

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



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

Planning Commission Minutes

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

September 10, 2019

6:00 PM

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive.

3. Roll Call

Minutes:

PRESENT: CHAIR CHERRY and COMMISSIONERS DE SALVIO, SCHLOTTMAN, TOUSSAINT, WILLIAMS and CHATTAH

EXCUSED: COMMISSIONER ROGAN

ALSO PRESENT: PETER LOWENSTEIN, Deputy Planning Director; ERIC McCAMMOND, Sr. Management Analyst; JONATHAN BOYLES, Sr. Planner; LUCIEN PAET, Engineering Project Manager; DAVID KLEIN, Deputy Fire Marshal; SETH FLOYD, Deputy City Attorney; GABRIELA PORTILLO-BRENNER and ASHLEY FOSTER, Deputy City Clerks

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of August 13, 2019.

Motion made by Louis De Salvio to Approve

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

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

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

Minutes:

NATHAN TAYLOR appeared representing the applicant for Item 21 and asked that the item be held for 30 days, as he had just been contracted as representative, and he would like time to comply with the suggestions made for the project at last month's Planning Commission meeting. He would be submitting new documents.

ERIC McCAMMOND, Sr. Management Analyst, listed the items requested for action.

Motion made by Louis De Salvio to Hold in Abeyance Item 21 to 10/8/2019 and Withdraw without prejudice Items 22-25

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

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

ONE MOTION - ONE VOTE

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

7. TMP-77066 - TENTATIVE MAP - DURANGO BELTWAY PLAZA (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: DURANGO BELTWAY PLAZA, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.19 acres at 8635 West Rome Boulevard (APN 125-20-802-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-76988]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 8-12. There being no one present to speak, he declared the Public Hearing closed for Items 8-12.

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

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

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

8. ZON-77074 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JUAN A. FERNANDEZ - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.17 acres at 4224 West Charleston Boulevard (APN 139-31-411-021), Ward 1 (Knudsen) [PRJ-77054]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Item 9 for related backup.

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

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

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

9. VAR-77073 - VARIANCE RELATED TO ZON-77074 - PUBLIC HEARING - APPLICANT/OWNER: JUAN A. FERNANDEZ - For possible action on a request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 4224 West Charleston Boulevard (APN 139-31-411-021), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-77054]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion and Items 8 and 9 for related backup.

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

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

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

10. SUP-77032 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROUND ONE ENTERTAINMENT, INC. - OWNER: SERITAGE SRC FINANCE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 42,518 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND 100-FOOT SEPARATION FROM A PRIVATE AND PUBLIC SCHOOL WHERE 1500 FEET IS REQUIRED at 4000 Meadows Lane (APN 139-31-510-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76763]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

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

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

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

11. SUP-77085 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERENITY FUNERAL HOME - OWNER: METROPOLITAN COMMUNITY CHURCH OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE at 1140 Almond Tree Lane (APN 162-03-801-131), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77031]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

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

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

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

12. SUP-77086 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCTAPHARMA PLASMA, INC - OWNER: 1999, LLC - For possible action on a request for a Special Use Permit FOR A BLOOD PLASMA DONOR CENTER USE at 2101 South Decatur Boulevard, Suite #23-25, (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77010]. Staff recommends APPROVAL.

Minutes:

See Item 7 for related discussion.

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

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

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

PUBLIC HEARING ITEMS

13. ABEYANCE - SDR-76350 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the applicant has provided an updated site plan that adds landscaping materials along the eastern property line. However, staff finds that the proposed landscaping is still inadequate and would have a negative impact on adjacent and surrounding developments. Staff recommended denial.

SCOTT MARCS, representing the applicant, explained that they would like to add decorative river rock along 8th street to beautify the church.

COMMISSIONER WILLIAMS commented that he met with MR. MARCS and saw where the proposed landscaping improvements would be made on the side, noting that the plan did not reflect the river rock. MR. MARCS stated this was an oversight of the engineer's office, but they do intend to add it along the east side barrier in conjunction with plants.

CHAIR CHERRY declared the Public Hearing closed.

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

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

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

14. ABEYANCE - VAR-76590 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Variance TO ALLOW 39 PARKING SPACES WHERE 50 PARKING SPACES ARE REQUIRED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76300]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 14-17.

ERIC McCAMMOND, Sr. Management Analyst, reported that the requested Variances and Waivers reinforce the unsuitability of this site for the proposed project with the surrounding commercial and residential developments in the area. Additional photos were submitted as part of the supplemental information packet and additional protest letters were received since publication. Staff recommended denial of all applications.

RICHARD GALLEGOS, representing the applicant, and ALBERTO JAUREGUI, representing the owner, were present.

MR. GALLEGOS thanked staff and COMMISSIONER SCHLOTTMAN for their time spent on this project and requested approval with staff's conditions.

MR. JAUREGUI explained that the property was acquired with a lot of debris on it. Since then, the new owner has made many changes. The Nellis Boulevard frontage houses an auto dealership, and the westerly portion of the property houses the auto-repair business. He showed a photo of the frontage of the Monroe Avenue view, as well as a broader picture of the frontage of the area in question. The proposal is to convert the existing shop to what was depicted on a photo he showed. He indicated that the site is surrounded by C-2 zoning to the south, east and north sides, with a residential lot to the west owned by the Lopez family. The family is in support of the proposed development, but they would prefer the building against the property line instead of creating a separation with landscaping that could be used to hide in. They would also like a smooth-face wall instead of split-face and no direct lighting onto their property.

COMMISSIONER SCHLOTTMAN appreciated staff's report, noting that he was not too thrilled about the project until he saw the plan. He could tell the applicant worked with the Council representative, and he expressed his preference for a split-face wall rather than smooth, even though the residents preferred a smooth wall. He could not support a block wall because the applicant could put tires or broken down vehicles against it; therefore, he would prefer more landscaping instead of a block wall, which would force the applicant to keep the area clean.

After realizing he did not read related Item 17, CHAIR CHERRY read it into the record.

See Items 15-17 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 14-17.

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

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

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

15. ABEYANCE - VAR-76594 - VARIANCE RELATED TO VAR-76590 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70 FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76300]. Staff recommends DENIAL.

Minutes:

See Item 14 for related discussion and Items 14-17 for related backup.

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

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

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

16. ABEYANCE - SUP-76595 - SPECIAL USE PERMIT RELATED TO VAR-76590 AND VAR-76594 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MAJOR) USE WITH WAIVERS TO ALLOW VEHICLES TO BE PARKED ON THE PREMISE FOR SALE AND TO ALLOW THE USE ADJACENT TO PROPERTY ZONED R-E (RESIDENCE ESTATES) WHERE SUCH IS PROHIBITED at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76300]. Staff recommends DENIAL.

Minutes:

See Item 14 for related discussion and Items 14-17 for related backup.

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

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

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

17. ABEYANCE - SDR-76597 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76590, VAR-76594 AND SUP-76595 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 8,228 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) FACILITY WITH AN EXISTING 1,308 SQUARE-FOOT MOTOR VEHICLE SALES (USED) DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH WAIVERS TO ALLOW DEVIATIONS TO PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW BUILDING FACADES WITH NO VISUAL INTEREST WHERE SUCH IS REQUIRED AND TO ALLOW A SERVICE BAY DOOR TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76300]. Staff recommends DENIAL.

Minutes:

See Item 14 for related discussion and Items 14-17 for related backup.

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

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

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

18. ABEYANCE - VAR-76903 - VARIANCE - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Variance TO ALLOW 35 PARKING SPACES WHERE 146 SPACES ARE REQUIRED on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 18-20.

ERIC McCAMMOND, Sr. Management Analyst, gave the report. There was no evidence of a unique or extraordinary circumstance presented, and the applicant has created a self-imposed hardship by proposing an expansion without providing parking that meets Title 19 development standards. Additional support letters were received since publication. Staff recommended denial.

JOSEPH SIGNORE said he would like to use the expanded area to play Cornhole, and he would like to be able to serve alcoholic beverages while they play.

COMMISSIONER WILLIAMS stated that he visited the site. He discussed the hours for Cornhole with MR. SIGNORE, who explained that they would not play any later than 9:00 p.m. and said he would be willing to agree to such a condition. COMMISSIONER WILLIAMS did not believe there would be a distance separation issue with the nearby church.

COMMISSIONER DE SALVIO asked if the property already had a variance for parking, and PETER LOWENSTEIN, Deputy Director of Planning, explained that the expansion requested requires a higher number of parking spaces.

After brief discussion by COMMISSIONERS WILLIAMS and SCHLOTTMAN, MR. SIGNORE and staff regarding suitable hours for Cornhole play within the expansion area, MR. LOWENSTEIN read a condition for Item 19 (SUP-76904), with which MR. SIGNORE agreed.

See Items 19 and 20 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 18-20

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

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

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

19. ABEYANCE - SUP-76904 - SPECIAL USE PERMIT RELATED TO VAR-76903 - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A 3,470 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) AND A 5,025 SQUARE-FOOT OUTDOOR SEATING AREA WITH A WAIVER TO ALLOW A 638-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 1,500 FEET IS REQUIRED at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

Minutes:

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

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

A. The hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. within the expansion area.

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

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

20. ABEYANCE - SDR-76905 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76903 AND SUP-76904 APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,025 SQUARE-FOOT OUTDOOR SEATING AREA ADDITION

TO AN EXISTING 3,470 SQUARE-FOOT COMMERCIAL BUILDING on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

Minutes:

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

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

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

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

21. ABEYANCE - SDR-76888 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Louis De Salvio to Hold in Abeyance Item 21 to 10/8/2019 and Withdraw without prejudice Items 22-25

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

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

22. ZON-77091 - REZONING - PUBLIC HEARING - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED) on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard (APNs 140-30-503-001; 140-30-503-002; 140-30-520-017; and 140-30-520-018 through 033), Ward 3 (Diaz) [PRJ-76961]. Staff recommends APPROVAL.

Minutes:

See Item 23 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Item 21 to 10/8/2019 and Withdraw without prejudice Items 22-25

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

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

23. TMP-77092 - TENTATIVE MAP RELATED TO ZON-77091 - OWENS & LAMB STREET & AVENUE A PROJECT PUBLIC HEARING - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL - For possible action on a request for a Tentative Map FOR A 222-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard (APNs 140-30-503-001; 140-30-503-002; 140-30-520-017; and 140-30-520-018 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones [PROPOSED: R-TH (Single Family Attached)], Ward 3 (Diaz) [PRJ-76961]. Staff recommends APPROVAL.

Minutes:

See Items 22 and 23 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Item 21 to 10/8/2019 and Withdraw without prejudice Items 22-25

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

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

24. VAR-77088 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19 COMPLETE STREET DEVELOPMENT STANDARDS on 4.24 acres on the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004, 005, 006 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-77059]. Staff recommends DENIAL.

Minutes:

See Item 25 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Item 21 to 10/8/2019 and Withdraw without prejudice Items 22-25

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

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

25. TMP-77089 - TENTATIVE MAP RELATED TO VAR-77088 - TORREY PINES AND HORSE - EAST - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.24 acres on the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004, 005, 006 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-77059]. Staff recommends DENIAL.

Minutes:

See Items 24 and 25 for related backup.

Motion made by Louis De Salvio to Hold in Abeyance Item 21 to 10/8/2019 and Withdraw without prejudice Items 22-25

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

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

26. VAR-77093 - VARIANCE - PUBLIC HEARING - APPLICANT: IMAGE 360 - OWNER: 5600 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 50-FOOT TALL ON-PREMISE FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW THREE SIGNS ON THE STREET FRONTAGE WHERE TWO SIGNS ARE ALLOWED AND TO ALLOW A 71-FOOT SEPARATION FROM AN EXISTING MONUMENT SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED on 3.38 acres at 5600 West Sahara Avenue (APN 163-01-404-025), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76983]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that the subject site is utilized as a Motor Vehicle Sales (Used) commercial development and has three signs located along the Sahara Avenue street frontage (one freestanding and two monument). The signs do not meet Title 19.08 sign development standards, which limit signage fronting Sahara Avenue to two freestanding or monument signs and require a minimum separation of 100 feet between signs. The applicant has proposed to demolish the existing 40-foot tall freestanding sign and replace it with a new 50-foot freestanding sign in the same location, which must comply with current Title 19.08 freestanding sign development standards.

Staff notes that three signs on the Sahara Avenue street frontage and the 71-foot separation from freestanding to monument signs are existing conditions on the subject site; therefore, staff has no objection to that portion of the applicants Variance request. However, no evidence of a unique or extraordinary circumstance has been presented to support the applicant's request for increased sign height to 50 feet where 40 feet is the maximum

allowed. Staff has determined that the proposed signage is inconsistent with the Title 19.08.120 development standards; therefore, staff recommends denial of this project. Additional protest letters were received since publication.

JERRY WHALEN and BENJAMIN (BEN) KAY appeared representing the applicant. MR. WHALEN commented that this property is suitable for a car dealership, and they want to establish a car dealership for Lotus cars, which are very nice automobiles. He explained that the smaller three signs will be removed to accommodate the proposed signs, noting that they are not asking to place the sign closer to the other signs.

COMMISSIONER DE SALVIO wondered what the height of the AutoNation Las Vegas signs are. MR. BOYLES remarked that those signs were out of the scope for this application, so staff only reviewed the signage for this application. MR. KAY interjected that the AutoNation signs are 50 feet, and he offered to give up mass in order to install sleeker looking signs.

CHAIR CHERRY observed that this site is located in an area represented by COMMISSIONER ROGAN, who was not present. Nevertheless, he was certain COMMISSIONER ROGAN would reach out if he has any concerns. CHAIR CHERRY had no problem with the requested height, given the current uses in the area, contingent upon taking down all the other signs. He verified with MR. KAY that the two monument signs and the 40-foot pylon sign would be taken down and significant landscaping will be installed.

PETER LOWENSTEIN, Deputy Planning Director, read an added condition, and MR. KAY agreed to it.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s) and the following added condition as read:

A. The approval is for sign height only and all existing signage located along the Sahara frontage shall be removed and replaced by the one proposed freestanding sign.

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

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

27. SUP-77075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PARKING FACILITY on 0.21 acres at 1124 South Maryland Parkway (APN 162-03-514-001), C-D (Design Commercial) Zone, Ward 3 (Diaz) [PRJ-77037]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 27 and 28.

JONATHAN BOYLES, Sr. Planner, reported the site is undeveloped and subject to Title 19 development standards. Pursuant to Title 19.12, a Parking Facility use is permitted in the C-D (Designed Commercial) zoning district with the approval of a special use permit. Per the submitted justification letter and site plan, the proposed parking lot will provide 18 parking spaces that will primarily service overflow parking from the shopping center adjacent to the north.

While the applicant has requested a waiver to allow a reduced east landscape buffer width adjacent to Maryland Parkway, staff finds the request acceptable as the applicant has provided sufficient landscaping materials in the proposed buffer area. Staff recommended approval of both applications. Additional support letters were received since publication.

JOHN CURRAN, representing the applicant, described the project, noting that the overflow parking lot will help the Huntridge Shopping Center. He requested approval.

KATHLEEN HAMILTON said she lives next door to the area she regarded as an eyesore, located on the corner of Maryland Parkway and Franklin Avenue. She asked how the wall would fit adjacent to her house, if there would be a drive-thru and if there will be an egress/ingress by her driveway because people walk across to get from corner to corner. She also questioned any plans for the location of any trash bins.

MR. CURRAN explained that this project involves only parking spaces and significant landscaping improvements. He showed a site plan and pointed to the locations of the landscaping and parking and explained traffic circulation for the site.

COMMISSIONER SCHLOTTMAN explained that there are no trash bins required on this site because it only involves parking for cars, which will not be going through the parking lot and out to Francis Avenue. They will have to go to the alley and out to Maryland Parkway. Overall, he felt the applicant did a good job with the landscaping and the project as proposed.

See Item 28 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 27 and 28.

NOTE: COMMISSIONER CHATTAH abstained on Items 27 and 28 because she has an adversarial position in a case pending litigation against Ten15 Huntridge, LLC.

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

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

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

28. SDR-77076 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77075 - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.21 acres at 1124 South Maryland Parkway (APN 162-03-514-001), C-D (Design Commercial) Zone, Ward 3 (Diaz) [PRJ-77037]. Staff recommends APPROVAL.

Minutes:

See Item 27 for related discussion and Items 27 and 28 for related backup.

NOTE: COMMISSIONER CHATTAH abstained on Items 27 and 28 because she has an adversarial position in a case pending litigation against Ten15 Huntridge, LLC.

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

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

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

29. SUP-77094 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANAS - For possible action on a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77019]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported the subject site has an active business license for a Short-Term Residential Rental use (STR), for which Special Use Permit (SUP-73880) was approved by the City Council on August 14, 2018. During a routine inspection regarding the existing STR use onsite, the subject structure was found to be constructed without building permits. The applicant has indicated the existing casita was constructed by the previous owner. The existing structure meets all minimum Title 19 development standards. A condition of approval was added to ensure that the proposed Accessory Structure (Class I) use adheres to the requirements of the approved STR, which states: The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or mobile unit. He noted additional protest and support letters were received since publication and that staff recommended approval.

JAMES VANAS stated that the casita was there when he purchased the house. After he started receiving notices to obtain a permit for the casita, he started the process to bring it into compliance.

COMMISSIONER SCHLOTTMAN discussed with MR. VANAS that it would probably take him about four months to complete the process. The Commissioner said he could accept 120 days as long as MR. VANAS complies within that timeframe, and MR. VANAS agreed with amended Condition 3 that COMMISSIONER SCHLOTTMAN read.

CHAIR CHERRY declared the Public Hearing closed.

NOTE: COMMISSIONER SCHLOTTMAN disclosed that he has known MR. VANAS for many years but he would vote on this matter since he has not spoken with MR. VANAS about this matter or in a long time.

Motion made by Trinity Haven Schlottman to Approve subject to condition(s) amending Condition 3 as read for the record:

3. All necessary Building permits shall be obtained and final inspections shall be completed in conformance with Title 19 within 120 days from the date of final approval.

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

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

30. ROC-77077 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: STEPHANIE AND BROCC GODDARD - For possible action on a request for a Review of Condition of an approved Variance (VAR-76187) TO REMOVE CONDITION NUMBER 1 THAT STATES, "ALL NECESSARY BUILDING PERMITS SHALL BE OBTAINED WITHIN 30 DAYS FROM THE DATE OF FINAL APPROVAL AND FINAL INSPECTIONS OF SUCH PERMITS SHALL BE ACCOMPLISHED WITHIN 60 DAYS OF THE ISSUANCE OF THE BUILDING PERMITS, UNLESS EXTENDED BY THE BUILDING OFFICIAL" on 0.83 acres at 5050 Elkhorn Road (APN 125-13-803-004), R-E (Residential Estates) Zone, Ward 6 (Fiore) [PRJ-77033]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that typically this type of condition is added for existing structures only, in order to prioritize getting these structures legally permitted. In this case, the same condition was applied to both existing and proposed structures. However, staff notes that the applicant failed to submit anything for either existing or proposed structures within 30 days in regards to the building permits, which staff considers as self-imposed. Therefore, staff recommended denial of the requested Review of Condition, subject to conditions if approved. All necessary building permits shall be obtained and final inspections shall be completed. Additional protest letters were received.

STEPHANIE GODDARD, the applicant, and SAM DUNNAM, representing the applicants, were present. MR. DUNNAM explained that the applicants applied for a front and side yard setback variance to install a patio cover. During the process, it was discovered by City staff that the block wall was constructed years before they purchased their home, and one of the conditions was to rectify the situation within 30 days. Consequently, they contracted a residential designer, who submitted for permits a few days beyond the deadline imposed. Thereafter, they took the final plans to submit to Planning staff, but they could not legally do anything because it was too late. Therefore, they need Condition 1 removed to allow more time to complete the process. He requested approval.

COMMISSIONER DE SALVIO said he pondered on this matter and asked if they could do something to expedite the process. He asked if 90 days would suffice to complete the process, to which MR. DUNNAM replied that it would depend on staff's ability to respond in a reasonable amount of time.

MS. GODDARD informed COMMISSIONER DE SALVIO that everything has been submitted. They were just waiting for the Planning Commission's approval to be able to obtain permits.

COMMISSIONER DE SALVIO wondered if 90 days would be sufficient, and PETER LOWENSTEIN, Deputy Planning Director, suggested the proposed construction follow the deadline of the variance, which would run for two years. The real concern is making sure the existing block wall is safe, so it could be separated out in order to get it through the process quicker. MR. DUNNAM interjected that everything has been submitted as a package, and he would not like to change that. MS. GODDARD said the original permit found from 2005 shows

were the footings were already approved. So they are only waiting for the final inspection. MR. LOWENSTEIN said it would depend on what the original wall was permitted for and to be able to handle the weight. Allowing 90 days for the wall component is more than acceptable, given that separate permits will be issued.

COMMISSIONER DE SALVIO insisted that he wants the wall issue rectified first because it is a safety concern for the City. He verified with MS. GODDARD that 90 days to bring the wall into compliance would suffice.

After hearing Item 32, MR. LOWENSTEIN clarified that the added condition would amend Condition 1.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve subject to condition(s) and the following added condition:

A. All necessary Building permits for the existing block wall shall be obtained and final inspection approved within 90 days from the date of final approval.

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

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

DIRECTOR'S BUSINESS:

31. TXT-77205 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend Section 4B: Minimum Requirements of the Town Center Development Standards Manual to allow a Waiver of the minimum distance separation requirement between a proposed Package Liquor Off-Sale Establishment and the following uses: another Package Liquor Off-Sale Establishment and a Liquor Establishment (Tavern), and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported this amendment would allow a waiver of the minimum distance separation requirement, pursuant to the Town Center Development Standards, between a proposed Package Liquor Off-Sale Establishment and another Package Liquor Off-Sale Establishment or a Liquor Establishment (Tavern). Staff had no recommendation.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

32. TXT-77254 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.10 Special Area and Overlay Districts, LVMC Title 19.12 Permissible Uses and 19.18 Definitions & Measures to allow City Communication Signage, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported the proposed amendment would create a new sign category identified as City Communication Sign. These signs would allow varied messaging such as the advertisement of City events, traffic and emergency notifications, public safety notices and off-premise advertising. These signs would be permitted within any zoning district if located on property owned or controlled by the City of Las Vegas or a City of Las Vegas related entity. Staff recommended approval.

TONY CELESTE, 1980 Festival Plaza Drive, supported this matter.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve

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

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

33. DIR-77214 - DIRECTOR'S BUSINESS - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a presentation by the Department of Planning regarding progress on the Las Vegas Downtown Master Plan. Staff has NO RECOMMENDATION.

Minutes:

CHAIR CHERRY pulled this matter forward to be heard after the One Motion One Vote Agenda.

MICHAEL HOWE, Planning Section Manager, and MARIA JOSE NORERO, Planner II, shared in making a PowerPoint presentation, a copy of which was submitted as backup, to report on the progress of the Vision 2045 Las Vegas Downtown Master Plan.

MR. HOWE opened with stating that about five years ago, under the direction of SCOTT ADAMS, who was the Economic and Urban Development Director at that time, many property and business owners and developers voiced concerns about the Downtown Centennial Plan being dated in its vision. In response, the City initiated a substantial master plan overhaul. Three years ago, the 30-year master plan was adopted, and they are now 10 percent into the plan.

He emphasized that by holding multiple meetings with City Councilmembers, stakeholders and Executive Steering Committee members and conducting significant outreach to the public, staff learned a lot through the process and summarized it to five big ideas that were classified as diversity of the economy and create mixed-use hubs, streets for people and a greener downtown and expedite implementation.

While the 2045 Master Plan has been adopted and underway for three years, staff is also working on putting together the 2050 Citywide Master Plan, which is what staff will be referring to when they mention master plan outreach.

He continued with the PowerPoint presentation and mentioned that the Downtown Master Plan covers 12 districts, including Historic Westside, Resort and Casino, Medical, Market, Gateway, Symphony Park, 18B Las Vegas Arts, Cashman, Civic and Business, Design, Founders and Fremont East.

While there has been a lot of support and buy-in for the plan, there have been some issues and staff had to identify ways to measure the success of the plan to make sure they were headed in the right direction. Consequently, they developed a score sheet, with the goal of growing the areas of commercial, residential, employment, civic and institutional. He noted that good progress was being made, in that they had already met 20 percent of the aggressive projections.

MS. NORERO picked up with the PowerPoint presentation and reviewed the scoring component and ways of gauging progress. One measure used was the total number of Planning applications, which are reviewed by the Planning Commission. She showed some graphs for Planning application types between 2016 and 2018, conceding that some areas are doing better than others. The orange color depicted in the graph represents approved applications thus far and the light blue represents the projections, both in square footage. The hospitality, civic, which includes the new Municipal Court project, and residential sections met projections rather quickly. Conversely, the sections of retail, office, institutional, research and development and K-12 are not doing as well, and this was expected because it is very difficult to attract development in these areas. However, staff is working very hard to attract these types of projects.

Lastly, the categories of general commercial, mixed-use and active ground floor are doing very well. Staff feels that implementing the Form-Based Code will help attract more mixed-use and active ground floor development, and staff can already see that businesses are taking advantage of some improvements underway and will probably take advantage of pending improvements.

Understanding that not all projects get built, staff wanted to take a look at what is actually being built in the downtown area, so staff looked at building permits pulled, which is the quickest way to identify projects actually being built. She showed the slide titled Development Downtown 2015-2018, depicting by square footage, the

building in blue, entitlements in orange and the projected target in the black solid line, which she said is 11,454,500 total square footage of development for the downtown area. She pointed out that the graph shows that approximately 1.7 million square footage was added downtown, and this is a little over 15 percent of the total projection in just three years.

She reviewed the slide showing the top 20 types of new business licenses pulled for 2016-2018, which staff is very pleased with because of the variety of businesses opening up. Staff will dive in and do further research in this category to obtain better information, given that not all business licenses cost the same and there could be multiple licenses needed for a single project.

Another indicator of development success is the amount of vacant parcels available. Based on the Assessor's Office data, there is a total of 12 percent completely vacant parcels, which staff hopes will diminish as the master plan progresses and they report back.

MR. HOWE resumed with the PowerPoint presentation and emphasized that during the process of putting together the plan, they saw a lot of trends and they were able to learn during inspections some of the things they did not want to see happen again. This led to some of the current initiatives and new development standards as part of the Form-Based Code, which was adopted for the Medical District, and is scheduled for hearing for the Fremont East District at the 10/16/2019 City Council meeting, with work to begin for the Historic Westside in October of 2019. Staff's goal is to have all 12 districts of the Downtown Master Plan under the Form-Based Code because of the distinct advantages it offers.

A key component is the Downtown Civic Space and Trails Plan that was recently adopted; it has taken a very invigorative approach to looking at how to get open space downtown, such as outdoor dining areas, which really contribute to downtown activity and quality of life for pedestrians.

He gave credit to all the departments he worked with to reduce costs for developers as part of development process improvements. Las Vegas Fire and Rescue made certain code changes to help reduce costs for mixed-use buildings. Public Works and Economic and Urban Development (EUD) worked together to simplify the development process with regard to sidewalks, roadways and parking. This led to Project Enchilada, which is unique because it heavily involves the City Attorney's office and other departments to quickly bring improvements to the downtown area by creating public-private partnerships, and this reaches beyond Fremont Street to other areas of the City.

Lastly, MR. HOWE went over infrastructure investments, noting that the completion of the Main Commerce Couplet really got people excited during First Fridays. And staff will see more development follow. The 3rd Street Linear Open Space is underway, and it is a unique type of roadway improvement, and these types of improvements are occurring all over downtown as part of the plan to create walkable, bikeable areas downtown.

With new target areas, staff will stay on point with the plan and hopefully with the completion of 3rd Street and working closely with EUD and Public Works, more development projects will be completed.

CHAIR CHERRY asked if parks are included in the civic portion, to which MS. NORERO indicated that parks are included in the Open Space category. As far as the World Market space is concerned, MS. NORERO advised the Chair that only the square footage for the new addition was counted because staff is only tracking new development. MR. HOWE added that there was discussion about the classification of the new World Market space as staff is looking to create a convention space category for downtown. With Symphony Park developing in response to anticipated convention space, staff wants to make sure this can be tracked to be able to show its impact.

CHAIR CHERRY pointed out that a lot of vacant parcels are in transition for future development, so it would be good to understand where they could go in the future. MS. NORERO conceded that it would be dangerous to just look at land vacancy.

COMMISSIONER DE SALVIO questioned the difference between the tobacco sales and dealer categories, and MS. NORERO said she would have to confer with Business License staff and get back with him on an explanation. She said it could have something to do with privileged licenses.

Motion made by Sam Cherry to Accept the Report

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

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

Citizens Participation:

34. 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 7:27 p.m.

Respectfully submitted:

Ashley Foster, Deputy City Clerk

Gabriela Portillo-Brenner, Deputy City Clerk

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

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