony Park Design Review Committee has also approved the plans.

COMMISSIONER ROGAN thanked SETH FLOYD, Community Development Director, and MIKE JANSSEN, Executive Director of Infrastructure, for explaining all of the new developments coming to Symphony Park and why another bridge is being connected to the parking garage. He was concerned that the bridge was not being connected to Main Street, although he understood that the Plaza was not willing to grant an easement or license at this time. The Commissioner did not think the pedestrian ramp was needed, as it is very long and uncovered. He said MR. JANSSEN was going to request that MR. GILES look into changing it into an elevator or a pathway. MR. GILES indicated the architect provided renderings that include a shade cover, if that is desired in the future, but there have been no discussions about an elevator. COMMISSIONER ROGAN asked why only a ramp was considered, and MR. GILES explained that elevators cost more and require mechanics, air conditioning and maintenance. The Commissioner said he could not support the project, as it did not reflect the goals of the 2050 Master Plan, and he asked staff to reconsider that before this is heard by the City Council.

COMMISSIONER WILLIAMS supported the project in its current iteration.

See Item 6 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Commissioner Cherry abstained from voting on this item, as he is directly involved with the owner of the Plaza Hotel and Casino for the plans south of the property. He also has a financial interest in another company that has the same principal.

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

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

10. ABEYANCE - 22-0197 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: DURANGO COFFEE, LLC - For possible action on the following Land Use Entitlement project requests on 0.83 acres at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-021), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 10 and 13-18.

NICOLE EDDOWES, Community Development Coordinator, announced the applicant name for Item 17 should be Cammy Investments.

See Items 10a and 10b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 10 and 13-18.

- 10a. ABEYANCE - 22-0197-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE

Minutes:

See Item 10 for related discussion and Items 10-10b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 9 and 11a-12b

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Items 13 and 15 out of an abundance of caution because a company he has a financial interest in has a dispute with both companies. Commissioner Schlottman also abstained from voting on Items 13 and 15, as he has an ongoing business relationship with the owner of those properties.

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

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

- 10b. ABEYANCE - RENOTIFICATION - 22-0197-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,015 SQUARE-FOOT RESTAURANT WITH A 163 SQUARE-FOOT OUTDOOR PATIO, AND DRIVE-THROUGH DEVELOPMENT

Minutes:

See Item 10 for related discussion and Items 10-10b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 9 and 11a-12b

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

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

11. ABEYANCE - 22-0198 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO RETAIL, LLC - For possible action on the following Land Use Entitlement project requests on 3.17 acres located at the northwest corner of Durango Drive and El Capitan Way (APN 125-17-612-023) T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

Items 11-11b were heard subsequent to Item 9, which was heard after Item 28.

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

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the proposed Auto Repair Garage (Minor) use is compatible with the existing shopping center, which contains a variety of sales and services, and recommended approval with conditions.

SHELDON COLEN, SCA Design, explained they are located on the far end of the shopping center next to an empty lot, which is away from any residential units. The project will be conducive to the shopping center and to the area as a whole.

ATTORNEY LIZ SOROKAC appeared on behalf of the adjacent property owner, whose residential project will be heard at the next Planning Commission meeting. She requested this application be held in abeyance and heard with their application to explore the compatibility between the uses and consider the residential adjacency standards. The three main areas of concern that they have been trying to work on with the property owner are related to the landscape buffer, location of the trash enclosure and building a block wall between the two developments.

MR. COLEN said this application was already held in abeyance once in an attempt to work with MS. SOROKAC'S client, but no plans were presented to them and there has been very little communication. He felt the Commission should move forward with what is in front of them, and added that the residential adjacency is not their hardship.

COMMISSIONER ROGAN requested more clarification on what communication has taken place, and MR. COLEN said his client requested to see plans from MS. SOROKAC'S client, but none were presented. MS. SOROKAC said she just got involved with this a few weeks ago, but her client indicated that there has been ongoing discussions for two months with little progress being made. COMMISSIONER ROGAN said these are relatively small items, and the applicant made a good faith effort by already holding this in abeyance. COMMISSIONERS CHERRY and WILLIAMS agreed.

CHAIR SCHLOTTMAN pointed out that the plans show a landscape buffer between the shopping center and the residential dwellings.

COMMISSIONER TOUSSAINT offered her support, as the Commission should not hold something in abeyance for another project that may not come to fruition.

See Item 6 for related discussion and Items 11a and 11b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 11-11b.

- 11a. ABEYANCE - 22-0198-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED

Minutes:

See Items 6 and 11 for related discussion and Items 11-11b for related backup.

Motion made by Sam Cherry to Approve Items 11a and 11b subject to condition(s)

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

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

- 11b. ABEYANCE - 22-0198-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,042 SQUARE-FOOT MINOR AUTO REPAIR GARAGE DEVELOPMENT

Minutes:

See Items 6 and 11 for related discussion and Items 11-11b for related backup.

Motion made by Sam Cherry to Approve Items 11a and 11b subject to condition(s)

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

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

12. ABEYANCE - 22-0241 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC CLASSIC, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 27.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-005, 006, 009, 017, 018, and 019), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 12a and 12b for related backup.

- 12a. ABEYANCE - 22-0241-VAC1 - VACATION - PETITION TO VACATE A BUREAU OF LAND MANAGEMENT (BLM) RIGHT-OF-WAY GRANT EASEMENT AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND SKYE VILLAGE ROAD

Minutes:

See Item 6 for related discussion and Items 12-12b for related backup.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 12a and 12b and Hold in Abeyance Items 20a-20c, 27 and 29 to 9/13/2022

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

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

- 12b. ABEYANCE - 22-0241-TMP1 - TENTATIVE MAP - IRON MOUNTAIN PLAZA - FOR A ONE-LOT COMMERCIAL SUBDIVISION

Minutes:

See Item 6 for related discussion and Items 12-12b for related backup.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 12a and 12b and Hold in Abeyance Items 20a-20c, 27 and 29 to 9/13/2022

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

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

13. 22-0307-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHNNY YANCY - OWNER: STICKY 7, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,865 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1511 South Commerce Street (APN 162-03-210-007), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 9 and 11a-12b

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Items 13 and 15 out of an abundance of caution because a company he has a financial interest in has a dispute with both companies. Commissioner Schlottman also abstained from voting on Items 13 and 15, as he has an ongoing business relationship with the owner of those properties.

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

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

14. 22-0314-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FERNANDO BARILLAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 10200 Four Views Street (APN 125-05-602-015), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 9 and 11a-12b

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

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

15. 22-0316-SUP1 - SPECIAL USE PERMIT - APPLICANT: DAVID RICCARDI - OWNER: STICKY 2, LLC - For possible action on a Land Use Entitlement project request FOR A 1,693 SQUARE FOOT ALCOHOL, ON-PREMISE FULL USE on 0.33 acres at 1301 South Main Street (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 9 and 11a-12b

NOTE: The video does not reflect the vote accurately, in that Commissioner Cherry abstained from voting on Items 13 and 15 out of an abundance of caution because a company he has a financial interest in has a dispute with both companies. Commissioner Schlottman also abstained from voting on Items 13 and 15, as he has an ongoing business relationship with the owner of those properties.

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

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

16. 22-0336-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DECATUR & ALTA LIMITED PARTNERSHIP, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way (north side of Alta Drive) west of Decatur Boulevard, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 9 and 11a-12b

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

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

17. 22-0341-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 20-foot wide public sewer easement generally located at the northwest corner of Skye Canyon Park Drive and Shaumber Road (APNs 126-12-202-013 through 014, 126-12-213-001 through 015, and 126-12-213-017 through 018), Ward 6 (Fiore). Staff recommends APPROVAL. [NOTE: The correct applicant name is Cammy Investments.]

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 9 and 11a-12b

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

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

18. 22-0348-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Petition to Vacate public rights-of-way (Adams Avenue between C Street and Interstate 15 and a portion of C Street between Adams Avenue and Jefferson Avenue), Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 9 and 11a-12b

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

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

PUBLIC HEARING ITEMS

19. ABEYANCE - 22-0226 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH OF GOD (SEVENTH DAY) ENGLISH - For possible action on the following Land Use Entitlement project requests on 2.00 acres at 3523 North Jones Boulevard (APN 138-11-704-009), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

These items were heard subsequent to Items 11-11b.

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 19-19b.

COUREY STEWART, Sr. Planner, reported that the proposed development fails to comply with Title 19 C-V (Civic) development standards regarding building placement and landscape buffer widths. The C-V district requires parking lots to be located to the side or rear of buildings and away from the street front. Therefore, staff recommended denial of both entitlements.

JOSE HERNANDEZ, Church of God (Seventh Day) English, explained that the building was moved to the center of the property so the Fire Department could drive all the way around the building without having to back up a fire truck. Additionally, he said NDOT (Nevada Department of Transportation) preferred that the project only includes one driveway access point. Speaking to the parking requirement, MR. HERNANDEZ said what they are building does fit and there is enough parking spots. He also noted that there is a similar church development less than half a mile away; therefore, the project as presented is compatible. Lastly, he explained that if they added more landscaping to meet the requirements, they would have to remove an entire row of parking.

JUDY HEATH said this development will directly affect her and her neighbors. She said they already have a traffic problem, and someone told her that the church will be working with homeless people, which is another existing issue in their area. Many of her neighbors are elderly women who live alone, and there have been several instances of vandalism. MS. HEATH also noted that there is no sidewalk in front of the building. She then presented photos, which were not submitted, of the property and surrounding parcels, and spoke of the various issues that have been caused by squatters along with the streets that are falling apart. She said when Wells Fargo hosts their food drives, it wraps around several blocks and obstructs everyone's driveways.

DAVID CROTEAU pointed out that there are nine churches within a two-mile radius. He also expressed concern with the new marijuana shop in the area. He agreed with MS. HEATH, in that the roads are in bad shape and they do not need any more problems in the area.

ELVA WINDHORST said the residents were told at a meeting that the church was not for the people in the community. As stated by her neighbors, there have been multiple issues with the property for years. She was worried that the area would no longer be family friendly and this parcel would be converted to another use, such as a gas station. Lastly, she was told the church would have 24-hour parking lights.

MR. HERNANDEZ understood the concerns voiced by the residents, but he felt this new development would be beneficial. They will be policing the area with help from the Las Vegas Metropolitan Police Department, and he said the church is for the community.

COMMISSIONER WILLIAMS reminded everyone that the area is already zoned for a church. He also understood that there are other churches in the area with similar layouts; therefore, he did not have an issue with the project.

COMMISSIONER ROGAN felt the location is over-parked, and there would be room to accommodate a larger landscape buffer.

COMMISSIONER CHERRY confirmed through staff that the lighting pollution would need to be screened or directed away from the surrounding properties per the development standards.

See Items 19a and 19b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 19-19b.

19a. ABEYANCE - 22-0226-VAR1 - VARIANCE - TO ALLOW VARIATIONS FROM THE C-V (CIVIC) ZONING DISTRICT STANDARDS

Minutes:

See Item 19 for related discussion and Items 19-19b for related backup.

Motion made by Anthony Williams to Approve Items 19a and 19b subject to condition(s)

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

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

19b. ABEYANCE - 22-0226-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 10,420 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP

Minutes:

See Item 19 for related discussion and Items 19-19b for related backup.

Motion made by Anthony Williams to Approve Items 19a and 19b subject to condition(s)

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

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

20. ABEYANCE - 22-0199 - PUBLIC HEARING - APPLICANT/OWNER: GREEN ENVIRONMENTAL LANDSCAPE, INC. - For possible action on the following Land Use Entitlement project requests on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue (APN 138-12-810-009), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 20a-20c for related backup.

- 20a. ABEYANCE - 22-0199-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND EXISTING SIX-FOOT TALL WALLS ON THE NORTH, SOUTH AND WEST PERIMETER WHERE A MINIMUM OF EIGHT-FOOT TALL SOLID WALLS IS REQUIRED FOR SCREENING OF OUTDOOR STORAGE AREAS

Minutes:

See Item 6 for related discussion and Items 20-20c for related backup.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 12a and 12b and Hold in Abeyance Items 20a-20c, 27 and 29 to 9/13/2022

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

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

- 20b. ABEYANCE - 22-0199-VAR2 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 20-20c for related backup.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 12a and 12b and Hold in Abeyance Items 20a-20c, 27 and 29 to 9/13/2022

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

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

- 20c. ABEYANCE - 22-0199-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 5,876 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 6 for related discussion and Items 20-20c for related backup.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 12a and 12b and Hold in Abeyance Items 20a-20c, 27 and 29 to 9/13/2022

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

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

21. ABEYANCE - 22-0225-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHRISTINA MENDOZA - For possible action on a Land Use Entitlement project request TO ALLOW A 25-FOOT FRONT YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 1] AND A 40-FOOT FRONT YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 2] WHERE 50 FEET IS REQUIRED; A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 1]; A ZERO-FOOT DISTANCE SEPARATION FROM THE PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [PATIO COVER]; THREE ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED; AND TWO ACCESSORY STRUCTURES (CLASS II) [CARPORT 1 AND CARPORT 2] TO BE LOCATED IN THE FRONT YARD SETBACK AREA WHERE SUCH IS PROHIBITED at 2800 Harris Avenue (APN 139-25-410-018), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Sr. Planner, explained no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing the patio covers and carports without permits that fail to comply with Title 19 development standards. Therefore, staff recommended denial of the requested Variance, and he noted an additional letter of support had been received since publication.

Applicant CHRISTINA MENDOZA said she will remove her rear structures in order to keep what she has in the front.

CHAIR SCHLOTTMAN met with MS. MENDOZA and walked the property. They discussed removing the storage unit and chicken coops on the south end of the property, and she will keep the attached roof structure, shrine and the two carports. He said this is an oversized lot, and it is compatible with the area. The Chair then deferred to staff to address questions MS. MENDOZA had regarding the sidewalk that had been removed. VICTOR BOLANOS, Sr. Engineering Associate, confirmed a roadway rehabilitation project is underway in that area. NV Energy should be finished with their portion within the week, and then the sidewalks and gutters will be replaced. He added that everyone's mailboxes had to be relocated, but residents could install something temporary if they wished to do so.

MS. MENDOZA accepted all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s) and amending Condition 2 as read for the record:

2. A Variance is hereby denied to allow an Accessory Structure (Class II) [Storage Shed] that is not aesthetically compatible with the principal dwelling where such is required, to be zero feet from the side yard property line where 10 feet is required.

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

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

22. 22-0295 - PUBLIC HEARING - APPLICANT/OWNER: FRANCISCO JAVIER RAMIREZ ARANA - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 1516 South Eastern Avenue (APN 162-02-617-017), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 22-22c.

COUREY STEWART, Sr. Planner, reported that the proposed rezoning would allow commercial uses that are too intense for the existing surrounding residential area. This is evidenced by the associated Variance requests regarding parking, lot width and setback requirements, and staff therefore recommended denial of all entitlements. He noted that additional letters of protest had been received since publication.

Applicant FRANCISCO RAMIREZ explained he has been in business in North Las Vegas for over 19 years, and he is now planning to relocate. This property used to house a law firm, but it has been empty for a long time and subject to vagrants. The parking has been reduced from seven spaces to six spaces, and they will be adding a handicap space, a restroom and accessibility to the property.

AMBER GARRETT resides directly west to the property. There have been a lot of problems with squatters and she would love to see a business move in, but parking is an issue. She said any overflow ends up in front of the residential units, and she worries this use would bring undue noise to the area. Lastly, she clarified that this property used to be a doctor's office, not a law firm, and the doctor lived in part of it.

MR. RAMIREZ clarified for the Chair that he owns a car audio business, and they operate Monday through Saturday from 10:00 a.m. to 7:00 p.m., and he never received complaints at their location in North Las Vegas.

CHAIR SCHLOTTMAN spoke of the commercial projects that have attempted to move into this residential area off of Eastern Avenue, and he expressed it would have an adverse effect on the neighbors which is why he has never approved a commercial project in this area.

COMMISSIONER CHERRY said although it would be nice to see this developed, C-1 (Limited Commercial) would be too intense.

See Item 4 for related discussion and Items 22a-22c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 22-22c.

- 22a. 22-0295-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)

Minutes:

See Items 4 and 22 for related discussion and Items 22-22c for related backup.

Motion made by Sam Cherry to Deny Items 22a-22c

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

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

- 22b. 22-0295-VAR1 - VARIANCE - TO ALLOW SIX PARKING SPACES WHERE 14 IS THE MINIMUM REQUIRED

Minutes:

See Items 4 and 22 for related discussion and Items 22-22c for related backup.

Motion made by Sam Cherry to Deny Items 22a-22c

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

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

- 22c. 22-0295-VAR2 - VARIANCE - TO ALLOW A LOT WIDTH OF 72 FEET WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

Minutes:

See Items 4 and 22 for related discussion and Items 22-22c for related backup.

Motion made by Sam Cherry to Deny Items 22a-22c

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

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

23. 22-0311-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SAUL OLGUIN - OWNER: SALOME E. HERNANDEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A TWO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [PATIO COVER 1]; AN EXISTING ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED AND A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN

EXISTING ACCESSORY STRUCTURE (CLASS II) [PATIO COVER 2]; AND BOTH ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.10 acres at 2312 Goldhill Way (APN 139-29-511-004), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Cear). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing patio covers without permits that fail to comply with Title 19 development standards. Staff recommended denial of the requested Variance, and he noted that additional letters of protest were received since publication.

Applicant SAUL OLGUIN said he owns a remodeling business, and he uses this structure to shade materials and host family gatherings. Additionally, the house has been vandalized a few times, and this helps obstruct a vagrant's view. He noted the blue metal rail has been cut down.

Property owner SALOME HERNANDEZ said the building inspector told him the structure was in good shape, but there were no permits on file. He has since started the process and thanked the Commission.

COMMISSIONER WILLIAMS said in looking at the construction and the proximity of the structures, he could not approve the project. COMMISSIONER ROGAN asked how many days the applicant would have to remove the structure, to which MR. OLGUIN said 90 days was sufficient.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams to Deny with direction to remove the shade structures within 90 days

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

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

24. 22-0313-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TINA SINGH TALIM - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ATTACHED GARAGE ADDITION on 0.54 acres at 313 Rosemary Lane (APN 139-32-214-032), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing to construct a garage addition that fails to comply with Title 19 development standards. Staff recommended denial of the requested Variance, and he noted that additional letters of support were received since publication.

TOD MARRS introduced himself as a neighbor of the applicant, TINA TALIM. He said she did not have time to provide letters of support from her neighbors; however, he was granted a similar variance a few years ago, and these additions are common in the neighborhood.

COMMISSIONER ROGAN said no opposition was received, and these variances are often approved in this type of neighborhood.

MR. MARRS accepted all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Commissioner Cherry disclosed that he has a residency within the notification area but as this would not affect him any greater lesser, he would vote on the item. Commissioner Rogan disclosed that the applicant is an employee of the Clark County District Attorney's Office, where he also works. He does not have a relationship with her that requires him to abstain on this matter, and he would be voting.

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

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

25. 22-0317-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INOCENCIO CHAVEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) THAT DOES NOT AESTHETICALLY MATCH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED, A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED, AND A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.16 acres at 2121 East Mesquite Avenue (APN 139-35-512-019), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing an attached storage structure that fails to comply with Title 19 development standards. Staff recommended denial of the requested variance, and he noted that an additional letter of support was received since publication.

CHARLES CHACON, Safe Home Improvements Funding and Training (SHIFT) program, assisted in translating for the applicant, INOCENCIO CHAVEZ. He said the structure was built for safety reasons, as there has been criminal activity in the alley behind his house and people were stealing his tools.

CHAIR SCHLOTTMAN was not opposed to the application, as many of these structures are seen in the neighborhood.

COMMISSIONER CHERRY noted that the photos showed burn marks on the structure, and there is a power line nearby. He hoped the applicant would move swiftly to install any safety measures that may be required. He asked how long the applicant should be given to obtain permits, and CHAIR SCHLOTTMAN said a time restriction did not need to be imposed, as Code Enforcement would get involved again if the applicant did not make any progress.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

26. 22-0318-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NVHOME, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED at 1690 South Valadez Street (APN 163-04-605-008), R-E (Residence Estates) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing to construct a single family

dwelling that fails to comply with Title 19 development standards. Staff recommended denial of the requested Variance, and he noted that additional letters of protest and support had been received since publication.

CHRISTOPHER CAVE, Platinum Custom Home Builder, and property owner SERGI GOBACHEVSKYI were present. MR. CAVE said they presented plans to City staff in April, and he indicated they would be mirroring the home directly to the north. Additionally, the house next door had a similar variance approved. The property is currently zoned R-E (Residence Estates), and he felt the project meets the guidelines set forth in the Unified Development Code. MR. CAVE displayed photos of the lots nearby and renderings of the home, which were not submitted, and said they are trying to maximize the lot.

COMMISSIONER WALSH visited the property, and noted he was surprised by the size of the home. He spoke in detail with the builder, and had no issues with the request.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Donald Walsh to Approve subject to condition(s)

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

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

27. 22-0319-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SWEET WORLD, LLC - OWNER: VISIBLE NOISE, LLC - For possible action on a Land Use Entitlement project request TO ALLOW 18 PARKING SPACES WHERE 190 SPACES ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) DEVELOPMENT on 0.46 acres at 1881 South Rainbow Boulevard (APN 163-03-703-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 12a and 12b and Hold in Abeyance Items 20a-20c, 27 and 29 to 9/13/2022

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

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

28. 22-0323-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 182,901 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 2.57 acres at the northeast corner of Main Street and Bonneville Avenue (APNs 139-34-210-014 to 018, 139-34-311-001 to 007, and 139-34-311-017 to 022), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to the One Motion One Vote Agenda.

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the proposed civic office development supports the goals and policies of the 2050 Master Plan and the Vision 2045 Downtown Master Plan. Staff found the proposed development to be harmonious and compatible with the surrounding area and therefore recommended approval. She noted revised plans that were submitted after publication were included in the Commissioner's backup materials, and additional letters of support were received since publication.

SHELLY HAYDEN, Architectural Project Manager, was present to answer any questions.

LANCE KIRK, LGA Architecture, said he reviewed the staff report and concurred with the approval. He did note that the underground parking area is tentative depending on cost implications, but they are able to accommodate all parking elsewhere. At CHAIR SCHLOTTMAN'S request, he further explained this 2.5-acre parcel is located off of Main Street and Bonneville Avenue, and includes one six-story building that will be 180,000 square feet. The plaza will be a communal space for various activities and events, and there is a loading area on the south end of the parcel. Entry will be off First Street, and there will be a vacation of Clark Avenue to connect the plaza area with City Hall.

CHAIR SCHLOTTMAN felt it was a great project, and he looked forward to its construction.

COMMISSIONER CHERRY asked what will determine if there is underground parking or not, and MR. KIRK said budget is mainly driving the decision, although other factors, such as underground soil conditions, are also being considered.

See Item 6 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed

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

NOTE: Due to technological issues, the video does not show the vote for this item. Please see below for voting information.

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

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

29. 22-0325-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BELVILLAGE VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 32-STORY MIXED-USE DEVELOPMENT CONSISTING OF 3,940 SQUARE FEET OF COMMERCIAL SPACE AND 433 MULTI-FAMILY RESIDENTIAL UNITS on 0.46 acres on the north side of Colorado Avenue between 3rd Street and 4th Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jeff Rogan to Withdraw without Prejudice Items 12a and 12b and Hold in Abeyance Items 20a-20c, 27 and 29 to 9/13/2022

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

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

30. 22-0335 - PUBLIC HEARING - APPLICANT: OREC LV GP, LLC - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS LEASE - For possible action on the following Land Use Entitlement project requests on a portion of 19.97 acres on the east side of Cliff Shadows Parkway approximately 183 feet northwest of the northwest corner of Cliff Shadows Parkway and Novat Street (APN 137-12-401-001), Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 30-30e.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found that the proposed development meets the overall intent of the Lone Mountain West Master Development Plan and Design Standards. The proposed development is compatible with the adjacent and neighboring land use designations and zoning districts, and staff therefore recommended approval of the requested Major Modification, Rezoning, Special Use Permit, Site Development Plan Review and Variance. She noted that revised plans and a revised

staff report were included in the Commissioners' back-up materials that had been submitted after publication, and there was an added condition of approval by Public Works to be read into the record. Lastly, she noted that additional letters of protest and support were received since publication.

ATTORNEY TONY CELESTE explained this is a small piece of BLM (Bureau of Land Management) property that was obtained in an auction, and it is located to the east of the 215 Beltway. This was originally planned for multi-family use, which is no longer conducive, and now the owner is proposing an 836-unit, mini-storage warehouse. There are various commercial developments nearby, which makes this use compatible for the area. MR. CELESTE indicated the main access will be on the southern portion of the site off of Cliff Shadows Way, guest parking will be available, and the exit gate will be on the northern portion of the site. The original plans called for a four-level building, but they realized it would be too large after receiving feedback at a neighborhood meeting. They have since submitted revised plans that reflect one level completely below grade, leaving three levels above grade at 35 feet. Due to the major grade differential, only two levels above grade will be seen on the street-facing sides, and three levels above grade will be seen on the east instead of four levels. Speaking to the Variance request, MR. CELESTE reiterated that there is a steep grading differential and unique typography on the site. He appreciated staff's recommendation of approval, and he agreed to all conditions.

LAYNE EKLUND lives nearby in the Cliff Shadows Condominiums, and said he was not notified of the neighborhood meeting that took place last month. He presented a photo, which was not submitted, of the view from his home, which he paid extra for, and expressed his dissatisfaction for the project because the value of his home will decrease. Further, he said there is no need for this development because there are three other storage facilities within the immediate area. MR. EKLUND reiterated his protest and said this will take away his view of the county horse park.

SLAWEK SIEMKO said he purchased his condominium for the view, and this project will take that away. He would prefer to see a coffee shop or restaurants built on this site, and he agreed that there are plenty of self-storage developments already in the area.

MR. CELESTE noted the landscape plans were revised to reflect 36-inch box trees instead of 24 inch. He reiterated that one level is now completely below grade, which is allowed within this zoning district and consistent with other developments in the area.

COMMISSIONER TOUSSAINT acknowledged the odd shape of the parcel, and she said views are not guaranteed in this state. She felt that putting one floor subterranean solves a lot of problems, and she felt this is a perfect fit. Any project that goes there will block someone's view, and she appreciated the larger box trees being installed.

MS. EDDOWES read an additional condition for Item 30e, to which MR. CELESTE agreed.

See Items 30a-30e for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 30-30e.

- 30a. 22-0335-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT)

Minutes:

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

Motion made by Donna Toussaint to Approve Items 30a-30e subject to condition(s) with amended conditions for Item 30e

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

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

- 30b. 22-0335-MOD1 - MAJOR MODIFICATION - FROM: MFM (MULTI-FAMILY MEDIUM) TO: VC (VILLAGE COMMERCIAL)

Minutes:

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

Motion made by Donna Toussaint to Approve Items 30a-30e subject to condition(s) with amended conditions for Item 30e

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

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

- 30c. 22-0335 - VAR1 - VARIANCE - TO ALLOW A 45-FOOT TALL MINI WAREHOUSES FACILITY WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A LOT COVERAGE OF 42 PERCENT WHERE 30 PERCENT IS THE MAXIMUM ALLOWED

Minutes:

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

Motion made by Donna Toussaint to Approve Items 30a-30e subject to condition(s) with amended conditions for Item 30e

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

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

- 30d. 22-0335-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI WAREHOUSES USE

Minutes:

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

Motion made by Donna Toussaint to Approve Items 30a-30e subject to condition(s) with amended conditions for Item 30e

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

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

- 30e. 22-0335-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 112,000 SQUARE-FOOT MINI WAREHOUSE DEVELOPMENT

Minutes:

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

Motion made by Donna Toussaint to Approve Items 30a-30e subject to condition(s) and adding the following condition as read for the record:

A. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development.

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

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

31. 22-0339 - PUBLIC HEARING - APPLICANT: LGI HOMES - NEVADA, LLC - OWNER: PHANTOM GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive (APNs 139-20-802-002 and 003), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, said staff determined that the proposed R-CL (Single Family Compact-Lot) zoning district is consistent with the existing ML (Medium Low Density Residential) general plan land use designation and surrounding area and recommended approval of the proposed Rezoning. In addition, the subject site is an infill piece with no available street connectivity options that creates a unique circumstance with regards to the requested Variance for the Complete Street Development Standards, and staff recommended approval of the requested Variance and Tentative Map.

JEREMIAH JOHNSON, Taney Engineering, explained the subject site is 3.5 acres, located north of Vegas Drive and west of Tonopah Drive. It is currently zoned Undeveloped, and their rezoning request to R-CL is consistent with the residential developments to the north, west and east, along with the more intense uses to the south. The site plan reflects a 29-lot subdivision with an average lot size of 3,710 square feet, and there will be 7,162 square feet of perimeter landscaping between two common elements. MR. JOHNSON said ingress and egress to the site will be off of Tonopah Drive, and the street will also receive full offsite improvements. He further explained that the variances are needed due to this being an infill site, and they have received support from the Fire Department and Public Works. He appreciated staff's recommendation for approval and agreed to all conditions.

COMMISSIONER WILLIAMS said this development is consistent with others in the area.

See Items 31a-31c for related backup.

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

- 31a. 22-0339-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)

Minutes:

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

Motion made by Anthony Williams to Approve Items 31a-31c subject to condition(s)

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

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

- 31b. 22-0339-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED AND TO ALLOW A NON-STANDARD STREET TERMINATION WHERE SUCH IS REQUIRED

Minutes:

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

Motion made by Anthony Williams to Approve Items 31a-31c subject to condition(s)

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

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

- 31c. 22-0339-TMP1 - TENTATIVE MAP - TONOPAH & VEGAS - FOR A 29-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Anthony Williams to Approve Items 31a-31c subject to condition(s)

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

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

32. 22-0343-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC. - For possible action on a Land Use Entitlement project request TO ALLOW PROPOSED 10-FOOT TALL PERIMETER RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL PERIMETER WALL/FENCE HEIGHT OF 16 FEET WHERE 10 FEET IS THE MAXIMUM ALLOWED on 9.08 acres on the north side of Rocky Avenue, approximately 330 feet east of Alpine Ridge Way (APNs 126-01-501-006 and 007), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the design of the subdivision does not allow sufficient space for the perimeter walls to meet the requirements of the Kyle Canyon Gateway Design Standards. The hardship related to this request is therefore self-imposed and staff recommended denial. She noted that additional letters of support were received since publication.

ATTORNEY ANTHONY CELESTE explained the site is located within the Kyle Canyon Master Plan, and they have an approved tentative map. Following results from the drainage study, they need to increase the retaining wall height to accommodate the concrete drainage easements. He explained the easements will be located on the western and eastern portions of the site, and he accepted all conditions of approval.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

33. 22-0344 - PUBLIC HEARING - APPLICANT/OWNER: 900 SOUTH MAIN, LLC - For possible action on the following Land Use Entitlement project requests on 0.66 acres at 900 South Main Street (APNs 139-33-811-001 and 002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 33-33d.

NICOLE EDDOWES, Community Development Coordinator, explained that while the 2045 Downtown Las Vegas Master Plan encourages mixed-use developments, the development as proposed will not be harmonious or compatible with the existing development in the surrounding area. This is evidenced by the significant deficiency in proposed parking, and there is not an adequate amount of alternative off-site parking options within the immediate vicinity of the subject site. Furthermore, the proposed Mixed-Use development is only permissible with the approval of the associated Rezoning request, which staff found to be spot zoning. Therefore, staff recommended denial of all requested entitlements, and she noted that additional letters of protest and support were received since publication.

EDWARD VANCE, EV&A Architects, said this high-end, live/work facility will be an extension of The ENGLISH Hotel, half of which will consist of long-term apartment dwellings. The property is surrounded by industrial and

commercial, but they see this as a catalyst for the future. Although there will only be 30 parking spaces, the facility will provide Teslas for all rideshares using the existing turnout. He detailed the square footage being allotted for lounging, gym and fitness, leasing center, cinema room and restaurant spaces, and he reiterated that this is meant to be a live/work facility. The rooms are designed similar to a hotel room, and they all face a community courtyard. MR. VANCE said the architecture is smart, and it is in keeping with The ENGLISH Hotel's format.

CHAIR SCHLOTTMAN liked the project and its mixed-use aspect, but he was concerned about parking. MR. VANCE said they are not adding any cars to the road. This is a paradigm shift, and rideshare is more of an urban solution. CHAIR SCHLOTTMAN said Las Vegas cannot be compared to other major cities, such as Manhattan, because the city is very short on parking garages. He understood there are plans to build more, but he wondered about the burden that would be placed on residents who do own a vehicle, to which MR. VANCE reiterated that half of the units are for hotel use. CHAIR SCHLOTTMAN asked about staffing and where those individuals would park, to which MR. VANCE said there will not be many employees.

COMMISSIONER ROGAN agreed with MR. VANCE about needing to think ahead about what kind of city Las Vegas is going to be, and he reminded everyone that the parking spots are not required for this area, it is only a suggestion. Continuing to enforce parking requirements will only take up more space, and Las Vegas will not get to the walkable, pedestrian friendly city the Master Plan has proposed. He confirmed through MR. VANCE that half of the development would be comprised of long-term units (31 days or more), and the other half would be hotel units. MR. VANCE further added that this property will be operated by Selene, which is a luxury, high-end operator. The Commissioner said he would be willing to take a chance on this project, and he noted that The ENGLISH Hotel does not have much parking, but it has worked out fine.

COMMISSIONER TOUSSAINT offered her support for the project, but agreed with CHAIR SCHLOTTMAN'S concerns about parking.

COMMISSIONER WILLIAMS said he would support the project, and felt it was time for the City to look at innovative ways to support the 2050 Master Plan.

COMMISSIONER WALSH had questions about bicycles, but MR. VANCE replied they were in compliance. The Commissioner pointed out there would be housekeeping and maintenance staff, and wondered where they would park. MR. VANCE explained they would be mostly utilizing the staff from The ENGLISH Hotel. CHAIR SCHLOTTMAN liked the concept, and said he would support the project.

MR. VANCE said by not building a parking structure, they are able to keep costs down, which makes the rent cheaper.

CHAIR SCHLOTTMAN said the project has a lot of really good components that he wants to see more of Downtown. He has never approved something like this before, but he recognized that there is parking along First Street and Commerce Street for the time being, and it will not affect residents.

MR. VANCE accepted all conditions.

See Items 33a-33d for related backup.

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

33a. 22-0344-ZON1 - REZONING - FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)

Minutes:

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

Motion made by Jeff Rogan to Approve Items 33a-33d subject to condition(s)

NOTE: Commissioner Cherry abstained from voting on these items out of an abundance of caution because he owns property within the notification area, and his company is going in for a pre-application meeting for another property, which would be a direct competitor.

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

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

33b. 22-0344-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED HOTEL, RESIDENCE USE

Minutes:

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

Motion made by Jeff Rogan to Approve Items 33a-33d subject to condition(s)

NOTE: Commissioner Cherry abstained from voting on these items out of an abundance of caution because he owns property within the notification area, and his company is going in for a pre-application meeting for another property, which would be a direct competitor.

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

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

33c. 22-0344-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 3,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE AND ALCOHOL, OFF-PREMISE ANCILLARY USE

Minutes:

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

Motion made by Jeff Rogan to Approve Items 33a-33d subject to condition(s)

NOTE: Commissioner Cherry abstained from voting on these items out of an abundance of caution because he owns property within the notification area, and his company is going in for a pre-application meeting for another property, which would be a direct competitor.

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

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

33d. 22-0344-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SIX-STORY, 83-FOOT TALL, 113,615 SQUARE-FOOT MIXED-USE DEVELOPMENT, INCLUDING 3,000 SQUARE FEET OF COMMERCIAL SPACE, 108 MULTI-FAMILY RESIDENTIAL UNITS AND 72 RESIDENCE HOTEL UNITS WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Jeff Rogan to Approve Items 33a-33d subject to condition(s)

NOTE: Commissioner Cherry abstained from voting on these items out of an abundance of caution because he owns property within the notification area, and his company is going in for a pre-application meeting for another property, which would be a direct competitor.

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

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

DIRECTOR'S BUSINESS:

34. 22-0390-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12 regarding the Cannabis Consumption Lounge/Social Use Venue use, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the amendment is intended to bring LVMC (Las Vegas Municipal Code) Title 19.12 into compliance with the latest changes made to NRS (Nevada Revised Statutes) by the Nevada Legislature, with regard to the Cannabis Consumption Lounge use. The amendment changes the terminology from "Social Use Venue" to "Cannabis Consumption Lounge", and from "marijuana" to "cannabis". It revises the required distance separation from a non-restricted gaming establishment from 1,000 feet to 1,500 feet. It exempts a proposed retail cannabis consumption lounge from the required distance separation requirements if the cannabis dispensary, to which it will be attached, was previously approved in conformance to the applicable requirements. Staff recommended approval.

SETH FLOYD, Community Development Director, noted he received a request from the Nevada Cannabis Association that asks staff to look at how 'parcel' is defined in the bill, and he confirmed it will be looked at as this moves forward. Additionally, he said this will be accompanied by a companion bill that will update Title 6.

COMMISSIONER WALSH said he just found out that the State is forming their own agency to handle cannabis matters, and he wondered if staff was aware of this. MR. FLOYD said staff has been in regular contact with the compliance board. He was aware that after the last legislative session, a new law enforcement agency was formed to give the board more enforcement authority. MR. WALSH confirmed that was what he heard as well.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Donald Walsh to Approve

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

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

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

Citizens Participation:

35. 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 8:15 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Gabriela Portillo-Brenner, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor