

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



Commissioner Louis De Salvio, Chair
Commissioner Trinity Haven Schlottman, Vice Chair
Commissioner Sam Cherry
Commissioner Donna Toussaint
Commissioner Anthony Williams
Commissioner Jeff Rogan
Commissioner 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 10, 2021
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the 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 DE SALVIO and COMMISSIONERS SCHLOTTMAN, CHERRY, TOUSSAINT, WILLIAMS, ROGAN and WALSH

Also Present: SETH FLOYD, Director of Community Development; NICOLE EDDOWES, Senior Planner; ERIC McCAMMOND, Senior Management Analyst; LUCIEN PAET, Engineering Project Manager; SHERRI SHOUP, Fire Prevention Inspection Supervisor; JAMES LEWIS, Deputy City Attorney; DEBRA A. OUTLAND, Deputy City Clerk; and CHEYENNE LaRANCE, Deputy City Clerk

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

Minutes:

Speaking to Item 23, TASHIKA LAWSON said the James Gay Park was specifically donated by JAMES GAY for the Black community's use. She believes there are Clark County documents to support this statement, but she has not had enough time to review them all. There are a lot of kids that do not want the park to be changed to the T4-M (T4 Maker) designation. Additionally, there are a lot of homeless individuals defecating in the park, and having access to a public restroom within the park will be very important. Speaking to the trees, she said they are the oldest in the neighborhood, and the residents would like to have access to them.

ERIK MARTINET appeared to speak on Items 27, 28, 29, 30 and 31 on behalf of his mother. They were in opposition to these items which are requesting variances to reduce setbacks and increase the number of

horses, cows and goats on their properties, which is not conducive to a residential area. The smell and flies currently being produced are already a concern in the area, and the two-horse limit these half-acre lots are held to is adequate. There is not enough room for the requested changes, and he noted that it appears these lots are being used for commercial boarding operations. His mother and the neighbors live in this area because the properties are not too close together, but these changes would impede on their right to enjoy their properties. In closing, he reiterated these are residential lots, not farms, and there is no need to encroach on the surrounding properties.

CHAIR DE SALVIO clarified the public hearing process for a woman who came to the podium, to which she said she would wait to speak under a specific agenda item when it is heard.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of July 13, 2021.

Motion made by Trinity Haven Schlottman to Approve

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

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

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

Minutes:

ERIC McCAMMOND, Senior Management Analyst, announced the applicants for Items 10a and 10b, 33a and 33b, 36, 42 and 43 requested an abeyance to the September 14, 2021 Planning Commission meeting. This was the first abeyance request for these items.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 10a and 10b, 33a and 33b, 36, 42 and 43 to 9/14/2021

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

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

CONSENT ITEMS:

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

7. 21-0350 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 7a and 7b for related backup.

- 7a. 21-0350-EOT1 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-76685) TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS

Minutes:

See Items 7-7b for related backup.

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

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

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

- 7b. 21-0350-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76886) 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

Minutes:

See Items 7-7b for related backup.

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

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

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

8. 21-0382-TMP1 - TENTATIVE MAP - AXEL AT SUNSTONE - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 328-LOT SINGLE-FAMILY ATTACHED SUBDIVISION on 32.05 acres on the south side of Trailblazer Falls Street, approximately 325 feet southwest of Ohare Road (APN 125-06-810-002), T-D (Traditional Development) Zone [MLA (Residential Medium Low Attached) Sunstone Special Land Use Designation)], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

ERIC McCAMMOND, Senior Management Analyst, noted that the supplemental information package for Item 8 included tentative map files that were erroneously omitted from the agenda at publishing and no conditions were affected.

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

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

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

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items with a Staff recommendation of approval. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

9. 21-0281-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HOME DEPOT - OWNER: HCM DELAWARE, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 9705 West Charleston Boulevard (APN 163-06-115-003), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 9-19.

There being no one present to speak, CHAIR DE SALVIO declared the Public Hearing closed for Items 9-19.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 17 as he owns an urban lounge within the notification area. Commissioner Cherry disclosed that he owns property within the notification area of Item 17 but as this would not affect him any greater or lesser, he would vote on the item.

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

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

10. 21-0339 - PUBLIC HEARING - APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 8.13 acres at the northwest corner of Deer Springs Way and Grand Montecito Parkway (APNs 125-20-601-005; and 125-20-602-006 and 011), T-C (Town Center) Zone [MC-TC (Montecito – Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 10a and 10b for related backup.

- 10a. 21-0339-SUP1 - SPECIAL USE PERMIT - FOR A HIGH DENSITY (25+ DU/AC) SINGLE USE WITHIN TOWN CENTER

Minutes:

See Item 6 for related discussion and Items 10-10b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 10a and 10b, 33a and 33b, 36, 42 and 43 to 9/14/2021

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

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

- 10b. 21-0339-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 257-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

Minutes:

See Item 6 for related discussion and Items 10-10b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 10a and 10b, 33a and 33b, 36, 42 and 43 to 9/14/2021

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

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

11. 21-0342-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARDEN GRILL, LLC - OWNER: GATEWAY PLAZA 31, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,300 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA at 7550 West Lake Mead Boulevard, Suite #8 (APN 138-22-211-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

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

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

12. 21-0362-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BROKEN YOLK CAFÉ - OWNER: GOOD HOOD, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,659 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,326 SQUARE FEET OF OUTDOOR SEATING AREA on 1.16 acres at 201 South Las Vegas Boulevard, Suite #100 (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

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

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

13. 21-0363-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: IGNACIO ALDECUA AND MARTHA E. HERNANDEZ - For possible action on a Land Use Entitlement project request FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.19 acres at 1725 East Carson Avenue (APN 139-35-413-058), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

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

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

14. 21-0372-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ARROYO CAP II-2, 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 south of Iron Mountain Road, east of Shaumber Road (APN 126-12-511-001), T-D (Traditional Development) Zone [ML Residential Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

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

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

15. 21-0375-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CALIFORNIA FISH GRILL - OWNER: CENTENNIAL 215 PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,662 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 634 SQUARE-FOOT OUTDOOR SEATING AREA at 6440 Centennial Center Boulevard, Suite #150 (APN 125-28-511-001), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

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

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

16. 21-0377-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 2750 FREMONT, LLC ET AL - For possible action on a Land Use Entitlement project request for a Major Amendment to an approved Site Development Plan Review (SDR-74657) FOR PROPOSED MODIFICATIONS TO THE FLOOR PLAN OF THE APPROVED 28,000 SQUARE-FOOT OFFICE BUILDING, PARKING LOT RECONFIGURATION AND TO ALLOW A WAIVER OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS on a 8.06 acre portion of 25.56 acres at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-212-005, -008 and -009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

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

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

17. 21-0378 - PUBLIC HEARING - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 1228 South Main Street (APN 162-03-110-097), C-M (Commercial/ Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 9 for related discussion and Items 17a and 17b for related backup.

- 17a. 21-0378-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,000 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 248 SQUARE FEET OF OUTDOOR SEATING AREA

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 17 as he owns an urban lounge within the notification area. Commissioner Cherry disclosed that he owns property within the notification area of Item 17 but as this would not affect him any greater or lesser, he would vote on the item.

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

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

- 17b. 21-0378-SDR1 - SITE DEVELOPMENT PLAN REVIEW - TO ALLOW A 1,500 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 3,500 SQUARE-FOOT COMMERCIAL BUILDING

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 17 as he owns an urban lounge within the notification area. Commissioner Cherry disclosed that he owns property within the notification area of Item 17 but as this would not affect him any greater or lesser, he would vote on the item.

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

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

18. 21-0380-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a right-of-way (median island nose), generally located on Sky Vista Drive at the intersection of Sandstone Rise Drive, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

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

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

19. 21-0395-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request TO MODIFY THE PARKING REQUIREMENTS FOR THE TRILOGY SUNSTONE R-TH STANDARDS on 46.71 acres at the northeast corner of Log Cabin Way and the Sky Pointe Drive alignment (APNs Multiple), T-D (Traditional Development) Zone [AQ (Residential Age Qualified) Sunstone Trilogy Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a and 10b

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

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

PUBLIC HEARING ITEMS

20. ABEYANCE - 21-0320 - PUBLIC HEARING - APPLICANT/OWNER: RAMBO ANN, LLC - For possible action on the following Land Use Entitlement project requests on 0.82 acres at 5620 North Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 20-20b.

This item was heard subsequent to Item 45.

ERIC McCAMMOND, Senior Management Analyst, explained the subject site does not contain any site constraints that would prevent the applicant from meeting the minimum development standards set forth by Title 19.08 for commercially zoned property. The applicant created a self-imposed hardship by proposing a site

design that has resulted in the need for Waivers and Exceptions; therefore staff recommended denial of both applications.

ATTORNEY DANIEL STEWART appeared with applicant NIMA KHOMASSI, and said they appreciated the abeyance and held a neighborhood meeting during that time. He pointed out that one of the concerns expressed by the neighbors was the six-foot wall, which they wanted to be two feet higher. At the time of the meeting, MR. STEWART said they thought the wall was already proposed to be eight-feet high, and was therefore amenable to ensuring the two feet would be added. If the neighbors wished for the wall to be an additional two feet higher to 10 feet, they would be willing to submit another variance request. The applicant will be moving forward with installing the required amount of 31 box trees, and he clarified no palm trees will be installed. They sought recommendations for tree species from the neighbors and have not heard back yet, but City staff has provided information on the types of trees that are allowed under the code. MR. STEWART then referred to a fence in disrepair that is along the right-of-way, but noted that they do not own both sides of the property. The applicant has since committed to the neighbors that they will work with the owner of the other side and obtain permission to get the fence repaired, along with installing downward-facing lights. He also mentioned that this project came before the Commission a few years ago, but it was also tied to some other properties. The deal fell through, and there were talks of litigation. MR. STEWART said he has spoken to the parties involved and there were no issues with this particular project, and the applicant will pay their architect to have the other parcels designed when the owners are ready.

JOHN ALAM appeared on behalf of JIMMY EPLEY, and submitted the e-mail communication between MR. STEWART and MR. EPLEY for the record, a copy of which was attached as backup. MR. ALAM said as a peace offering, and not as an admission of liability in any way, MR. STEWART said his client will offer the following: They will pay for their architect to redesign the northern parcels however MR. EPLEY and the other owners want, as a single design encompassing all three sites. They will also pay the City of Las Vegas submittal fee, and the architect will accompany them and the other owners at the City hearings. MR. STEWART said they cannot guarantee approval, however, his clients will attend the meetings as ownership and support the project. In closing, MR. ALAM noted that MR. EPLEY wished the applicant would improve Rainbow Boulevard by adding sidewalks.

DEPUTY CITY ATTORNEY JIM LEWIS opined that the dialogue taking place sounded like a private deal with two different land owners, which is not what the Commission is considering under this item.

CHAIR DE SALVIO confirmed a neighborhood meeting was held, and about five people were in attendance. Speaking to any concerns surrounding the hours of operation, the Chair clarified that they would be applied if a strip mall were to be put in, and they would not apply to the gas station. Otherwise, all concerns brought forth by the neighbors seemed to be addressed by MR. STEWART.

See Items 20a and 20b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 20-20b.

- 20a. ABEYANCE - 21-0320-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,985 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE

Minutes:

See Item 20 for related discussion and Items 20-20b for related backup.

Motion made by Louis De Salvio to Approve Items 20a and 20b subject to condition(s) with amended conditions for Item 20b

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

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

- 20b. ABEYANCE - 21-0320-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,985 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF

TITLE 19 LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED

Minutes:

See Item 20 for related discussion and Items 20-20b for related backup.

Motion made by Louis De Salvio to Approve Items 20a and 20b subject to condition(s), deleting Condition 8, amending Condition 12 and adding the following condition as read for the record:

A. An eight (8) foot block wall shall be installed adjacent to or along the East property line.

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

- A minimum of 31 trees, 36-inch box in size, shall be provided within the required landscape buffers, spaced per City code requirements.
- A minimum of four, five gallon shrubs for each required tree in all landscape buffer areas shall be provided.
- The use of palm trees shall be prohibited.

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

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

21. ABEYANCE - 21-0330 - PUBLIC HEARING - APPLICANT: METRO COMMERCIAL REALTY CORPORATION - OWNER: 4700 RANCHO, LLC - For possible action on the following Land Use Entitlement project requests on 2.56 acres on the east side of Rancho Drive, approximately 375 feet south of Lone Mountain Road (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 21-21b.

ERIC McCAMMOND, Senior Management Analyst, said since the last Planning Commission meeting, the applicant provided updated plans depicting a reduction in height and number of storage units as well as the elimination of recreational vehicle and boat spaces adjacent to existing residential dwellings. An updated staff report was included in the supplemental information packets with an updated analysis, but no change in conditions since publishing of the agenda. The updated design diminishes the intensity of site development and eliminates previous traffic circulation concerns. Staff found the proposed use and requested waivers to be harmonious and compatible with surrounding development and changed its recommendations from denial to approval for both applications.

CARLOS VARGAS, Magellan Architecture, confirmed that updates were made to respond to concerns brought forth by the nearby residents and the City, and they held meetings with the neighborhood and COMMISSIONER TOUSSAINT to discuss those changes. They proceeded to eliminate the RV (Recreational Vehicle) parking in the back of the property, along with changes to the turnouts on Rancho Drive. They also reduced the buildings to three-story from four-story, and increased the number of trees from 59 to 64. MR. VARGAS said they want to bring a high-quality project to the neighborhood, and he presented renderings of the new building elevations and landscape plans.

COMMISSIONER TOUSSAINT confirmed she met with MR. VARGAS, and said they have been a delight to work with and adapted to the requested changes.

MR. VARGAS confirmed for staff that they accepted all conditions.

Subsequent to the motion and vote, applicant RUSS COLVIN said COMMISSIONER TOUSSAINT is a true professional.

See Items 21a and 21b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 21-21b.

21a. ABEYANCE - 21-0330-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

Minutes:

See Item 21 for related discussion and Items 21-21b for related backup.

Motion made by Donna Toussaint to Approve Items 21a and 21b subject to condition(s)

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

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

21b. ABEYANCE - 21-0330-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, 140,602 SQUARE-FOOT, 1,036-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING PLACEMENT AND ARCHITECTURAL DESIGN STANDARDS

Minutes:

See Item 21 for related discussion and Items 21-21b for related backup.

Motion made by Donna Toussaint to Approve Items 21a and 21b subject to condition(s)

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

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

22. ABEYANCE - 21-0334-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SHEA HOMES, LP - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request TO ALLOW MULTIPLE ADDRESSES FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE ONE PRIMARY ADDRESS IS ALLOWED on a portion of 166.8 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, said no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by failing to adhere to the requirements of the Street Naming and Address Assignment Regulations. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of Variances. Staff therefore recommended denial.

ATTORNEY STEPHANIE ALLEN explained this property is located at Sunstone Parkway (formerly known as Kyle Canyon Road) and Sun Village Park Drive (formerly known as Sky Pointe Road) in the Sunstone Master Community. Shea Homes is the active-adult qualified developer within Sunstone, and this particular area is part of their community center and triplex condominium product. These condos are currently being sold in Summerlin, and she described them as a higher-end product with three units in each building. This specific request is to allow each unit to have a separate addresses, as the developer believes it is easier and safer for the buyers. MS. ALLEN spoke with DEPUTY FIRE CHIEF ROBERT NOLAN, and he confirmed that Las Vegas Fire and Rescue (LVFR) prefers separate addresses when responding to emergencies.

CHAIR DE SALVIO was glad to hear LVFR gave their approval, and MS. ALLEN confirmed they accept all conditions.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

23. ABEYANCE - 21-0341 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 4.42 acres on the west side of Interstate 15 between Owens Avenue and Jefferson Avenue (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

CHAIR DE SALVIO asked those in attendance for these items to pay close attention to the staff report to avoid any misunderstandings.

ERIC McCAMMOND, Senior Management Analyst, explained the City of Las Vegas is requesting a General Plan Amendment and Rezoning of 4.42 acres of land commonly known as James Gay III Park. Although the City of Las Vegas owns and controls the land on which James Gay Park is situated, the area could not be included in previous General Plan Amendment and Rezoning requests because it was still designated public right-of-way. By changing the land use designation and rezoning, the vision for fully integrating the park into the plan to revitalize the Historic Westside District can be realized. Staff recommended approval of both applications.

MICHAEL HOWE, Planning Section Manager, said when the Historic Westside was rezoned under Form-Based Code (FBC), the Ethel Pearson and James Gay Parks were not included. Within James Gay Park, there were over 30 remnant parcels from a freeway widening that never occurred. As such, the park had always been situated in the community, but there was an entanglement of parcels underneath it that were designated as public right-of-way but were not going to be utilized as such. In drafting FBC, staff purposely crafted the T4-M (T4 Maker) designation with the intent of creating a transect zone that would work with the intent of getting James Gay Park reopened. Staff has since recorded a map, and there is now a single 4.2-acre lot that they can work with. According to FBC, all transect zones have the ability to provide open space through park typologies. This rezoning will be used as a strategy of reopening James Gay Park and help to manage the space better. The park has been closed since 2013, but it is beautiful and has a lot of potential to provide resources to the community without losing the spirit of the park. MR. HOWE said this rezoning is the first step to start the discussion of how the park will be operated, and he clarified that changes to amenities or the park's design were not included in this item.

CHAIR DE SALVIO reiterated to the public that this item will simply clean up the park's lot lines, and the Commission is not determining what goes in the park or how it will be operated.

Using time yielded by SHONDRA SUMMERS-ARMSTRONG, TASHIKA LAWSON said she understood that this is meant to be a housekeeping item; however, the last neighborhood meeting and focus group had huge opposition for the rezoning of this park. She will continue to comment on the history of this park on the record, and she noted that these parcels were originally taken from the Black community under imminent domain. The community members would like to have more conversations and review the relevant records because JAMES GAY donated the park. CHAIR DE SALVIO understood her concerns, and reiterated that this item is to strictly clean up the lot lines, and the community will have a voice as things move forward.

See Item 4 for related discussion and Items 23a and 23b for related backup.

- 23a. ABEYANCE - 21-0341-GPA1 - GENERAL PLAN AMENDMENT - FROM: ROW (RIGHT-OF-WAY) TO: FBC (FORM-BASED CODE)

Minutes:

See Items 4 and 23 for related discussion and Items 23-23b for related backup.

Motion made by Louis De Salvio to Approve Items 23a and 23b

NOTE: Commission Williams abstained from voting on Items 23a and 23b as he works for an organization that has made donations for potential improvements on this site.

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

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

- 23b. ABEYANCE - 21-0341-ZON1 - REZONING - FROM: UNDESIGNATED TO: T4-M (T4 MAKER)

Minutes:

See Items 4 and 23 for related discussion and Items 23-23b for related backup.

Motion made by Louis De Salvio to Approve Items 23a and 23b

NOTE: Commission Williams abstained from voting on Items 23a and 23b as he works for an organization that has made donations for potential improvements on this site.

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

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

24. 21-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GONZALEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.23 acres at 6101 Blossom Knoll Avenue (APN 138-14-511-051), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by building an accessory structure without building permits that does not meet Title 19 development standards. As such, staff recommended denial of the application, and he noted that additional letters of support and protest had been received since publication.

DAVID STILWELL appeared with the applicant, PEDRO GONZALEZ. He just recently got involved in this case, and there have been issues with language barriers. He requested an abeyance to sort out whether they could justify the variance or take the carport down.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Hold in Abeyance to 9/14/2021

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

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

25. 21-0161 - PUBLIC HEARING - APPLICANT/OWNER: ASD GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 0.71 acres at the southwest corner of Owens Avenue and Henry Drive (APN 140-30-501-001), R-E (Residence Estates), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0161-ZON1. Staff recommends DENIAL on 21-0161-VAR1, 21-0161-VAR2 and 21-0161-SDR1.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, explained staff found the proposed zoning district to be compatible with adjacent properties to the west and south. Staff recommended approval of the rezoning request; however, no evidence of a unique or extraordinary circumstance had been presented to support the Variance requests. Staff recommended denial of the Site Development Plan Review and associated Variances, and he noted that additional letters of protest had been received since publication.

JAIME DE LA VEGA presented an updated site plan that reflects an additional five parking spaces. They will also be able to provide a 10-foot setback between the buildings instead of six feet. He apologized, and said he did not have time to send the updated plans to staff sooner, but he would upload it to the portal tomorrow morning. This is a nice project that will have a positive impact on the entire neighborhood. He said they are willing to work with the Public Works Department, and understood this piece of land needs a lot of work. They tried their best to balance the parking spaces with the landscape buffers, but noted that anything with less than 16 units would not be good business for them.

CHAIR DE SALVIO suggested an abeyance so MR. DE LA VEGA could get all of the updated plans to staff for review.

Property owner and applicant, SHALOM BOUGAMIN, said his dream was to build affordable housing, but this would be the only way to do it in order to maximize the land.

SILVIO MATEO is developing a project to the west of this property and shares 200 feet of wall with the owner. They have a 20-foot setback on their project, and he felt this project needed to be held to the same standards.

COMMISSIONER SCHLOTTMAN expressed the importance of reviewing the staff report, and he said there are a lot of things in the report that need to be addressed. He hoped in working with staff, MR. MATEO could eliminate some of the waivers. He wondered if a 60-day abeyance was needed, and MR. MATEO said the updated plans are ready to be reviewed and 30 days was sufficient. COMMISSIONER SCHLOTTMAN reiterated his wish to see some of the waivers removed from this request.

See Items 25a-25d for related backup.

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

- 25a. 21-0161-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 25a-25d to 9/14/2021

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

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

- 25b. 21-0161-VAR1 - VARIANCE - TO ALLOW 23 PARKING SPACES WHERE 31 ARE REQUIRED

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 25a-25d to 9/14/2021

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

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

- 25c. 21-0161-VAR2 - VARIANCE - TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; AND SIX FEET IN BETWEEN BUILDINGS WHERE 10 FEET IS REQUIRED

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 25a-25d to 9/14/2021

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

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

- 25d. 21-0161-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 16-UNIT, TWO-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

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

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 25a-25d to 9/14/2021

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

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

26. 21-0251 - PUBLIC HEARING - APPLICANT: LLURIDIA RAYGOZA - OWNER: CELIO GONZALEZ - For possible action on the following Land Use Entitlement project requests on 0.50 acres at 4851 Irene Avenue (APN 140-29-810-010), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, explained the applicant is requesting a Variance to allow an existing horse stable to be located one foot from the rear and side yard property lines where five feet is required; and a Special Use Permit (SUP) to allow 10 horses on 0.50 acres where a maximum of two are permitted as a conditional use. No evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing a horse stable without building permits that fails to meet Title 19 development standards. Staff was not able to support the requested SUP as the request is a 500 percent increase over what is conditionally permitted by Title 19.12. Staff therefore recommended denial of both applications, and he noted additional letters of protest had been received since publication.

Applicant LLURIDIA RAYGOZA explained she was asking for 10 horses because each of her kids and her sister-in-law's kids have their own horse. She said they would not be keeping all 10 horses on the lot at the same time, and she would be amendable to a lesser amount on the maximum number of horses that could be kept on the property. MS. RAYGOZA added that she does not have any issues with her neighbors, and everybody in the area has animals.

MS. RAYGOZA translated for ALEJANDRO RAYGOZA, who reiterated that the neighbors are okay with the

one-foot side and rear-yard setbacks. He added that the horses are for the kids, and not for any business ventures.

COMMISSIONER SCHLOTTMAN said he did not have an issue with the setback request, but he did have an issue with allowing 10 horses. He wished to approve less than 10 horses, but requested input from the other Commissioners.

CHAIR DE SALVIO asked how big the lot is and how many horses would be allowed according to the code, and MR. McCAMMOND said only one horse is allowed per 7,500 feet. This lot is half an acre, which would allow for two horses per conditional use. For more horses, a property owner needs to seek approval from the Commission for a Special Use Permit.

ELSA SEDIA is a neighbor of the RAYGOZA'S, but CHAIR DE SALVIO informed her the Public Hearing had been closed.

COMMISSIONER TOUSSAINT loves horses and rode them all the time growing up in Las Vegas, but she felt 10 horses seemed excessive for this particular lot.

COMMISSIONER WILLIAMS opined five horses would be the maximum he would support.

COMMISSIONER SCHLOTTMAN asked if the applicant would accept five horses, and MS. RAYGOZA said she only has three horses right now, and she would therefore accept that reduction.

DEPUTY CITY ATTORNEY JIM LEWIS asked if MS. RAYGOZA read and accepted all conditions, to which she did, including the amended condition.

See Items 26a and 26b for related backup.

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

- 26a. 21-0251-VAR1 - VARIANCE - TO ALLOW A ONE-FOOT SIDE AND REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 26a and 26b subject to condition(s) with amended conditions for Item 26b

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

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

- 26b. 21-0251-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES

Minutes:

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

Motion made by Trinity Haven Schlottman to Approve Items 26a and 26b subject to condition(s) and amending Condition 2 as read for the record:

2. A Special Use Permit is hereby approved to allow five (5) horses where two horses is the maximum allowed.

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

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

27. 21-0252 - PUBLIC HEARING - APPLICANT/OWNER: MARIA G. PEREZ DETORRES - For possible action on the following Land Use Entitlement project requests on 0.53 acres at 4830 Irene Avenue (APN 140-29-810-028), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

ERIC McCAMMOND, Senior Management Analyst, explained the applicant is requesting a Variance to allow an existing horse stable to be located three-feet from the rear yard property line where five feet is required, to allow a second existing horse stable to be located three feet from the side property line where five feet is required; and a Special Use Permit (SUP) to allow five horses, five cows, and seven goats on 0.53 acres where three horses or cows and three goats are permitted as a conditional use. No evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by constructing two horse stables without building permits that fail to meet Title 19 development standards, and staff was not able to support the requested SUP as the request is a 500 percent increase over what is conditionally permitted by Title 19.12. Staff therefore recommended denial of both applications, and he noted that additional letters of protest had been received since publication.

No applicant or representative was present.

COMMISSIONER SCHLOTTMAN felt this request was excessive, and was not sure how to move forward without the applicant speaking to the request.

CHAIR DE SALVIO said if no applicant or representative was present, he would recommend denying the request. COMMISSIONER CHERRY agreed, and said this was an intense use.

See Item 4 for related discussion and Items 27a and 27b for related backup.

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

- 27a. 21-0252-VAR1 - VARIANCE - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] AND A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]

Minutes:

See Items 4 and 27 for related discussion and Items 27-27b for related backup.

Motion made by Trinity Haven Schlottman to Deny Items 27a and 27b

NOTE: Due to technical difficulties, the video did not capture the vote.

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

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

- 27b. 21-0252-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE COWS, FIVE HORSES, AND SEVEN GOATS

Minutes:

See Items 4 and 27 for related discussion and Items 27-27b for related backup.

Motion made by Trinity Haven Schlottman to Deny Items 27a and 27b

NOTE: Due to technical difficulties, the video did not capture the vote.

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

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

28. 21-0253-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LLOYD STEVENS - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING WHERE SUCH IS NOT ALLOWED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] on 0.52 acres at 4887 Harris Avenue (APN 140-29-810-056), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained no evidence of a unique or extraordinary circumstance had been presented, in that the applicant has created a self-imposed hardship by constructing a shade structure without building permits that fails to meet Title 19 development standards. Staff therefore recommended denial, and he noted that additional letters of support and protest had been received since publication.

Applicant LLOYD STEVENS said he purchased this structure in 2008, and he would like to keep it because it affords him and his neighbor shade and privacy. He was unaware of the requirement to use fire-resistant paint, but reiterated his request to keep the structure.

COMMISSIONER SCHLOTTMAN said this structure is a lot larger than what the Commission typically sees, and he asked if the applicant had spoken with his neighbors. MR. STEVENS appeared with his neighbor to the west, and said she did not have an issue with the request. Some other neighbors live in California, but everyone else is okay with it. COMMISSIONER SCHLOTTMAN said there are many shade structures in this neighborhood and he was willing to approve the request being that nobody appeared in opposition.

COMMISSIONER ROGAN felt the structure was too big, and he could not support the request.

Upon the conditions of approval being read by DEPUTY CITY ATTORNEY JIM LEWIS, MR. STEVENS said he was in acceptance.

See Item 4 for related discussion.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s)

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0

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

29. 21-0254-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MONICA TRILLO - For possible action on a Land Use Entitlement project request FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW SIX HORSES at 4795 Harris Avenue (APN 140-29-810-002), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained the applicant is requesting a Special Use Permit (SUP) to allow six horses on 0.52 acres where three horses are permitted as a conditional use. Staff was not able to support the requested SUP as the request is a 100 percent increase over what is conditionally permitted by Title 19.12, and therefore recommended denial. He noted additional letters of protest had been received since publication.

Applicant JUAN TRILLO said this property is able to have three horses, and most of the people who are against

the horses are over 80-years-old. He turned it over to his son, JAN TRILLO, who said his parents also own the property next door. They requested approval for the well-being of the horses, and hygiene and safety are a priority to them. If one of the horses were to become ill, they are able to move them to their property across the street to prevent anything spreading to the other horses. Speaking to concerns around flies and hoarding, MR. TRILLO reiterated their focus around hygiene and safety.

COMMISSIONER SCHLOTTMAN felt six horses was too many for this particular lot, and did not think he could support more than five horses.

CHAIR DE SALVIO also felt five was the maximum that should be allowed, and COMMISSIONER TOUSSAINT agreed.

COMMISSIONER ROGAN said regardless of what is decided, the applicants could move some of the horses across the street to their other property in order to remain in compliance.

The applicants agreed to reduce the number of horses on the property to five, and they accepted all conditions upon being read by DEPUTY CITY ATTORNEY JIM LEWIS.

See Item 4 for related discussion.

CHAIR DE SALVIO declared the Public Hearing closed.

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

2. A Special Use Permit is hereby approved to allow five (5) horses where three horses is the maximum allowed.

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

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

30. 21-0262-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MARIA DE JESUS DIAZ - For possible action on a Land Use Entitlement project request FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE HORSES AND FOUR GOATS at 4795 Nettle Avenue (APN 140-29-810-004), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained Title 19.12 conditionally allows three horses and three goats for the subject site, and the applicant is requesting this Special Use Permit to allow five horses and four goats which staff was not able to support. She noted that additional letters of protest had been received since publication.

No applicant or representative was present.

CLARICE GRIFFIN was concerned about variances being approved to allow more animals than the maximum allowed. She and many others have invested their lives into their properties, and she spoke of the minimal amount of space the animals have to roam on these properties. MS. GRIFFIN wondered who she would sell her house to when the stench and waste is so intense. She submitted postcards that she had already faxed in for the record, which were attached as backup.

RENA LOMBARDO has lived in the area for 40 years and purchased her home when it was considered a ranch estate. She does not have any horses, and spoke of the stench that comes from other houses because the owners are not cleaning their stables. MS. LOMBARDO has various health conditions that are affected by the waste, and she said too many people are not taking care of their properties and utilize them as cattle ranches.

COMMISSIONER SCHLOTTMAN said based on the Code Enforcement action that took place in this neighborhood, he would like to hold this item in abeyance and attempt to get the property owner to come in and speak to their request.

See Item 4 for related discussion.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Hold in Abeyance to 9/14/2021

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

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

31. 21-0275 - PUBLIC HEARING - APPLICANT/OWNER: ELSA M. SEVILLA - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4905 Irene Avenue (APN 140-29-810-013), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Senior Planner, explained staff found that the requested Variance to be a self-imposed hardship that staff is not able to support. Title 19.12 conditionally allows two horses for the subject site, and the applicant is requesting a Special Use Permit to allow five horses which staff was also not able to support. She noted that additional letters of protest had been received since publication.

Applicant ELSA SEVILLA said it was her understanding that setbacks are there for privacy and environmental hazard reasons. She has already spoken with her neighbors, and their properties are not being imposed upon. She will also be fire-proofing her stable walls to prevent any fire hazards. The structure was already there when she purchased the property and it would be a hardship to remove it. They are a household of four, and each one has a horse. She said horses are family, and the fifth horse is a senior whom she did not want to send elsewhere. MS. SEVILLA said she keeps the horses comfortable and keeps their stables clean. She agreed with the neighbor who spoke in opposition, but she noted that they are not riding their horses on their property; they take them elsewhere to ride, and she mentioned an equestrian park that is likely to be built in Ward 3 in the upcoming months which will give the residents more room to ride their horses.

DEPUTY CITY ATTORNEY JIM LEWIS read all conditions for the record, to which MS. SEVILLA stated she accepted.

See Item 4 for related discussion and Items 31a and 31b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed 31-31b.

- 31a. 21-0275-VAR1 - VARIANCE - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]

Minutes:

See Items 4 and 31 for related discussion and Items 31-31b for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 31a and 31b subject to condition(s)

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

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

- 31b. 21-0275-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE HORSES

Minutes:

See Items 4 and 31 for related discussion and Items 31-31b for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 31a and 31b subject to condition(s)

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

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

32. 21-0276-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELIAS ESCOBAR - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] on 0.51 acres at 4941 Irene Avenue (APN 140-29-810-015), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, reported that staff found the requested Variance to be a self-imposed hardship and could not support the application. She noted additional letters of protest had been received since publication.

No applicant or representative was present.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s)

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

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

33. 21-0318 - PUBLIC HEARING - APPLICANT/OWNER: SUMMERLIN WEST COMMUNITY ASSOCIATION - For possible action on the following Land Use Entitlement project requests on 1.91 acres at 2705 Free Formed Court (APN 137-14-612-025), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 33a and 33b for related backup.

- 33a. 21-0318-SCD1 - MAJOR DEVIATION - TO ALLOW A 48-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 90 FEET IS REQUIRED FOR THE PROPOSED ADDITION OF 10 FEET TO AN EXISTING 50-FOOT TALL WIRELESS COMMUNICATION FACILITY USE FOR A TOTAL OF 60 FEET IN HEIGHT

Minutes:

See Item 6 for related discussion and Items 33-33b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 10a and 10b, 33a and 33b, 36, 42 and 43 to 9/14/2021

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

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

- 33b. 21-0318-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-74612) FOR THE PROPOSED ADDITION OF 10 FEET TO AN EXISTING 50-FOOT TALL WIRELESS COMMUNICATION TOWER USE FOR A TOTAL OF 60 FEET IN HEIGHT

Minutes:

See Item 6 for related discussion and Items 33-33b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 10a and 10b, 33a and 33b, 36, 42 and 43 to 9/14/2021

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

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

34. 21-0344-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 999 INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 24 SPACES ARE REQUIRED FOR THE EXPANSION OF AN EXISTING GENERAL PERSONAL SERVICE [BEAUTY SALON] USE on 0.22 acres at 4107 West Sahara Avenue (APN 162-07-511-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained the proposed expansion of services requires a more intensive parking requirement, further increasing the existing parking impairment which staff was not able to support. She noted that additional letters of support and protest had been received since publication.

ATTORNEY MICHAEL PHILLIPS appeared representing the salon, and said the staff report did not reflect any protests. ERIC McCAMMOND, Senior Management Analyst, clarified that he was referring to protest that was received after the agenda had posted. MR. PHILLIPS said this request is to allow four nail stations, four pedicure stations, three hair cutting chairs and one waxing table. The applicants have been in the beauty business for several years, and they have been operating at this location for the last two years with the stations that are described in the request. He said it was not until they were approached by Business Licensing staff that they realized the site was parking deficient and they needed to reduce the number of stations in the salon. MR. PHILLIPS said they canvassed all tenants in the seven-unit development, and there are approximately 34 parking spaces. The landlord was not able to attend this hearing, but he submitted an affidavit in support, a copy of which was attached as backup. In closing, MR. PHILLIPS said the salon is open by appointment only, and there are no walk-ins allowed. He added that there are only four employees, which does not require 28 parking spaces, and there is a restaurant next door that also does not pose a parking concern.

COMMISSIONER ROGAN said he has met with MR. PHILLIPS twice, and he described the restaurants and bars in the immediate area, which is parking impaired. He said this business is run during the day, and he did not see any parking deficiencies during his visits. He also trusted the judgment of the landlord and the tenants, and could therefore support the application.

MR. PHILLIPS confirmed he accepts all conditions.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

35. 21-0348 - PUBLIC HEARING - APPLICANT: RAM-CORE - OWNER: HOLLY & SIMMONS, LLC - For possible action on the following Land Use Entitlement project requests on 6.58 acres at the southeast corner of Holly

Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Senior Planner, explained staff found that the proposed project is not compatible with the adjacent single-family residential development as evidenced by the requested Variances for building setbacks, residential adjacency and front yard wall height. In addition, staff found the requested Waiver to allow a zero-foot wide perimeter landscape buffer will have a negative impact to the surrounding single-family dwellings as well as to the City's environment as a whole and staff recommended denial of all applications.

MIKE PANCIROV, SPARC Design Group, requested an abeyance in order to comply with COUNCILMAN CREAR'S request of holding a neighborhood meeting.

COMMISSIONER CHERRY hoped the solution would include adding landscaping to the site plan.

COMMISSIONER WILLIAMS echoed COMMISSIONER CHERRY'S comments, and MR. PANCIROV said there is landscaping along the perimeter of the building, but they are open to adding more landscaping.

Subsequent to the motion and vote, MR. PANCIROV asked if any protest was received and ERIC McCAMMOND, Senior Management Analyst, said there were none received.

See Items 35a-35c for related backup.

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

- 35a. 21-0348-VAR1 - VARIANCE - TO ALLOW A 12-FOOT FRONT YARD AND 10-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT; TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED AND TO ALLOW A EIGHT-FOOT TALL FRONT YARD WALL AND FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 35a-35c to 9/14/2021

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

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

- 35b. 21-0348-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH A WAIVER TO ALLOW THE STORAGE OF RECREATIONAL VEHICLES AND BOATS WITHIN REQUIRED SETBACKS OR BUFFER AREAS

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 35a-35c to 9/14/2021

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

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

- 35c. 21-0348-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE DEVELOPMENT WITH A 1,343 SQUARE-FOOT OFFICE BUILDING WITH A WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT

STANDARDS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED

Minutes:

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

Motion made by Anthony Williams to Hold in Abeyance Items 35a-35c to 9/14/2021

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

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

36. 21-0364-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC FREESTANDING SIGN TO AN LED MESSAGE BOARD on 19.65 acres at 3900 West Washington Avenue (APN 139-30-601-001), C-V (Civic) Zone, Ward 5 (Cear). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 10a and 10b, 33a and 33b, 36, 42 and 43 to 9/14/2021

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

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

37. 21-0368-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LOZA FAMILY REVOCABLE LIVING TRUST - For possible action on a Land Use Entitlement project request TO ALLOW NO OFFSITE IMPROVEMENTS ALONG TENAYA WAY FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.63 acres at 7189 West Rome Boulevard (APN 125-22-801-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained an administrative deferral of improvements was approved for the portion of the lot with Rome Boulevard frontage in order to match existing improvements for Rome Boulevard as it is anticipated to remain rural residential. However, the Tenaya Way frontage was denied by staff, as the improvements are necessary for Tenaya Way as it is a busy collector street utilized by both vehicles and pedestrians alike. If approved, this Variance would place the burden of the costs of these improvements on the City, to be installed as part of a public improvement project utilizing tax dollars. Staff was not able to support this request and recommended denial of the Variance.

Applicant SIMON LOZA said when he bought the property there were no sidewalks or light poles. If the power lines were closer to his property, he would be willing to install light poles, but this would likely cost him \$150,000. Single-family residences were recently built on Tenaya Way and Deer Springs Way, and there are no sidewalks there either. He would like to obtain his permits and move forward so he can build his home.

CHAIR DE SALVIO said anybody that has ever developed in the area had to participate for the infrastructure, and the equipment is underground and ready for use. He gave the example of a development off of Jones Boulevard and Elkhorn Road, and it was approved for a waiver but they were still required to install the infrastructure in the event it was ever needed. He wished MR. LOZA met with him prior to this meeting, and had questions surrounding covenants on the deed to the property. LUCIEN PAET, Engineering Project Manager, explained that if approved, a condition of approval would be to require a covenant; however, the City can only charge what the property values increase by the improvement. Even with the covenant, the City would not be able to recoup the full cost of the improvements that would have to be installed in the future. He reiterated staff's recommendation for denial, and added that anything four lots or less are not required to participate in

improvement contributions. In this specific case, it would only be a covenant and if the City ever moved forward with an SID (Special Improvement District), they would only be able to charge the owner what the SID allows them to charge for the improvements, and taxpayers would cover the remainder. He also clarified that MR. LOZA would only need to tie in to a City service point, and the City pays for the power.

CHAIR DE SALVIO wished for an abeyance to allow time for him and MR. LOZA to meet, because he has never allowed a developer to move forward with a project in Ward 6 without utilities, leaving an undue burden on the residents. MR. LOZA referred to a nearby development without services, and CHAIR DE SALVIO reiterated the request for an abeyance and asked him to look into the real cost of installing services because he could not support this project as it stands now.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Hold in Abeyance to 9/14/2021

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

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

38. 21-0371-VAR1 - VARIANCE- PUBLIC HEARING - APPLICANT/OWNER: MARIO A. CABRERA-MARTINEZ - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CASITA] on 0.17 acres at 4704 Alpine Place (APN 139-31-410-116), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained staff found the request to be a self-imposed hardship as the structure was built without a building permit and recommended denial of the requested Variance. She noted additional letters of protest had been received since publication.

JAIMEN DE LA VEGA appeared representing the owner, and said they are discussing the casita on the property which was already there when the owner bought the property. He would like to keep the structure for storage, and feared the City would make him demolish it. It was used as an apartment prior, but he no longer wishes to use it as such.

Applicant MARIO CABRERA said this was his first home, and he was unaware of the permitting process. He reiterated that he wants to get rid of what is inside and use it for motorcycles and other storage.

COMMISSIONER ROGAN said he looked through the engineering plans, and noted it was only a six-inch difference on the setback. He did not have any problems with the request, and MR. DE LA VEGA confirmed they accept all conditions.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

39. 21-0374 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 12.67 acres at the northwest corner of Drake Drive and Oso Blanca Road (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone [MLA (Residential Medium Low-Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff

recommends APPROVAL on 21-0374-MOD1. Staff recommends DENIAL on 21-0374-VAR1, 21-0374-VAR2 and 21-0374-SDR1.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 39-39d.

NICOLE EDDOWES, Senior Planner, explained staff found the proposed amendment to be consistent with the goals of the Skye Canyon Master Plan, which intends to develop a community with a variety of housing types with densities that range from 5.49 to 25.00 units per acre and therefore recommended approval of the requested Major Modification. Staff was not able to support the requested Variance for signage as the proposed wall and monument signs exceed what is allowed by both the Skye Canyon Development Standards and Title 19. Additionally, staff found the signs will be intrusive and cause errant lighting that is not compatible with Skye Canyon. The proposed Multi-Family Development does not meet the minimum requirements for landscaping and requires the approval of a parking variance for it to be a viable project. Staff found this to be evidence of a project that is not appropriately designed and will have a negative impact on the surrounding area as there is insufficient parking and the lack of an adequate landscape buffer will fail to screen the use from neighboring properties. She said staff was not able to support the second Variance request nor the associated Site Development Plan Review and recommended denial of both applications.

ATTORNEY TONY CELESTE appeared representing Calida Development, and explained this site is approximately 13 acres that is bounded by US Highway 95. The property is located within the Skye Canyon Master Plan, and the parcel is designated MLA (Medium Low-Attached) which is appropriate for the request they are making with respect to multi-family development. They are only asking to move densities around, but he stressed that they are not increasing the overall density in the master plan. The master developer, Skye Canyon, approved the project and he presented their approval letter what was included in the Commissioner's backup. With respect to the site plan, MR. CELESTE felt this was an appropriate area for the development not only because of the land use plan, but it will also create a great buffer, as they are located near 40-plus acres that is planned for a resort hotel casino. The main access will be coming off of Grand Canyon Drive, and there will be three different ingress/egress gates. The project will house 315 units with 24 units to the acre, and the buildings will be about 39-feet high. He noted that they are slightly under the parking requirement, but Calida Development is one of the largest multi-family builders in the valley and produces high quality products. He acknowledged the landscaping is slightly narrow, but noted the landscaping that will be there will be lush and first class. MR. CELESTE agreed with all conditions except for two. First, they are asking for a three-year approval rather than two, because he believes it will take them a little more time to install utilities and other infrastructure. Second, they are bound to a development agreement which requires a master developer to take on certain obligations that cannot be delegated, including the construction of Oso Blanca Road; therefore, he is asking that portion be stricken. Additionally, he acknowledged that a permit will be needed if any work is performed on Oso Blanca Road, and he included that language in his condition amendments.

LUCIEN PAET, Engineering Project Manager, and ERIC McCAMMOND, Senior Management Analyst, read the amended conditions for the record. MR. PAET also noted that the development agreement requires that the master developer construct Oso Blanca Road, and if that requirement is not satisfied, it may delay the permitting process. MR. CELESTE confirmed he was in agreeance with all conditions, including the amendments.

CHAIR DE SALVIO appreciated MR. CELESTE'S efforts, and he asked what is causing the parking deficiency. MR. CELESTE said the deficiency pertains to guest parking and every unit has their own assigned parking.

See Items 39a-39d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 39-39d.

- 39a. 21-0374-MOD1 - MAJOR MODIFICATION - TO AMEND THE SKYE CANYON DEVELOPMENT AGREEMENT'S EXHIBITS "F" AND "M" TO ELIMINATE THE MEDIUM LOW-ATTACHED (MLA) SPECIAL LAND USE DESIGNATION AVERAGE DENSITY REQUIREMENT

Minutes:

See Item 39 for related discussion and Items 39-39d for related backup.

Motion made by Louis De Salvio to Approve Items 39a, 39c and 39d subject to condition(s) with amended conditions for Items 39c and 39d, and Withdraw without Prejudice Item 39b

NOTE: Commissioner Rogan abstained from voting on Items 39a-39d as he is currently a tenant in a Calida Group property.

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

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

- 39b. 21-0374-VAR1 - VARIANCE - TO ALLOW TWO WALL SIGNS WHICH ARE 65 SQUARE FEET WHERE 50 SQUARE FEET IS THE MAXIMUM AREA ALLOWED; TO ALLOW TWO WALL SIGNS THAT DO NOT FACE A STREET FRONTAGE WHERE ONE SIGN FACING THE STREET FRONTAGE IS ALLOWED AND TO ALLOW THREE 11-FOOT TALL, 188 SQUARE-FOOT MONUMENT SIGNS WHERE EIGHT FEET AND 60 SQUARE FEET ARE THE MAXIMUM ALLOWED

Minutes:

See Item 39 for related discussion and Items 39-39d for related backup.

Motion made by Louis De Salvio to Approve Items 39a, 39c and 39d subject to condition(s) with amended conditions for Items 39c and 39d, and Withdraw without Prejudice Item 39b

NOTE: Commissioner Rogan abstained from voting on Items 39a-39d as he is currently a tenant in a Calida Group property.

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

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

- 39c. 21-0374-VAR2 - VARIANCE - TO ALLOW 486 PARKING SPACES WHERE 542 SPACES ARE REQUIRED

Minutes:

See Item 39 for related discussion and Items 39-39d for related backup.

Motion made by Louis De Salvio to Approve Items 39a, 39c and 39d subject to condition(s), Withdraw without Prejudice Item 39b, and amending Condition 2 on Item 39c as read for the record:

2. This approval shall be void three years from the date of final approval, unless exercised pursuant to the provisions of Las Vegas Municipal Code (LVMC) Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

NOTE: Commissioner Rogan abstained from voting on Items 39a-39d as he is currently a tenant in a Calida Group property.

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

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

- 39d. 21-0374-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A THREE-STORY, 315-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

Minutes:

See Item 39 for related discussion and Items 39-39d for related backup.

Motion made by Louis De Salvio to Approve Items 39a, 39c and 39d subject to condition(s), Withdraw without Prejudice Item 39b, and amending Conditions 2, 12 and 14 on Item 39d as read for the record:

2. This approval shall be void three years from the date of final approval, unless exercised pursuant to the provisions of Las Vegas Municipal Code (LVMC) Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

12. If not already constructed or guaranteed by the master developer, construct half street improvements on Drake Drive and Grand Canyon Drive with appropriate pavement transitioning meeting Skye Canyon Development Standards per the Skye Canyon Development Agreement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements, if any, in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

NOTE: Commissioner Rogan abstained from voting on Items 39a-39d as he is currently a tenant in a Calida Group property.

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

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

40. 21-0383-SCD1 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: DANIELLE PAFUMI - For possible action on a Land Use Entitlement project request TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED FOR A PROPOSED 230 SQUARE-FOOT ACCESSORY STRUCTURE [STORAGE ROOM] on 0.11 acres at 1008 Puerta Del Sol Drive (APN 137-35-416-077), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation)], Ward 2 (Seaman). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained staff found no hardship related to the configuration of the lot, the size of the lot, the size of the principal dwelling or the presence of other encroaching accessory structures in the same general area. The dwelling was built to the setbacks particular to the SF3 (Single Family Detached – 10 Units per Acre) special land use designation for Summerlin. Additional building beyond these setbacks would therefore constitute a self-imposed hardship that cannot be supported by staff and denial of the Major Deviation was therefore recommended. She noted that additional letters of support and protest had been received since publication.

ELICIA MONTGOMERY appeared representing the application. She explained the language included in the postcard notification was confusing to some of the neighbors, in that they thought the owner was adding on to the back of their house when they are in fact only enclosing a portion of their existing covered patio. The owner was able to obtain support from her neighbors, her Homeowners Association (HOA) and Summerlin West. The covered patio is about 11 feet and six inches from the rear wall, and this proposal simply fills in a little more than half of the existing covered patio. She clarified that the patio is not being extended and nothing will be added in to the yard; the owner wished to utilize this space for storage use only.

COMMISSIONER WALSH visited the property and confirmed this is an existing open structure that the owner wishes to partially close in. He added the local HOA and Summerlin West have approved the proposal, and there have been no complaints made to COUNCILWOMAN SEAMAN'S office.

Subsequent to the motion and vote, MS. MONTGOMERY said she accepted all conditions.

CHAIR DE SALVIO declared the Public Hearing closed.

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

NOTE: Commissioner Schlottman disclosed that he worked with the applicant's representative, Elicia Montgomery, many years ago but as this would not compromise his independent judgement, he would vote on the item.

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

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

41. 21-0387 - PUBLIC HEARING - APPLICANT/OWNER: W OWENS AVE TRUST - For possible action on the following Land Use Entitlement project requests on 1.26 acres at 600 West Owens Avenue (APN 139-22-402-008), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 41-41b.

NICOLE EDDOWES, Senior Planner, explained staff found the proposed mortuary or funeral chapel use can be conducted in a manner that is harmonious and compatible with the adjacent uses in the area, and the proposed changes to the building and grounds generally conform to Title 19 requirements, will enhance the aesthetics of the site and provide a well maintained commercial amenity in this area. Staff recommended approval of both the Special Use Permit and the Site Development Plan Review, and she noted that additional letters of protest had been received since publication.

MELVIN GREEN, KME Architects, said they concurred with staff's recommendation and all conditions, and requested approval from the Commission.

LEONARD MARTIN said the neighborhood could not secure a meeting with COMMISSIONER WILLIAMS to discuss this. He bought his property 20 years ago, and there is not a funeral home currently in the area because of the negative impacts they bring on mental health. He presented a report from the Guinn Center that had information surrounding neighborhoods of color that have been negatively affected by COVID-19, a copy of which was submitted and attached as backup. MR. MARTIN also presented a study of top five things that reduce property values which included: cemeteries, funeral homes, overcrowded schools and homeless shelters. He said he is 59-years-old, but he is fighting for his neighbors' kids.

DARYL VICTORIAN, Owner of Real Estate Masters of Nevada, said he understood that another mortuary has been approved within walking distance of this proposal. As a real estate professional, he said the comments made by MR. MARTIN are accurate, in that this will negatively impact the community and property values.

DINO LeBEAU explained he came before the Commission and City Council last year and he was approved for a funeral home in Nucleus Plaza. He said COVID-19 has impacted his plans but they are currently with the Building and Safety Department. He believes this will provide jobs and have a positive impact, especially on the younger individuals in the community.

EVALYN CERNA said her family has been living in the neighborhood for 16 years, and felt funeral homes have a negative impact on mental health and create a lot of traffic.

PAULINE DORSEY said she has been living in Las Vegas for 70 years, and she does not want a mortuary in her neighborhood. Everything that gets placed in the Westside is something the neighborhood does not want, and they are tired of negative surroundings. MS. DORSEY said she is old but stayed for the lengthy meeting to fight for something positive, and she reiterated her opposition.

KIMBERLY WILLIAMS echoed MS. DORSEY'S comments, and said the area needs more positivity, and the few jobs the new mortuary will provide will not be worth it.

MADELYN RHODES introduced herself as the Resident Council President for the Marble Manor Community for the Southern Nevada Regional Housing Authority. She said formaldehyde is a chemical liquid that seeps in to the soil and can kill plants and animals, as well as pollute the air. Since the pandemic, residents have seen a lot of death and a 13,144 square foot reminder of death is not what the neighborhood needs.

SHEKOIA EILICH (phonetic) said she opposed the mortuary, and residents have worked hard to make the Black community reputable even when others have not wanted them to be a part of greater Las Vegas. Main Street and Owens Avenue are full of homeless people, shelters and mortuaries. They want things that will improve the community and not destroy it.

TASHIKA LAWSON wanted to know why the residences directly behind the proposed development did not receive any notification of this proposal. She noted that this was not at the fault of the applicant, because they purchased the lot from the City and Clark County. Additionally, she questioned whether or not this is the right place for the mortuary when there are more appropriate lots closer to main drives. She does not personally oppose the mortuary, but her community does and that matters to her. She lastly requested a study on the environmental and psychological impacts that will adversely affect the residents in this area.

ROSE PEARSON said she was in support of the mortuary because there are not many professional opportunities in the community for those who are obtaining college degrees. She pointed out that Palm Mortuary has a location on the corner of Jones Boulevard and Desert Inn Road, and it is a nice area with a school and residences surrounding it. MS. PEARSON questioned why residents in this area should go out in to a different community to visit a mortuary when a fellow community member is willing to build one nearby. The mortuary may not look like what the residents want it to be now, but it will grow over time.

BEATRICE TURNER said the community needs a mortuary, and she believed it will look very nice. She referred to a mortuary that was previously approved to be nearby, but opined they did not have money and it was not going to come to fruition.

KATHERINE DUNCAN introduced herself as the President of the nearby neighborhood association, and expressed concern about the lack of notifications that were sent out to the community. She said many residents were not able to make contact with COMMISSIONER WILLIAMS, and she extended an invitation to him to visit the neighborhood meetings which take place on the first Monday of every month. Since 2004 she has been involved in the development of the Hundred Plan, but she said nobody seems to be developing according to the plan. There is no money to implement the plan, and she felt the Commission should be thinking about the funding rather than purely implementing projects. The local community development corporation has a meeting scheduled for September 21st, and she asked the Commission to bring their professionalism, influence and affluence to help raise the funds needed to develop the neighborhood in accordance with the plan. MS. DUNCAN said she did not believe a funeral parlor was part of the plan, and she understood that service is needed, but she wondered if this was the best location. She provided a written statement and a copy of Assembly Concurrent Resolution No. 28, which were attached as backup for this item.

VINISHA KELLY said she has done business with Giddens Memorial Chapel, and they have proven to be a reputable and respectful company. Although residents do not want to see a mortuary in the neighborhood, the GIDDENS are trying to develop a beautiful building that will service approximately 75 percent of the African Americans in West Las Vegas. They are currently renting in the 89102 area, and she fully supported their move to West Las Vegas.

MICHAEL HOLMES said he is a Fire Captain for the Clark County Fire Department with 34 years of service. He was tasked with recruiting African Americans from his community for the Fire Department, and he successfully recruited about 25 individuals. MR. HOLMES said he could think of many other things that would be a better fit for this space. This would be a huge setback, and he concurred with MS. DUNCAN'S comments, in that funeral homes are not part of the Hundred Plan. It is time for more uplifting development to take place in West Las Vegas, and he asked the Commission to do something positive for the community.

COURTNEY HEMPHILL introduced himself as a licensed Funeral Arranger for Giddens Memorial Chapel. He has worked closely with the family since he was 14 years old, and he has seen the way they take care of community members, including some of his own family members. Nobody has dedicated the level of care and love that the GIDDENS dedicate, and he could not be any more comfortable with them running this beautiful

establishment and bringing positivity to the community. MR. HEMPHILL said he is currently a student in mortuary school, and he has been afforded many opportunities that he would not have gotten without the GIDDENS family.

ANDRE NELSON said there is a lot of death in the Westside, and he believed this to be all about money and profit.

PATRICIA BUTLER BROWN said there are a multitude of liquor stores in Black neighborhoods, but nobody seems to have a problem with that. From her personal experience with the GIDDENS, she said they are very compassionate people and they are not in it for the money. She said death is a fact of life, and it is important to have someone that exhibits compassion during times of grief.

COMMISSIONER WILLIAMS said this has been a difficult case to listen to, and understood both sides. When he first looked at this project, he noted it was a beautiful building. He stressed that communities need to move forward, and it is important to find common ground. The Commissioner acknowledged that notices may have been missed, but noted that a public meeting did take place with 20 attendees. It was a challenge for him to hear individuals say many residents were not notified and therefore could not be heard. He reiterated that this is a beautiful project, but asked if the applicant would be comfortable with a 30-day abeyance. Applicant DR. RAYMOND GIDDENS JR. said this has been a passion for his family for years. He said death is taboo in their community, but it is a part of life. He is also a Social Worker and spoke of how individuals want to take care of their family members, but do not want the services to be located in their neighborhoods. DR. GIDDENS said they serve a lot of people in 89106, and many of them have requested that their services move closer. He added that Giddens Memorial Services offers payment plans and takes care of babies for free. They have created a funeral home that is positive and energetic, and he noted that they have hosted several non-funeral social events in their space. Individuals have been psychologically trained to think negatively about funeral homes, and he hoped that would change over time. COMMISSIONER WILLIAMS reiterated his request for an abeyance, and DR. GIDDENS said they started this process in April, and they go in to escrow on August 16th. If they backtrack, they will have to look for another location because no more extensions will be allowed. COMMISSIONER WILLIAMS confirmed through staff that these items would move forward to the City Council, and restated that he could not approve this with good conscious knowing that individuals could not be heard at this meeting.

See Items 41a and 41b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 41-41b.

41a. 21-0387-SUP1 - SPECIAL USE PERMIT - FOR A MORTUARY OR FUNERAL CHAPEL USE

Minutes:

See Item 41 for related discussion and Items 41-41b for related backup.

Motion made by Anthony Williams to Deny Items 41a and 41b

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

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

41b. 21-0387-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 13,144 SQUARE-FOOT MORTUARY WITH WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS

Minutes:

See Item 41 for related discussion and Items 41-41b for related backup.

Motion made by Anthony Williams to Deny Items 41a and 41b

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

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

42. 21-0393-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC WALL SIGN TO AN ELECTRONIC LED MESSAGE BOARD on 7.65 acres at 1735 D Street (APN 139-22-302-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 10a and 10b, 33a and 33b, 36, 42 and 43 to 9/14/2021

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

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

43. 21-0394-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC WALL SIGN TO AN ELECTRONIC LED MESSAGE BOARD on 9.48 acres at 550 North Honolulu Street (APN 140-31-102-003), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 10a and 10b, 33a and 33b, 36, 42 and 43 to 9/14/2021

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

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

44. 21-0410-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORLD CRAWL BAR - OWNER: F A E C HOLDINGS WIRRULLA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,838 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE on 2.50 acres at 450 Fremont Street, Suite #251 (APNs 139-34-513-000, 002 and 003) C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained staff found the proposed Tavern-Limited Establishment use is compatible with the surrounding land uses and furthers the overall goals and objectives of the 2045 Downtown Las Vegas Master Plan by providing tourists and locals alike an additional entertainment venue for downtown Las Vegas and staff recommended approval of the request. She noted additional letters of support had been received since publication.

COMMISSIONER WILLIAMS said although the applicant was not present, he had spoken with them and they accepted all conditions. The applicant's representative submitted an e-mail confirming this, and a copy was attached as backup to this item.

CHAIR DE SALVIO 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, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Donald Walsh;

DIRECTOR'S BUSINESS:

45. 21-0369-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: BRASS MONKEY, LLC - For possible action on a Land Use Entitlement project request to designate the Huntridge Theater as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (21-0312-HPC1) on 2.62 acres at 1208 East Charleston Boulevard (APN 162-02-110-016) C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

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

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained this is a request to designate the Huntridge Theater as a Historic Building on the City of Las Vegas Historic Property Register. The City of Las Vegas Historic Preservation Commission voted to approve the nomination for designation as a Historic Building on May 26, 2021 based on the property's ability to meet the criteria for historic designation as listed in Title 19.10.150 I. Staff recommended approval, and he noted additional letters of support had been received since publication.

DR. DIANE SIEBRANDT, Historic Preservation Officer, expressed excitement for this designation, and confirmed the Historic Preservation Commission approved the placement in May. This also fits within one of the 2050 Master Plan by adding more historic properties onto the register.

JOHN CURRAN, Dapper Companies, was thrilled for the opportunity to restore this property and write the next chapters of its history.

COMMISSIONER SCHLOTTMAN was glad to see this project move forward, as it has been in need of repair for many years.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve

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

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

Citizens Participation:

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

Minutes:

The meeting was adjourned at 9:09 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Debra A. Outland, Deputy City Clerk

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

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