

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 Sigal Chattah

Planning Commission Minutes

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

August 11, 2020
6:00 PM

BUSINESS ITEMS:

1. Call to Order
Minutes:
VICE CHAIR SCHLOTTMAN called the meeting to order at 6:02 p.m.
2. Announcement: Compliance with Open Meeting Law
Minutes:
ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the State of Nevada Executive Department Declaration of Emergency Directive 006: The City of Las Vegas website – www.lasvegasnevada.gov and The Nevada Public Notice Website – notice.nv.gov.
3. Roll Call
Minutes:
PRESENT: VICE CHAIR SCHLOTTMAN and COMMISSIONERS TOUSSAINT, WILLIAMS, ROGAN, and CHATTAH

EXCUSED: CHAIR DE SALVIO and COMMISSIONER CHERRY

ALSO PRESENT: ROBERT SUMMERFIELD, Director of Planning; ERIC McCAMMOND, Senior Management Analyst; NICOLE EDDOWES, Senior Planner; LUCIEN PAET, Engineering Project Manager; GREGORY CRAWFORD, Fire Inspection Supervisor; SETH FLOYD, Deputy City Attorney; JACQUIE MILLER, Senior Deputy City Clerk; and CHEYENNE LARANCE, Deputy City Clerk
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
Minutes:
None.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of July 14, 2020.
Motion made by Donna Toussaint to Approve
Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
For-Sigal Chattah, Anthony Williams, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Sam Cherry, Louis De Salvio;
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Motion made by Donna Toussaint to Hold in Abeyance Items 29a and 29b to 9/8/2020 and Withdraw without prejudice Item 34

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

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

Minutes:

COMMISSIONER WILLIAMS requested that Items 15a and 15b be pulled off of the One Motion-One Vote Agenda for discussion.

ERIC McCAMMOND, Senior Management Analyst, indicated that the applicant for Items 29a and 29b wished to abey the items to the September 8, 2020 meeting, and the applicant for Item 34 wished to withdraw without prejudice.

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. 78842 - APPLICANT/OWNER: SIENA XII HOLDING LIMITED PARTNERSHIP - For possible action on the following Land Use Entitlement project requests on 0.80 acres at the northeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-201-003), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 7a and 7b for related backup.

- 7a. 78842-EOT1 - First Extension of Time of an approved Variance (VAR-73322) TO ALLOW A 132 SQUARE-FOOT WALL SIGN ON THE NORTH, SOUTH AND EAST BUILDING FACADES; AND A 112 SQUARE-FOOT WALL SIGN ON THE WEST BUILDING FACADE WHERE 50 SQUARE FEET IS THE MAXIMUM SIGN AREA ALLOWED ON EACH BUILDING FACADE. Staff recommends APPROVAL.

Minutes:

See Items 7-7b for related backup.

Motion made by Donna Toussaint to Approve the Consent Agenda except Item(s) None

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

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

- 7b. 78842-EOT2 - First Extension of Time of an approved Site Development Plan Review (SDR-73323) FOR A PROPOSED SIX-STORY, 77-FOOT TALL, 143,877 SQUARE-FOOT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH 117 RESIDENTIAL UNITS. Staff recommends APPROVAL.

Minutes:

See Items 7-7b for related backup.

Motion made by Donna Toussaint to Approve the Consent Agenda except Item(s) None

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

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

8. 20-0032 - APPLICANT/OWNER: DURANGO I-95, LLC - For possible action on the following Land Use Entitlement project requests on 4.81 acres at 7737 North El Capitan Way (125-17-214-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 8a and 8b for related backup.

- 8a. 20-0032-EOT1 - Second Extension of Time of an approved Special Use Permit (SUP-64857) FOR A MINI-STORAGE FACILITY USE. Staff recommends APPROVAL.

Minutes:

See Items 8-8b for related backup.

Motion made by Donna Toussaint to Approve the Consent Agenda except Item(s) None

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

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

- 8b. 20-0032-EOT2 - Second Extension of Time of an approved Site Development Plan Review (SDR-64859) FOR A PROPOSED 75,000 SQUARE-FOOT MINI-STORAGE FACILITY. Staff recommends APPROVAL.

Minutes:

See Items 8-8b for related backup.

Motion made by Donna Toussaint to Approve the Consent Agenda except Item(s) None

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

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

9. 20-0012-TMP1 - TENTATIVE MAP - CRESTED CANYON - APPLICANT: TAYLOR MORRISON HOMES - OWNER: THE HOWARD HUGHES CORPORATION - For possible action on a request for a Tentative Map FOR A PROPOSED 126-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 17.39 acres located on the southwest corner of Lake Mead Boulevard and Desert Foothills Drive (APN 137-14-410-010), Ward 2 (Seaman). Staff recommends APPROVAL.

Motion made by Donna Toussaint to Approve the Consent Agenda except Item(s) None

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

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

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items. 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.

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

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 10-23.

MARK WOLFSON requested clarification on the action taken for Item 34, and COMMISSIONER ROGAN explained the applicant decided to no longer pursue the Special Use Permit; therefore, the item was withdrawn. MR. WOLFSON confirmed with the Commissioner that the item would be re-noticed if the applicant decided to pursue the Special Use Permit again.

JAMES ANDERSON was present to speak on Items 15a and 15b, and VICE CHAR SCHLOTTMAN reiterated that those items would be pulled for discussion, and MR. ANDERSON could return at that time.

See Items 11 and 12 for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 10-23.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

NOTE: Subsequent to Item 35, Vice Chair Schlottman disclosed that he owns an urban lounge within the notification area of Item 20, but as this does not affect him in any greater or lesser way, he would be voting.

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

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

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

Minutes:

See Item 10 for related discussion and Items 10-12 for related backup.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

12. 20-0027-SDR1 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-78785 AND ZON-78786 - PUBLIC HEARING - APPLICANT/OWNER: PANTHER HUALAPAI CORNER, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 71,400 SQUARE-FOOT MEDICAL OFFICE BUILDING AND NON-AMBULATORY SURGERY CENTER on 4.66 acres on the north side of Alta Drive, approximately 372 feet east of Hualapai Way (APNs 138-31-216-001, 138-31-210-004, 009 and 010), C-V (Civic) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 2 (Seaman) [PRJ-78783]. Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion and Items 10-12 for related backup.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

13. ABEYANCE - RENOTIFICATION - SUP-78805 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DICK'S LAST RESORT - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,212 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) USE, A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #140 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78795]. Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion and Item 14 for related backup.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

14. ABEYANCE - RENOTIFICATION - SUP-78806 - SPECIAL USE PERMIT RELATED TO SUP-78805 - PUBLIC HEARING - APPLICANT: DICK'S LAST RESORT - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,212 SQUARE-FOOT NIGHT CLUB USE WITH WAIVERS TO ALLOW A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #140 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78795]. Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion and Item 13 for related backup.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

15. 78759 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on a portion of 20.28 acres at the northeast corner of Bonanza Road and Clarkway Drive and on 10.27 acres on the south side of Bonanza Road, approximately 420 feet west of Martin L King Boulevard (APNs 139-28-302-034, 139-28-401-009 and 139-28-412-001), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

Items 15a and 15b were pulled forward for discussion.

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 15-15b.

NICOLE EDDOWES, Senior Planner, explained the requested Variance addresses the setback of an existing structure that was previously granted the same variance and staff supports the City Council's previous approval. A Waiver is requested to allow the existing landscape buffer to remain adjacent to the south side of Bonanza Road. This landscaping is healthy and mature, and staff supported the request for it to remain as is. Staff found the proposed redevelopment of an existing heavy machinery and equipment sales and rental facility supports the Redevelopment Plan's goals and objectives of retaining an existing business by means of redevelopment and recommended approval of the Site Development Plan Review. She noted that additional letters of support and protest were received after publication.

Architect GEORGE ROGERS explained that the buildings in question are replacing existing uses on the overall site, and the older, less attractive buildings will be demolished. In addition, Ahern will be providing additional parking for employees on the north side of Bonanza Road and installing a signaled crosswalk to make the site less congested.

JAMES ANDERSON, Bonanza Village Homeowner's Association President, said he did not receive any type of notice for these items. He was not opposed to the project, but requested a 30-day abeyance to meet with Ahern's personnel and understand the project.

HELEN TOLEN, Bonanza Village resident, said Ahern had not spoken to anybody in Bonanza Village, and the residents do not want to be near any commercial activity. She said this reminded her of what she saw in Africa during colonialization, and thought Ahern was using factories to push Black people farther from society.

SWAYZINE FIELDS, Bonanza Village resident, echoed MS. TOLEN'S comments. In the past, Ahern presented their plans to the homeowners, but they have not been contacted for this project. Additionally, she said Ahern is known to not follow the rules, and she looked to the Planning Commission to protect their interests. MS. FIELDS asked for additional time so Ahern's representative can meet with the homeowners.

MR. ROGERS agreed that the neighbors needed an orientation to the project, and asked for a 30-day abeyance to provide such.

COMMISSIONER WILLIAMS and VICE CHAIR SCHLOTTMAN thanked MR. ROGERS for being forthcoming and his willingness to meet with the neighbors.

Subsequent to the motion and vote, ROBERT SUMMERFIELD offered to assist MR. ROGERS in obtaining the names and addresses of the residents in Bonanza Village, who are outside of the notification area.

See Items 6 and 10 for related discussion and Items 15a and 15b for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 15-15b.

- 15a. 78759-VAR1 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED. Staff recommends APPROVAL.

Minutes:

See Items 6 and 10 for related discussion and Items 15-15b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 15a and 15b to 9/8/2020

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

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

- 15b. 78759-SDR1 - FOR THE PROPOSED DEMOLITION AND RECONFIGURATION OF AN EXISTING HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES & SERVICE) DEVELOPMENT THAT INCLUDES A NEW 7,056 SQUARE-FOOT SALES AND RENTAL BUILDING, AND A 20,000 SQUARE-FOOT MAINTENANCE BUILDING WITH A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS. Staff recommends APPROVAL.

Minutes:

See Items 6 and 10 for related discussion and Items 15-15b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 15a and 15b to 9/8/2020

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

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

16. 20-0018-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 1701 CHARLESTON, LLC - For possible action on a request for a Variance TO ALLOW A ONE-FOOT SETBACK WHERE FIVE FEET IS REQUIRED, TO ALLOW A 283 SQUARE-FOOT SIGN AREA WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 16-FOOT TALL SIGN WHERE 10 FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED MONUMENT SIGN on 2.44 acres at 1701 West Charleston Boulevard (APN 162-04-510-001), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

17. 20-0014-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER - GTIS-SLC SYMPHONY PARK PROPERTY OWNER, LLC - For possible action on a request for a Waiver of the SYMPHONY PARK DISTRICT DESIGN STANDARDS on 5.25 acres at the northwest corner of Symphony Park Avenue and City Parkway (APN 139-34-110-009), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

18. 20-0010-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: EDWARD A. AND VICKI M. RAUSCHER LIVING TRUST - For possible action on a request for a Special Use Permit FOR THE CONVERSION OF AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [SLIMLINE] TO A NON-STEALTH DESIGN at 7451 West Lake Mead Boulevard (APN 138-22-316-013), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

19. 20-0019-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENVISION AUTOMOTIVE GROUP, LLC - OWNER: 1999, LLC - For possible action on a request for a A Special Use Permit FOR A MOTOR VEHICLE SALES (USED) USE at 2135 South Decatur Boulevard (APN 163-01-708-005), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

20. 20-0020-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASITA UNO, LLC - OWNER: NOPROBLEMA, LLC - For possible action on a request for a Special Use Permit FOR A 1,852 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 200 SQUARE-FOOT OUTDOOR PATIO at 807 South Main Street (APN 139-34-310-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

NOTE: Subsequent to the vote on Item 35, Vice Chair Schlottman disclosed that he owns an urban lounge within the notification area of Item 20, but as this does not affect him in any greater or lesser way, he would be voting.

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

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

21. 20-0021-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BROS BREAKFAST AND LUNCH - OWNER: GOLDEN STAR GROUP, LTD - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 4335 North Rancho Drive, Suite #110 (APN 138-02-712-011), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

22. 78752-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOSE RONDIN - OWNER: B2, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO PARTS (NEW & REBUILT) USE at 3810 West Sahara Avenue (APN 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

23. 78832-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Master Sign Plan FOR AN EXISTING PUBLIC PRIMARY SCHOOL on 9.68 acres at 5701 Stacey Avenue (APN 138-24-202-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Donna Toussaint to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 15a and 15b

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

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

PUBLIC HEARING ITEMS

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

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained that pursuant to Title 19 Development Standards, off-premise signs are not permitted within the Las Vegas Boulevard Scenic Byway Overlay District. Staff found that the proposed modifications will further exacerbate and intensify the nonconforming Off Premise Sign land use on the subject site; therefore, staff recommended denial. He noted an additional letter of protest had been received since publication.

LUCY STEWART, LAS Consulting, said a neighborhood meeting was held, and the parties came to an agreement that included additional conditions, which she read and submitted for the record, a copy of which was attached as backup. Speaking to the content that will be displayed, MS. STEWART said the billboard company is family-owned and will not advertise strip clubs. Additionally, the tenant, Denny's, agreed to not advertise any product that contains tobacco, or any image or text that is sexually explicit, which contains nudity or considered offensive by Denny's. Being that this is at the entryway to the Arts District, the applicant agreed to advertise an 'Artist of the Month' and any charitable events on the sign as space permits.

VICE CHAIR SCHLOTTMAN thanked MS. STEWART for holding another neighborhood meeting, and said he received e-mails in support of this project.

COMMISSIONER ROGAN said he could not support this item, as it is a classic non-conforming use. This was made a scenic byway for a reason, and he felt signs such as these distract from the purposes in which scenic byways were created.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

A. A louver shall be installed on the top of the electronic off-premise sign to minimize potential halo effect.

B. An automatic dimmer shall be installed on the electronic off-premise sign to regulate the brightness of the sign.

C. The future installation of LED lights on the pole of the off-premise sign shall be reviewed and approved by the Department of Planning prior to installation.

NOTE: A previous motion by Commissioner Rogan failed with Vice Chair Schlottman and Commissioners Toussaint and Chattah voting No and Chair De Salvio and Commissioner Cherry excused.

Passed For: 3; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 2

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

25. ABEYANCE - RENOTIFICATION - VAR-78823 - VARIANCE - PUBLIC HEARING - APPLICANT: SIDHORN BROTHERS COMPANY, LLC - OWNER: AZURE DEVELOPMENT, LLC - For possible action on a request for a Variance TO ALLOW 17 PARKING SPACES WHERE 58 PARKING SPACES ARE REQUIRED on 1.43 acres on the southside of Azure Drive approximately 459 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78737]. Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 25-27.

ERIC McCAMMOND, Senior Management Analyst, explained the applicant proposed to over-develop the subject site as evidenced by the requested Variance. Additionally, the requested Waiver allowing a zero-foot distance separation from single-family detached dwellings reinforces the unsuitability of the subject site. Staff therefore recommended denial of all applications.

ATTORNEY LORA DREJA explained the subject parcel is within a commercial subdivision in the Town Square Master Plan located in between a Bourbon Street Tavern to the east, and a Lee's Liquor to the west. She said this is an irregularly shaped parcel, and a few notable constraints include the required cross access to the south and the existing walkway trail. Speaking to the parking variance, MS. DREJA advised that the design allows for an additional 24 spaces internal to the business, which would be located behind a block wall that is designed to provide security and screen damaged vehicles and roll-up doors from view. The Institute of Transportation Engineers (ITE) indicated that the peak parking hours for the abutting tavern and alcohol retail center are after 6:00 p.m., which is later than the facility's closing time. As stated in the staff report, the multi-use trail, established trees and the property line walls combined with the accessory structures mitigate the residential impacts. Lastly, MS. DREJA noted that no concerns were mentioned at the neighborhood meeting, and the applicant accepted staff's conditions, which included closing by 5:00 p.m. on weekdays and closing on Sundays.

COMMISSIONER TOUSSAINT felt this was compatible for the area, and confirmed with MS. DREJA that the hours of operation would be 8:00 a.m. to 5:00 p.m., Monday through Saturday.

See Items 26 and 26 for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Item 25-27.

Motion made by Donna Toussaint to Approve subject to conditions

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

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

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

Minutes:

See Item 25 for related discussion and Items 25-27 for related backup.

Motion made by Donna Toussaint to Approve subject to condition(s) and adding the following conditions as read for the record:

A. The hours of operation shall be limited to 8AM to 6PM Monday through Friday, 8AM to 5PM on Saturday and the business shall be closed on Sundays.

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

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

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

Minutes:

See Item 25 for related discussion and Items 25-27 for related backup.

Motion made by Donna Toussaint to Approve subject to conditions

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

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

28. 20-0024 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on the following Land Use Entitlement project requests for a Variance (20-0024-VAR1 through VAR5) on each of five single family residential lots TO ALLOW A PROPOSED FIVE-FOOT TALL SOLID WALL WITH THREE FEET OF WROUGHT IRON ABOVE WHERE TWO FEET SOLID AND FIVE FEET TOTAL HEIGHT IS ALLOWED, A NINE-FOOT TALL WROUGHT IRON GATE WHERE FIVE FEET IS ALLOWED AND 50-FOOT SPACING BETWEEN PILASTERS WHERE 24 FEET IS ALLOWED at 4281, 4261, 4241, 4221 and 4201 North Grand Canyon Drive (APNs 138-06-313-001 through 005), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 28-28e.

ERIC McCAMMOND, Senior Management Analyst, explained that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant created a self-imposed hardship by proposing walls and gates that exceed the maximum height allowed and contain pilasters spaced 50 feet apart where 24 feet is the maximum allowed. It was concluded that the applicant's hardship is preferential in nature, and staff therefore recommended denial of all Variances.

ROBERT CUNNINGHAM, Taney Engineering, explained this item involves five estate lots ranging in size from 30,000 to 40,000 square feet. These are part of an overall 24-lot development, and the other lots are in Clark County, who has approved a similar wall variance. The developer is trying to match the design of an adjacent wall, which is five feet high with wrought iron and lights. The homes are elevated about three to four feet, and they believe this is appropriate for the area in order to be consistent with other developments in Lone Mountain.

COMMISSIONER TOUSSAINT expressed her excitement for this project, and felt it was harmonious with the area. She confirmed with MR. CUNNINGHAM that Clark County already approved walls similar in nature.

COMMISSIONER TOUSSAINT asked how elevated the homes will be, and MR. CUNNINGHAM said the homes had to be elevated a minimum of three feet to meet drainage requirements.

See Items 28a-28e for related backup.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 28-28e.

28a. 20-0024-VAR1 - at 4281 North Grand Canyon Drive. Staff recommends DENIAL.

Minutes:

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

Motion made by Donna Toussaint to Approve Items 28a-28e subject to conditions

NOTE: Commissioner Rogan disclosed that he works for the District Attorney's Office and advises the Clark County Planning Commission, but as he did not participate in anything to do with this matter, he would be voting.

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

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

28b. 20-0024-VAR2 - at 4261 North Grand Canyon Drive. Staff recommends DENIAL.

Minutes:

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

Motion made by Donna Toussaint to Approve Items 28a-28e subject to conditions

NOTE: Commissioner Rogan disclosed that he works for the District Attorney's Office and advises the Clark County Planning Commission, but as he did not participate in anything to do with this matter, he would be voting.

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

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

28c. 20-0024-VAR3 - at 4241 North Grand Canyon Drive. Staff recommends DENIAL.

Minutes:

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

Motion made by Donna Toussaint to Approve Items 28a-28e subject to conditions

NOTE: Commissioner Rogan disclosed that he works for the District Attorney's Office and advises the Clark County Planning Commission, but as he did not participate in anything to do with this matter, he would be voting.

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

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

28d. 20-0024-VAR4 - at 4221 North Grand Canyon Drive. Staff recommends DENIAL.

Minutes:

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

Motion made by Donna Toussaint to Approve Items 28a-28e subject to conditions

NOTE: Commissioner Rogan disclosed that he works for the District Attorney's Office and advises the Clark County Planning Commission, but as he did not participate in anything to do with this matter, he would be voting.

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

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

- 28e. 20-0024-VAR5 - at 4201 North Grand Canyon Drive. Staff recommends DENIAL.

Minutes:

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

Motion made by Donna Toussaint to Approve Items 28a-28e subject to conditions

NOTE: Commissioner Rogan disclosed that he works for the District Attorney's Office and advises the Clark County Planning Commission, but as he did not participate in anything to do with this matter, he would be voting.

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

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

29. 20-0004 - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests generally located at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr (APNs Multiple), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 29a and 29b for related backup.

- 29a. 20-0004-VAR1 - TO ALLOW TRAIL AS A SUFFIX WHERE SUCH IS NOT ALLOWED; TO ALLOW A STREET NAME CHANGE TO SUNSTONE PARKWAY WHERE SUNSTONE STREET ALREADY EXISTS AND EDGESTONE DRIVE WHERE EDGESTONE AVENUE ALREADY EXISTS. Staff recommends DENIAL.

Motion made by Donna Toussaint to Hold in Abeyance Items 29a and 29b to 9/8/2020 and Withdraw without prejudice Item 34

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

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

Minutes:

See Item 6 for related discussion and Items 29-29b for related backup.

- 29b. 20-0004-SNC1 - TO ALLOW MULTIPLE STREET NAME CHANGES FROM: SUNBRIDGE POINTE WAY TO: SUN PARK DRIVE; FROM: SKYE VILLAGE ROAD TO: BRIGHTSTONE TRAIL; FROM: SKYE POINTE DRIVE TO: EDGESTONE DRIVE AND FROM: LOG CABIN WAY TO: SUNSTONE PARKWAY. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 29-29b for related backup.

Motion made by Donna Toussaint to Hold in Abeyance Items 29a and 29b to 9/8/2020 and Withdraw without prejudice Item 34

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

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

30. 20-0028 - PUBLIC HEARING - APPLICANT/OWNER: LA RHESA PROPERTIES #1, LP - For possible action on the following Land Use Entitlement project requests on 0.92 acres at 2600 Lake Sahara Drive (APN 163-08-502-

003), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Senior Planner, explained the applicant proposed to operate a private secondary school within an existing building that was previously utilized as a childcare center. Part of the request includes a Variance for a 10-foot tall fence to secure a basketball court to prevent errant basketballs from becoming a nuisance to neighboring properties, as well as a Special Use Permit for an Alternative Parking Standard where the request has been substantiated by an Engineer that less parking is necessary than what it is required by Title 19.12 for secondary schools. Staff found the proposed use can be operated in a manner that is harmonious and compatible with the neighboring properties, and recommended approval of the requested Variance and both Special Use Permits

ATTORNEY LORA DREJA and RABBI BRIAN FEINSTEIN appeared representing the application, and explained that the Rabbi's organization found a vacant building previously used for early childhood education. RABBI FEINSTEIN would like to convert it to a private school for grades nine and higher that will enroll up to 60 students. A parking study prepared by a licensed Traffic Engineer stated that only 19 spaces were needed, and cited observations from other schools in the area. Lastly, MS. DREJA requested the item be Final Action in order for the semester to start in September.

COMMISSIONER CHATTAH thought this was harmonious and compatible for the area.

COMMISSIONER TOUSSAINT has lived nearby for 20 years, and felt this was perfect for the area.

See Items 30a-30c for related backup.

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

- 30a. 20-0028-VAR1 - TO ALLOW A 10-FOOT TALL CHAIN LINK FENCE WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED AND CHAIN LINK IS A PROHIBITED MATERIAL. Staff recommends APPROVAL.

Minutes:

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

Motion made by Sigal Chattah to Approve Items 30a-30c subject to conditions

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

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

- 30b. 20-0028-SUP1 - FOR A PUBLIC OR PRIVATE SCHOOL, SECONDARY. Staff recommends APPROVAL.

Minutes:

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

Motion made by Sigal Chattah to Approve Items 30a-30c subject to conditions

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

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

- 30c. 20-0028-SUP2 - FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 25 PARKING SPACES WHERE 54 ARE REQUIRED. Staff recommends APPROVAL.

Minutes:

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

Motion made by Sigal Chattah to Approve Items 30a-30c subject to conditions

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

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

31. 20-0017-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON RANCHO, LLC - For possible action on a request for a Variance TO ALLOW AN 11-FOOT PERIMETER WALL HEIGHT WHERE EIGHT FEET IS THE MAXIMUM ALLOWED at 2324 West Charleston Boulevard (APN 139-32-802-032), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, said no evidence of a unique or extraordinary circumstance had been presented by the applicant, and staff found the requested 11-foot tall fence to be a self-imposed hardship. Staff therefore recommended denial of the requested Variance, and she noted that additional letters of protest were received after publication.

CHERYL FETSKE, WESTAR Architectural Group/ Nevada Inc., and applicant JEREMY FRAY appeared representing the application. MS. FETSKE explained this is a GSA (General Services Administration) project for a Federal tenant, and they have specific SOP (Standard Operating Procedures) requirements. There is a carport on the back side of the property that brings concern for vandalism; therefore, the added height will be used as a deterrent in order to comply with their policy.

COMMISSIONER ROGAN met with the applicants at the project site, and noted the photos staff took only show the front of the building, not the rear of the building which is the area of concern. He confirmed with MS. FETSKE that in turning the corner to the west, the elevation goes from 11 feet to three feet. COMMISSIONER ROGAN said he was hesitant to support this application at first, but noticed the grade is two and a half feet higher than the adjacent property, and someone could climb on top of the carport and jump over the wall. Additionally, the Commissioner said he spoke with J.J. PEARL in Washington, D.C., who confirmed that the tenant needs a minimum of eight feet distance separation from any adjacent object that a person could jump over. COMMISSIONER ROGAN felt that a variance was necessary given the unique characteristics and the absence of a landscape buffer.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

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

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

32. 20-0007-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BEYOND THE BARRIER NAILS AND SPA - OWNER: LMD, LLC - For possible action on a request for a Special Use Permit FOR A 1,600 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 1959 North Decatur Boulevard (APN 138-24-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, explained that while the subject site is a shopping center intended to accommodate a variety of commercial uses that serve area residents, the proposed massage establishment is not able to meet the required distance separation from existing residential, and staff recommended denial of the Special Use Permit. She noted additional letters of support were received after publication.

Applicant JAYA DEMMENS said her establishment is more than just massage; they also offer waxing, facials and nail services. She felt that adding massage services to her salon will round-out her business by offering a full pampering package. The salon is family oriented, and they close at 7:00 p.m. MS. DEMMENS said she received support letters from members of the community, and noted that the State Board of Cosmetology has been strict in making sure the salon is by appointment only.

LATOYA WEBB, Beyond the Barrier Nails and Spa, was excited to have a full service salon. She said all employees are licensed and professional, and noted that the salon is closed on Sundays.

WHITNEY BLUE, Beyond the Barrier Nails and Spa, said people have come in looking for massage services and requested the Commission's approval.

COMMISSIONER WILLIAMS said he read the additional letters of support, and confirmed with MS. DEMMENS that she is only adding two massage rooms.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams to Approve subject to conditions and amending Condition 1 as read for the record:

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.

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

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

33. 20-0029-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INTEGRAL ASSOCIATES, LLC - OWNER: FRIENDLY BEAR PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT MARIJUANA DISPENSARY USE at 871 North Nellis Boulevard, Suite #9 (APN 140-29-716-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Senior Planner, said staff found that the proposed marijuana dispensary can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses as it has met all minimum Special Use Permit requirements set forth by Title 19; therefore, staff recommended approval of the requested Special Use Permit. She noted additional letters of protest were received after publication

LUCY STEWART, LAS Consulting, said this is an area that is underserved by dispensaries, and a lot of people need marijuana for medicinal purposes. Speaking to the security concerns, MS. STEWART presented two studies relating to an increase in safety within neighborhoods that had dispensaries nearby. She affirmed that everyone must be 21 to enter a dispensary and Identification Cards are scanned through a validation machine.

ALANA DENIGER said the area is already ridden with drugs and cartels. Many of her neighbors do not agree with this project, and said drugs are not the answer to all problems.

EZEKIAL DENIGER voiced his opposition, and said studies show that marijuana causes more mental illnesses, including depression and hallucinations.

MS. STEWART said Nevada is very strict with marijuana regulations, and software is used in dispensaries to ensure it does not end up in the wrong hands.

VICE CHAIR SCHLOTTMAN explained the Commission is deciding on a land use matter, and he is normally in support of dispensaries as long as distance separation requirements are met.

COMMISSIONER WILLIAMS voiced his support for the project.

COMMISSIONER ROGAN said this application is consistent with other marijuana dispensary applications that have been approved in the past, and noted that this is located far afield from other dispensaries in Ward 3.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to conditions

NOTE: Commissioner Schlottman disclosed that he has worked on marijuana dispensaries, but as this does not affect him in any greater or lesser way, he would be voting. Commissioner Chattah disclosed that she is currently involved in litigation in which Integral Associates, LLC is a defendant, and in order to avoid an appearance of impropriety, she would abstain from voting.

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

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

34. 78834-SUP - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LADWANA RETIC - OWNER: ANER JESUS IGLESIAS - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,641 SQUARE-FOOT COMMUNITY RESIDENCE USE at 2800 Palomino Lane (APN 139-32-306-023), R-A (Ranch Acres) Zone, Ward 1 (Knudsen) [PRJ-78763]. Staff recommends DENIAL.

Minutes:

See Items 6 and 10 for related discussion.

Motion made by Donna Toussaint to Hold in Abeyance Items 29a and 29b to 9/8/2020 and Withdraw without prejudice Item 34

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

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

DIRECTOR'S BUSINESS:

35. 20-0005-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC Title 19.09 Form-Based Code to update and adopt new standards that apply to the Downtown Las Vegas Overlay District within the Vision 2045 Downtown Las Vegas Masterplan, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Senior Management Analyst, explained this Text Amendment request would amend Title 19.04 and 19.09 Form-Based Code by adding development standards that were drafted after analyzing the Historic Westside District of Downtown, its development patterns, and the future vision for the neighborhood. Staff considered the proposed amendment as a compelling amendment to implement the Downtown Masterplan and the HUNDRED Plan for the Historic Westside and therefore recommended approval of this Text Amendment.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve

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

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

Citizens Participation:

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

Minutes:

None.

The meeting was adjourned at 7:18 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Jacquie Miller, Senior Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT

DECLARATION OF EMERGENCY DIRECTIVE 006

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

and

The Nevada Public Notice Website – notice.nv.gov