

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



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

Planning Commission Minutes

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

September 13, 2022
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

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

3. Roll Call

Minutes:

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

ALSO PRESENT: SETH FLOYD, Director of Community Development; NICOLE EDDOWES, Community Development Coordinator; FRED SOLIS, Planning Manager; STEVE SWANTON, Sr. Planner; CHRISTIAN GATES, Planner I (X); SHERRI SHOUP, Deputy Fire Marshal; LUCIEN PAET, Engineering Project Manager; JAMES LEWIS, Deputy City Attorney IV; and BRIAN CARROLL 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 9, 2022.

Motion made by Jeff Rogan to Approve

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

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

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

Minutes:

NICOLE EDDOWES, Community Development Coordinator, announced requests to hold Items 20, 31a-31c and 33a-33c to the meeting of October 11, 2022.

ATTORNEY TONY CELESTE appeared representing Items 39a and 39b and requested these items be held to the meeting of October 11, 2022.

ATTORNEY LEXA GREEN appeared representing Item 34 and requested this item be held in abeyance, and she noted the property owner and applicant were in ongoing communications. CHAIR SCHLOTTMAN confirmed with MS. GREEN that the abeyance request was to the meeting of October 11, 2022.

CHAIR SCHLOTTMAN clarified with MS. EDDOWES that the applicant for Item 19b requested the item be withdrawn without prejudice, since the applicant agreed to put in the offsets. Further, he verified staff would make the request when they get to that item.

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

CONSENT ITEMS:

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

7. 22-0369-TMP1- TENTATIVE MAP - WILSHIRE PLAZA - APPLICANT/OWNER: SPRING MOUNTAIN VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.43 acres at 5241 West Charleston Boulevard (APN 163-015-01-007), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

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

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

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

8. 22-0389-TMP1 - TENTATIVE MAP - RIO VISTA & ANN CENTER - APPLICANT/OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APN 125-27-802-016), O (Office) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

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

9. 22-0394-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 PARCEL STU - QUAIL COVE - APPLICANT: KB HOME - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use

Entitlement project request FOR A 144-LOT SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION on 13.97 acres at the northwest corner of Flight Range Avenue and Desert Foothill Drive (APNs 137-23-213-002, 003 and 004), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

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

ONE MOTION - ONE VOTE

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

10. 22-0298-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT CONCURRENT WITH A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT on 0.17 acres at the southwest corner of Hoover Avenue and Casino Center Boulevard (APN 139-34-410-032), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 10-17.

ATTORNEY BOB GRONAUER appeared representing the manager of the declarant of Boca Park. He supported the use on Item 13 but expressed concern regarding how parking was calculated. CHAIR SCHLOTTMAN confirmed with MR. GRONAUER that he wanted the item held to the next meeting, otherwise he asked to work with the applicant and the City during the 10 day appeal period. The Chair asked if the applicant was in the audience, and DEPUTY CITY ATTORNEY JAMES LEWIS opined that the item should be pulled in order to have continued discussion. CHAIR SCHLOTTMAN clarified that he wanted to ask if the applicant was willing to hold the item. The applicant, who did not state their name for the record, said holding the item would be a detriment to the business, and the Chair advised that the item would be heard.

BRIGID McHALE requested a meeting with the Councilman and the developer for Item 15. CHAIR SCHLOTTMAN confirmed with MS. McHALE that she would like the item heard.

BORIS AVRAMSKI appeared representing the owner of a property adjacent to Item 15, and he expressed concern that a neighborhood meeting was not held. CHAIR SCHLOTTMAN advised that the item would be heard.

STEVE PEACHE expressed concern regarding Item 15, and he confirmed with CHAIR SCHLOTTMAN that he should wait for the item to be heard. COMMISSIONER ROGAN suggested MR. PEACHE speak with the applicant.

CHAIR SCHLOTTMAN asked the applicant for Item 12 if he read and agreed to the conditions of approval. The applicant, who did not state their name for the record, said he had not seen the conditions, but he would accept them. The Chair said that the item would be heard, and he asked the applicant to speak with staff to review the conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 10-17.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12, 13, and 15

NOTE: Commissioner Cherry disclosed that he owns property within the notification area of Items 10 and 11, but as this does not affect him any greater or lesser, he would vote on these items.

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

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

11. 22-0299-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT CONCURRENT WITH A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT on 0.15 acres at the northwest corner of Coolidge Avenue and Casino Center Boulevard (APN 139-34-410-038), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12, 13, and 15

NOTE: Commissioner Cherry disclosed that he owns property within the notification area of Items 10 and 11, but as this does not affect him any greater or lesser, he would vote on these items.

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

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

12. 22-0345-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAVEN UNIVERSITY - OWNER: SAHARA MONEYWORLD, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED COLLEGE, UNIVERSITY, OR SEMINARY USE at 8020 West Sahara Avenue (APN 163-04-805-004), O (Office) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to Item 22.

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the proposed use operates similar to an office, which is compatible with the current uses that are located within the building; therefore, staff recommended approval of the Special Use Permit. She noted an additional letter of protest was since publication.

CHAIR SCHLOTTMAN confirmed with KANG WON LEE, President of Haven University, that he read and agreed to all conditions.

COMMISSIONER WALSH advised that he reviewed the item with staff, and they had no problem approving the item.

See Item 10 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

13. 22-0357-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELLA VITA BOCA PARK, LLC - OWNER: U.S. BANK NATIONAL ASSOCIATION TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,272 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH 1,250 SQUARE FEET OF OUTDOOR SEATING at 740 South Rampart Boulevard, Suites #8-11 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

FRED SOLIS, Planning Manager, reported that staff found the proposed Alcohol, On-Premise Full use can be conducted in a compatible and harmonious manner within the Boca Park shopping center. With respect to parking, the entire Boca Park development is mapped as a one-lot commercial subdivision, and staff calculates parking for the entirety of the commercial subdivision and not for a particular phase or ownership parcel within the map area. Per staff calculations, there are 2,603 parking spaces where 2,675 are required for the entirety of the shopping center. As there are similar uses within the shopping center, staff recommended approval of the Special Use Permit subject to conditions.

JEFF DONATO, Argentum Partners, appeared on behalf of the applicant and said all distance separation requirements were met and the location was over-parked. He agreed to all conditions and requested approval of the application.

See Item 10 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

14. 22-0362-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CORONET CERAMICS, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED LIQUEFIED PETROLEUM GAS INSTALLATION (OVER 288 GALLONS) USE at 2300 Western Avenue (APN 162-04-404-001), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12, 13, and 15

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

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

15. 22-0395 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS MD ALTA PROPERTY OWNER, LLC - For possible action on the following Land Use Entitlement project requests on 1.12 acres at the southwest corner of Alta Drive and Tonopah Lane (APNs 139-33-301-002, 003, 010, 011 and 016), T5-N (T5 Neighborhood) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

This item was trailed after Item 18, pending the applicant's arrival.

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

STEVE SWANTON, Sr. Planner, reported that the proposed development supports goals and policies identified in the 2050 Master Plan and Vision 2045 Downtown Master Plan. Staff found that the proposed development would be harmonious and compatible with the surrounding area; therefore, staff recommended approval, subject to conditions. He noted additional documents of protest were received since publication.

ATTORNEY ELIAS GEORGE appeared representing the developer and introduced GUY MORRIS, Civil Engineer with Lochsa Engineering. MR. GEORGE said Cedar Street is a national multi-family project developer. He displayed perspective renditions, which were included in the backup, to explain the proposed development and site location. He noted the L-shape was due to an existing law firm on the corner, and the first two floors would be a 20-foot tall entryway into the plaza. He reported that under Title 19, which is the subject of Form-Based Code, they have taken advantage of the density height bonus, and they hoped to execute an agreement with the City Attorney's Office to provide 12 affordable housing units.

BORIS AVRAMSKI, Owner of 1012 Hamilton Lane, expressed concerns regarding density, traffic control, security, and parking. He noted there would be 200 units on 1.2 acres, and he believed the proposed 196 parking spots were half of what was needed. Further, he opined that his parking lot and the street would be used for parking. MR. AVRAMSKI requested that the items be postponed for 30 days so that he could discuss an agreement with the developer.

DIRK RAVENHOLT stated the Commission should administer all decisions based on 19.09, and in the event provisions of the FBC (Form-Based Code) allows them to exercise discretion in the application, the following criteria shall be adhered to: proposal development complies with all applicable provisions of 19.09, and the exercise of discretion will ensure capability of the proposed development with its site, surrounding properties, and the community. He expressed concerns regarding increased traffic, parking, pedestrian walkways, and the height of the building compared to one- and two-story homes in the neighborhood. MR. RAVENHOLT believed the proposal would cause traffic jams on Hamilton Lane since it is only one lane, and he opined that the proposal would triple the population of the Medical District.

STEVE PEACHE expressed concerns regarding the timeliness of the postcard notification, limited affordable units being offered, and the height of the proposal near his home in a historic neighborhood. He suggested that there were available apartments near the Smith Center to accommodate residents, and he believed the parking was insufficient since residents could invite guests or have multiple cars.

BRIGID McHALE requested a neighborhood meeting with the Councilman and the developer, and she said only one other neighbor received the postcard notification. She believed there needed to be a better transition from single-family homes to the Medical District, and she noted existing medical buildings were one-story. She reported burglaries in her neighborhood had a slow response from the police, and she asked if a study had been done on response time. MS. McHALE felt the proposed development would be more appropriate on Charleston Boulevard.

MR. GEORGE reported that the Staff Report used Form-Based Code to calculate the minimum parking spots required as 118 and the maximum as 206. They were providing 196 parking spots, and he expected to lease the units to young professionals that use public transportation. The building was designed to conform to BRT (Bus Rapid Transit) recommendations, and BRT would be operating on Tonopah Drive and Alta Drive. MR. GEORGE stated the seven-story building was in compliance with Form-Based Code, and they could have built up to eight-stories. He explained there was a need for 80,000 housing units, and he hoped the 200 units proposed would make an impact.

COMMISSIONER ROGAN explained that neighborhoods were consulted before the Medical District was rezoned to Form-Based Code, and the code allows up to eight-story buildings when appropriate affordable housing is provided. He conceded that the neighborhood has historically been single-family homes, but that was changed several years ago. He said Condition 12 in the Staff Report addressed the Hamilton Lane concern. Further, the Staff Report shows that the proposed parking and sidewalks meet all standards. The

Commissioner clarified that BRT was part of the high-capacity transit that is coming downtown to provide public transit and other alternatives to automobile traffic. He noted the proposal would be heard at City Council, and he suggested reaching out to COUNCILMAN BRIAN KNUDSEN to address concerns. COMMISSIONER ROGAN confirmed with MR. GEORGE that they agreed to all conditions.

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

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

15a. 22-0395-VAC1 - VACATION - PETITION TO VACATE A PORTION OF ALTA DRIVE PUBLIC RIGHT-OF-WAY

Minutes:

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

Motion made by Jeff Rogan to Approve Items 15a and 15b subject to condition(s)

NOTE: Chair Schlottman disclosed that the site's civil engineer works with one of his clients, and they do not directly work together other than on a few applications here and there. He advised that he is not under contract with Lochsa, and he did not see a conflict; therefore, he would vote on Items 15a and 15b.

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

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

15b. 22-0395-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SEVEN-STORY, 200-UNIT MULTI-FAMILY DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Jeff Rogan to Approve Items 15a and 15b subject to condition(s)

NOTE: Chair Schlottman disclosed that the site's civil engineer works with one of his clients, and they do not directly work together other than on a few applications here and there. He advised that he is not under contract with Lochsa, and he did not see a conflict; therefore, he would vote on Items 15a and 15b.

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

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

16. 22-0411-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: N P CENTERLINE HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A MASTER SIGN PLAN REVIEW FOR AN APPROVED NON-RESTRICTED GAMING ESTABLISHMENT on 1.69 acres at 2700 Fremont Street (APNs 162-01-102-009 and 162-01-201-009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12, 13, and 15

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

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

17. 22-0427-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HALO.CAR - OWNER: FISHER BROTHERS LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE WITH A WAIVER TO ALLOW MORE THAN FIVE RENTAL VEHICLES TO BE STORED ON THE SITE AT ANY ONE TIME at 3017 and 3021 Rigel Avenue (APNs 162-08-303-016, 017 and 018), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 12, 13, and 15

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

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

PUBLIC HEARING ITEMS

18. ABEYANCE - 22-0086 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 18-18c.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the proposed General Plan Amendment is similar in density to the existing Neighborhood Mixed Use Center Designation (NMX-U) but without a commercial component that is required with the existing NMX-U. The companion rezoning application to R-4 High Density Residential) is in alignment with the proposed High Density General Plan Designation to allow the proposed multi-family development without a commercial component; therefore, staff recommended approval of the General Plan Amendment, Rezoning, and Site Development Plan Review. She noted additional letters of protest were received since publication.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of Ovation Development (Ovation), and she has represented them for over 20 years. She showed the location of the proposed project on a zoning map of the subject site. She listed nearby residential and commercial properties, including the Costco commercial shopping center to the south of Rome Boulevard, a senior-restricted project to the north that has 240 units, and the area across Decatur Boulevard is in the City of North Las Vegas. She advised that the BLM (Bureau of Land Management) deeded this property to the City of Las Vegas and required it to be used for affordable housing, per a deed restriction. In 2021, the City issued an RFP (Request for Proposal) that specifically explained the types of tenants meant for the project, and she said the project was always intended as workforce housing for people that are employed and cannot afford to live in Las Vegas. Further, she noted income qualification was based upon income levels of the area's median income, and there was a shortage of 80,000 units in Southern Nevada. MS. LAZOVICH shared the Site Plan for the project, explaining the color scheme for the two-, three-, and four-story components, the RFP-required tiny homes, and the two three-story buildings adjacent to Rome Boulevard. She advised that the height Variance was withdrawn prior to the last Commission meeting, as the four-story component of the project was moved from the western edge of the site to the side closest to Decatur Boulevard.

MS. LAZOVICH listed the following concerns that were expressed at the neighborhood meeting and when these items were heard 60 days ago. These were that schools would be overcrowded, and there would be an increase in crime, demand for fire services, and traffic congestion. Further, she noted that some people testified that the senior project to the north was very quiet. She opined that an added condition restricting the project to

people 55 years of age and older would address these concerns, and they would accept a condition stating such. She said the project would have the same layout with 276 units, and all buildings, except for the tiny homes, would include elevators. The code looks at senior projects differently than multi-family projects, and there would be a surplus of about 200 parking spaces. MS. LAZOVICH stated there would be 1,600 average daily trips if the project remained an all-age project, and it would be reduced to 1,000 average daily trips as a 55 years of age and older project. She believed there would be no children coming from the project to cause school overcrowding. She reported that they would accept that condition, and conceded that she was not in full control, since they were in partnership with the City. MS. LAZOVICH noted that they met with the City of North Las Vegas and discussed the conversion to a senior project. As related to the second neighborhood meeting, she thanked one of the neighbors for speaking with her about the project and relaying to the community that they would accept the 55 years of age and older condition. She advised that they would not reduce the number of units since that is against the terms of the RFP, and there is a housing deficiency.

Lastly, MS. LAZOVICH advised that Ovation is a local, family-owned company that has developed market-rate and affordable housing, and she did not believe they looked any different from the inside or outside. She displayed pictures, which were not submitted for the record, of two senior affordable housing projects in the City of Las Vegas and County (Clark County), and she said that landscaping and building articulation is important to Ovation. Further, she believed the projects were well maintained. She noted that the County property backs up to single-family homes, and they do community block parties together.

IDA ZEILER, LAUREN CROSSMAN, and MAYA FILBERT expressed concerns regarding density. MS. ZEILER represented a group with over 800 members, and she listed their four main concerns as density, traffic, the demand for EMS (Emergency Medical Services), and overcrowding of schools. She opined that there would be more than 276 residents since the three-bedroom apartments were still planned. She believed Opportunity Village needed to be included in the discussion since they own 17 acres with 70 units, and they plan to build additional housing. Further, she noted Nevada HAND did not have to worry about upcoming projects when they built their 240-unit property.

RAE YUHAS expressed concerns regarding traffic and she said the Clark County Assessor's Office shows the City has owned this land since 1999. She believed the patent date from the BLM was 2003, and she asked if the BLM could issue the patent after the land was given to the City. CHAIR SCHLOTTMAN confirmed with DEPUTY CITY ATTORNEY JAMES LEWIS that there is no timeframe for the BLM to act on congressional action. MR. LEWIS reported that the United States Congress granted the City the right to the land for affordable housing, and the BLM could act at any time after the grant.

SUZETTE STERNER expressed opposition to the proposed tiny homes and their lack of amenities.

SUSAN SOWERS expressed concern regarding increased crime with a project over 100 units, and she did not believe three- or four-story housing would blend in with rural properties.

PAT FILBERT said there had been no meeting with the developer since the July 12, 2022 Planning Commission Meeting, and he clarified that Decatur Boulevard is the boundary between the City and the City of North Las Vegas. He asked if the 55 years and older project would exclude children from being on the lease.

JARED LUKE, Director of Government Affairs and Economic Development for the City of North Las Vegas, reported that RYANN JUDEN, City Manager of North Las Vegas, appeared at the July 12, 2022 Planning Commission Meeting and expressed concerns. MR. LUKE clarified that their city understands the need for and supports affordable housing. He expressed concern for the project's density since it would be on a corporate boundary line, and he believed their fire department and EMS would be closer than any of the City's. He noted that MS. LAZOVICH had a high-level conversation with COUNCILMAN SCOTT BLACK at the Councilman's request, but they did not definitively say whether this would be a workforce or senior project. MR. LUKE advised that COMMISSIONER DE SALVIO requested the City to have a conversation with the City of North Las Vegas, and that meeting did not occurred.

MICHAEL VANDEWEGE supported the project.

MS. LAZOVICH said that the tiny homes were expressly called out in the RFP and can not be removed. Regarding density concerns, she noted that parts of the 240 senior housing units to the north were three-story, and the majority of the proposed project is also three-story. She believed the proposed project only had 36 more units than the one to the north, noting there were no concerns expressed towards that property.

CHAIR SCHLOTTMAN confirmed with MS. LAZOVICH that three-bedrooms were not necessary with senior housing, and they would redo the bedroom count.

The Chair stated that he visited the site and saw traffic on Rome Boulevard. He clarified with LUCIEN PAET, Engineering Project Manager, that Rome Boulevard is currently a 60-foot right-of-way half-street, and street lights are only required on one side. MR. PAET explained that a traffic study was required as a condition of approval, which would address the lane geometry. He believed that Ovation would build the sidewalk on Decatur Boulevard, and there was enough width on Rome Boulevard to build a center turn lane to help with traffic, which will be confirmed through a traffic study.

CHAIR SCHLOTTMAN asked for clarification on how mutual aid EMS and fire services were assigned between the City and the City of North Las Vegas. CHIEF OPERATIONS AND DEVELOPMENT OFFICER TOM PERRIGO explained that automatic aid is used since they share the same dispatch, and the closest available EMS unit responds to an event, regardless of jurisdiction. He noted commendations received for having some of the best fire departments in the country. He advised that the City has responded into the City of North Las Vegas about 200 times more than they have responded into the City. He reported that most of these calls were for apartment buildings along Martin Luther King Boulevard and casino hotels on Rancho Boulevard. MR. PERRIGO believed that fire stations would be added as growth happens, and he noted a fire station was added in Skye Canyon after about 1,500 units had already been built. Further, he had complete confidence that they would meet the needs of the community with the automatic aid provisions that were in place. The Chair clarified with MR. PERRIGO that there is always a fire unit available to meet the needs of the residents, as dispatch tracks the units and not fire stations.

COMMISSIONER DE SALVIO thanked the neighbors for opening their doors to him. He addressed their concerns regarding overcrowded schools and increased traffic with the developer and MS. LAZOVICH nearly daily. He advised that the site could have been more intense than the 276 units proposed, and he noted there was a need for 80,000 houses. He said that veterans were at risk of losing benefits in a senior veteran project, and he thought senior housing was the next best thing. The Commissioner believed that all concerns have been met, and the existing assisted living was a great buffer to the tiny homes.

MS. EDDOWES read the added conditions into the record for 22-0086-SDR1. COMMISSIONER DE SALVIO confirmed with MS. LAZOVICH that they agreed to all conditions.

After the motion, CHAIR SCHLOTTMAN asked MS. LAZOVICH to revise the plans and remove the three-bedrooms prior to the City Council meeting.

See Items 18a-18c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 18-18c.

- 18a. ABEYANCE - 22-0086-GPA1 - GENERAL PLAN AMENDMENT - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H (HIGH DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Louis De Salvio to Approve Items 18a-18c subject to condition(s) with amended conditions for Item 18c

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

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

- 18b. ABEYANCE - 22-0086-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)

Minutes:

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

Motion made by Louis De Salvio to Approve Items 18a-18c subject to condition(s) with amended conditions for Item 18c

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

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

- 18c. ABEYANCE - 22-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT MULTI-FAMILY DEVELOPMENT

Minutes:

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

Motion made by Louis De Salvio to Approve Items 18a-18c subject to condition(s) and adding the following conditions as read for the record:

A. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney, which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

B. Prior to the issuance of a final certificate of occupancy for any structure upon the site, the property owner shall cause an amendment to occur to that certain Development and Disposition Agreement between the City of Las Vegas and Ovation Design and Development and Coordinated Living of Southern Nevada, Inc. ("DDA"), to conform to the provisions of the DDA to the approval of this SDR (22-0086) and its conditions of approval.

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

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

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

Minutes:

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

STEVE SWANTON, Sr. Planner, reported that since the previous abeyance, staff received revised plans that show conformance to Title 19 perimeter and parking lot landscape standards. Offsite improvements in Thom Boulevard will be provided and the applicant requested to withdraw without prejudice 22-0199-VAR2. 22-0199-VAR1 was re-noticed to include a variance to allow an eight-foot wall and fence in the front yard setback area, which was the result of attaching two feet of wrought iron to the existing wall without a valid building permit. In the absence of a hardship related to the physical characteristics of the site, the fence addition and placement of the proposed building at the south property line cannot be supported; therefore, staff recommended denial,

subject to conditions if approved. He noted additional documents of protest and support had been received since publication.

NATHAN TAYLOR appeared representing the applicant, which is a new landscaping company that would put in the required landscaping. He noted this was the third project like this that he has brought into Ward 5, and he thanked COMMISSIONER WILLIAMS for visiting the site. He said the property was very long but not very wide, and he explained that the zero-foot setback was requested since the properties on each side were built right on the property line. MR. TAYLOR advised that the eight-foot wall has two feet of decorative iron to deter break-ins, and they would follow all of staff's conditions.

COMMISSIONER WILLIAMS confirmed that he met with the property owner and MR. TAYLOR. He clarified with MR. TAYLOR that the wall would need to be tested, and the contractor would pull those permits. The Commissioner suggested this be added as a condition, and CHAIR SCHLOTTMAN advised that the Building and Safety Department would require them to prove the wall was built correctly.

After the motion for approval, CHAIR SCHLOTTMAN clarified with NICOLE EDDOWES, Community Development Coordinator, that a motion was needed to withdraw without prejudice Item 19b.

See Item 6 for related discussion and Items 19-19c for related backup.

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

- 19a. ABEYANCE - RENOTIFICATION - 22-0199-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND EXISTING EIGHT-FOOT TALL WALLS IN THE FRONT YARD SETBACK AREA WHERE SIX FEET IS ALLOWED

Minutes:

See Items 6 and 19 for related discussion and Items 19-19c for related backup.

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

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

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

- 19b. ABEYANCE - 22-0199-VAR2 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED

Minutes:

See Items 6 and 19 for related discussion and Items 19-19c for related backup.

Motion made by Anthony Williams to Withdraw without Prejudice

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

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

- 19c. ABEYANCE - 22-0199-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 5,876 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Items 6 and 19 for related discussion and Items 19-19c for related backup.

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

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

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

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

Minutes:

See Item 6 for related discussion.

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

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

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

CHRISTIAN GATES, Planner I, reported that the proposed development supports goals and policies identified in the City of Las Vegas 2050 Master Plan and Vision 2045 Downtown Las Vegas Master Plan, and staff found the proposed development can be harmonious and compatible with the surrounding area; therefore, staff recommended approval of the requested Site Development Plan Review subject to conditions.

ATTORNEY MISHA RAY advised that the agenda incorrectly listed 433 units, while the Staff Report and project description correctly list 318 units. She explained that City Council approved this project with 433 micro-units in 2019, and the developer and the designer have since increased the unit sizes to 318 studio, one-, and two-bedroom units. She described the property location and noted that the first floor would be for commercial use. Floors two through 11 would be an internal parking structure with 401 parking spaces, and the remaining floors would be residential units and amenities.

CHAIR SCHLOTTMAN said that he met with MS. RAY to discuss the project, and he noted that staff recommended approval. Further, he believed the project now had plenty of parking compared to the previous proposal.

COMMISSIONER ROGAN confirmed with MS. RAY that they agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Commissioner Cherry abstained from voting on this item out of an abundance of caution, as he has a multi-family project within the notification area that is in direct competition.

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

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

22. 22-0310-VAR1- VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL R. PONTONI - For possible action on a Land Use Entitlement project request TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] AND TO ALLOW A NINE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED PRIMARY DWELLING on 0.88 acres at 2715 Alta Drive (APN 139-32-701-001), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

This item was pulled forward and heard subsequent to Item 41, which was heard after the One Motion One Vote Agenda.

CHAIR SCHLOTTMAN declared the Public Hearing open.

CHRISTIAN GATES, Planner I, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant has created a self-imposed hardship by proposing to construct a single-family dwelling and Accessory Structure (Class II) [Garage] that failed to comply with the archived Title 19 development standards; therefore, staff recommended denial of the requested Variance. He noted additional letters of support and protest were received since publication.

MICHAEL PONTONI said he was unaware that the nine-foot side yard was an issue until he received the postcard, and he advised that the floor plan does not go into the 10-foot side yard setback. He asked that it be treated as an architectural appendage since it is not a living space and compared it to a fireplace or roof that can go two feet into the setback. CHAIR SCHLOTTMAN said that the site plan showed 8.96 feet from the corner of a post to the property line. MR. PONTONI did not believe there was any post on the ground, and he believed it should be treated as an architectural appendage.

MR. PONTONI displayed the plot plan, which was included in the backup, to explain that 10 feet was clipped off of some lots, and a portion of his property was given back to the City for the winding road. He opined that this was arbitrary and unfair. The plans were originally drawn using what he thought was the line of demarcation, and he noted a nearby lot was closer to the road than his was. MR. PONTONI advised that his house is around 120 feet away and not within the 50-foot setback, and it will sit back further than anything on the street. He conceded that there is an 80-square-foot porte cochere that will sit within the 10 feet, but it will be about 60 to 70 feet from the road. He believed there was 20 to 30 feet available for the City to install a sidewalk and did not believe the road would ever be widened with the SID (Special Improvement District) that was there.

COMMISSIONER ROGAN was not concerned about the side yard setback since it was close to 10 feet. He clarified with MR. PONTONI that the triangle shape on the site plan was the porte cochere, and it included a garage on the western property line that is 22 to 24 feet deep. The Commissioner said he had driven by the property, and he was not offended by the 40-foot setback request. He believed it was a unique design and confirmed with MR. PONTONI that he agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Commissioner Rogan disclosed that the designer of the applicant's house previously worked on his house, but as he has no continuing obligation, he did not see a conflict; therefore, he would vote on this item. Additionally, Commissioner Cherry disclosed that he has property within the notification area of this item, but as this does not affect him any greater or lesser, he would vote on this item.

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

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

23. 22-0337-VAR1- VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANGEL ZENEN MIRANDA AND JESSICA C. MIRANDA - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT REAR AND SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHEDS]; AND TO ALLOW A TOTAL ACCESSORY STRUCTURE COVERAGE OF 88 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.26 acres at 6929 Raleigh Avenue, (APN 138-10-511-020) R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

CHRISTIAN GATES, Planner I, reported that this request is in response to a code enforcement action regarding existing unpermitted accessory structures. The hardship in this case is determined to be self-imposed; therefore, staff recommended denial of the requested Variance. He noted additional letters of protest and support were received since publication.

ANGEL MIRANDA, applicant, advised that he purchased the house about eight years ago, noting the previous owner had a junkyard with several complaints. He has since improved the property, and said the neighbors have begun to improve their properties as well. He explained that Tuff Shed installed the sheds close to the property line, and he opined that it was not an issue, since there is no neighbor behind his house. Further, MR. MIRANDA planned to install an additional shed.

COMMISSIONER WILLIAMS confirmed with MR. MIRANDA that the casita in the back of the house was properly permitted and that there is no HOA (Home Owner's Association). The Commissioner clarified with MR. MIRANDA that the next door neighbors offered support, and the neighbor behind the house is unable to see over the wall. MR. MIRANDA believed the house was in much better condition than when it was purchased. COMMISSIONER WILLIAMS expressed support and said that the property looked very good. He confirmed with MR. MIRANDA that he agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

24. 22-0342-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JONATHON T. WALFORD AND SANDRA CUARTAS - For possible action on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR A PROPOSED BUILDING ADDITION at 209 Stonewood Court (APN 139-32-110-037), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Sr. Planner, reported that the proposed addition to the single-family dwelling could be designed in such a way as to conform to Title 19 setback requirements; therefore, the hardship was determined to be self-imposed, and staff recommended denial, subject to conditions if approved. He noted additional documents of support were received since publication.

JASON MAHEU appeared representing the owner and noted the existing placement of the house did not provide room for expansion. He explained the construction plans would include moving the garage forward within the setback, and he believed the unique lot shape and house placement was a hardship. Further, he

noted there were many variances granted in the neighborhood for the same setback reduction, including one at the last meeting.

COMMISSIONER ROGAN confirmed with MR. MAHEU that he agreed to all conditions and that the neighbor to the north was in support.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Commissioner Cherry disclosed that he has property within the notification area of this item, but as this does not affect him any greater or lesser, he would vote on the item.

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

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

25. 22-0360-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 551 G A HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-STORY, 62-FOOT TALL, 19,536 SQUARE-FOOT MIXED-USE DEVELOPMENT, INCLUDING 86 RESIDENTIAL UNITS, 2,491 SQUARE FEET OF COMMERCIAL SPACE AND 729 SQUARE FEET OF OFFICE SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 0.48 acres at the southwest corner of Gass Avenue and 6th Street (APNs 139-34-410-194 through 196), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that while the 2045 Downtown Las Vegas Master Plan (Civic & Business District) encourages Mixed Use developments, the development as proposed will not be harmonious or compatible with the existing development in the surrounding area. This is evidenced by the significant deficiency in proposed parking. There is not an adequate amount of alternative off-site parking options within the immediate vicinity of the subject site; therefore, staff recommended denial of the Site Development Plan Review. She noted additional letters of support were received since publication.

SHELDON COLEN appeared representing the applicant and described the property location. He said the first level would contain retail, office, and parking, and the four floors above would be residential units. He explained that their goal was to provide housing for people that work in the area that do not have cars, and they would promote mass transit, shared driving, and walkability. Further, they will place electric bikes in front of the property. MR. COLEN believed the insufficient parking would discourage people that work outside of the Valley from renting there. He noted a project with a similar concept was approved about four years ago, though he conceded that project had a different overlay.

REBECCA BURTON, Manager of Towanda LLC, expressed concern regarding the lack of parking, and she noted there was limited, coin-operated street parking available. She opined that there would be 86 residents with at least that many cars, and there would also be customers visiting the retail shops. She noted there was not a grocery store within walking distance of the building, and she felt public transportation was not sufficient.

COMMISSIONER CHERRY opined that this project would work downtown, and he noted a high-rise condo project he had been involved with that had one-to-one parking. He described a project in the Arts District that has 63 units with 32 stalls, and he said those parking calculations worked fine. He said lots in that area were shored up for both new businesses and tenants to lease, and he felt the same thing could occur here. The Commissioner advised that nearby residents were excited to see more housing downtown, and he expressed support for the application.

CHAIR SCHLOTTMAN said that they had seen similar projects with limited parking recently, including one that

had about one half of a space per unit. He believed they worked by attracting a certain group of people. He opined that parking would be a consideration for new tenants, and they would have to think about paying for a permanent parking spot or metered parking.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Commissioner Cherry disclosed that he has property within the notification area of this item, but as this does not affect him any greater or lesser, he would vote on the item.

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

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

26. 22-0368 - PUBLIC HEARING - APPLICANT: LEGGERA DEVELOPMENT, LLC - OWNER: NOLA SOL HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on a portion of 33.47 acres on the north side of Smoke Ranch Road, approximately 190 feet west of Rancho Drive (APN 139-18-410-017), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, reported that the proposed building alterations and site reconfiguration are consistent with all applicable requirements of Title 19, previously approved entitlements, and meets the qualifications for a Major Review pursuant to Title 19. As the building alterations and site reconfiguration are consistent with the previously approved design, it will not affect surrounding development; therefore, staff recommended approval of the Major Amendment and Special Use Permit. She noted additional letters of protest were received since publication.

ATTORNEY LEXA GREEN appeared representing the applicant and described the property location. She explained that this application was phase two of a previously approved multi-family residential development on three parcels and that phase one had already begun. She noted this application only regarded one parcel that was approved for 308 units in six two-story and 10 three-story buildings, and they requested the same amount of units in two two-story and 14 three-story buildings. MS. GREEN explained that the Special Use Permit was to increase the height of the three-story buildings to 38 feet from 35 feet. She advised that they wanted to add 22 three-bedroom units that were not in the original application, which would alter the parking analysis. Further, she said they would be providing 536 parking spaces where 533 are required.

DEPUTY CITY ATTORNEY JAMES LEWIS confirmed with MS. GREEN that they agreed to all conditions.

See Items 26a and 26b for related backup.

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

- 26a. 22-0368-SUP1 - SPECIAL USE PERMIT - FOR PROPOSED 38-FOOT TALL BUILDINGS WITHIN THE 35-FOOT RESTRICTED AREA OF THE AIRPORT OVERLAY DISTRICT

Minutes:

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

Motion made by Anthony Williams to Approve Items 26a and 26b subject to condition(s)

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

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

- 26b. 22-0368-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-73295) FOR A THREE-STORY, 692-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Minutes:

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

Motion made by Anthony Williams to Approve Items 26a and 26b subject to condition(s)

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

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

27. 22-0370-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JENNIFER DURHAM - OWNER: WEST CHARLESTON, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 1,000 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED, A 150-FOOT DISTANCE SEPARATION TO A SCHOOL WHERE 400 FEET IS REQUIRED, AND A ZERO-FOOT DISTANCE SEPARATION TO ANOTHER MASSAGE ESTABLISHMENT USE WHERE 1,000 FEET IS REQUIRED at 6600 West Charleston Boulevard, Suite #101 (APN 138-35-401-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the subject site is located within a 3.20-acre shopping center that has no direct access to the adjacent residential uses and other protected land uses and is within a development designed to accommodate a variety of uses; therefore, staff recommended approval of the requested Special Use Permit. She noted additional letters of protest and support were received since publication.

KEN IDEKER advised that the previous massage establishment was in the process of eviction.

COMMISSIONER ROGAN expressed support and agreed with staff's recommendations. He confirmed with MR. IDEKER that he agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

28. 22-0371-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARICARMEN SORIA RODAS - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; TO ALLOW A ONE-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; TO ALLOW A ONE-FOOT REAR AND SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING PATIO COVER AND ACCESSORY STRUCTURE (Class II) [SHED] on 0.08 acres at 3813 Sage

River Street, (APN 138-09-122-010), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Sr. Planner, reported that this request was in response to a code enforcement action regarding existing un-permitted structures. No evidence of a unique or extraordinary circumstance related to the physical characteristics of the property was presented to warrant the request; therefore, staff recommended denial, subject to conditions if approved.

CHRISTIAN and MARICARMEN SORIA apologized for building the patio cover and shed without following the requirements. MR. SORIA advised that they have lived at the property for 20 years, and they made cosmetic changes to the house after the pandemic, which included painting the house, adding patio steps, and a patio cover for shade. He said that the neighbors complimented the patio cover.

COMMISSIONER TOUSSAINT advised that she has seen the back of the property and said permits were required per City rules. She clarified with MR. SORIA that they would acquire permits and install a firewall if the item was approved. Further, she confirmed with MR. SORIA that he agreed to all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

29. 22-0373 - PUBLIC HEARING - APPLICANT: SIGNATURE HOMES - OWNER: DURANGO MB PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 2.33 acres at the southeast corner of Durango Drive and U.S. 95 (portion of APN 125-17-702-001), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 29-29b.

NICOLE EDDOWES, Community Development Coordinator, reported that the amended layout of the development, including the subdivision entry, is in substantial conformance to the previously approved Tentative Map and is compatible with the adjacent commercial and residential uses. However, the requested Variance to allow fewer onsite parking spaces is self-imposed and not related to any difficulties related to the lots themselves; therefore, staff recommended denial of both the Variance and Site Development Plan Review. She noted additional letters of protest and support were received since publication.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of the applicant and advised that the property was brought before the Commission in June of 2022, to change it from a Major Modification to a Residential use. This was to allow for townhomes with one- and two-car garages. She said the homeowners to the east expressed support at the neighborhood meeting. MS. LAZOVICH reported that the code requires two spaces onsite for every unit, and she conceded that they do not meet that requirement for the one-car garage townhomes; however, they meet the required number of spaces as a whole by providing them on surface spaces and on the street.

COMMISSIONER DE SALVIO stated that the attendees at the neighborhood meeting liked the concept and did not want a Commercial use. He believed buyers of the one-car garage townhomes will understand any second car will have to park on the street or in a stall. The Commissioner confirmed with MS. LAZOVICH that she agreed to all conditions.

See Items 29a and 29b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 29-29b.

29a. 22-0373-VAR1 - VARIANCE - TO ALLOW 43 ONSITE PARKING SPACES WHERE 62 SPACES ARE REQUIRED

Minutes:

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

Motion made by Louis De Salvio to Approve Items 29a and 29b subject to condition(s)

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

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

29b. 22-0373-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0098-SDR1) FOR A PROPOSED 31-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT

Minutes:

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

Motion made by Louis De Salvio to Approve Items 29a and 29b subject to condition(s)

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

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

30. 22-0374 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 004 and 005), C-2 (General Commercial) and M (Industrial) Zones, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, reported that staff determined the proposed Variance is self-imposed and evidence the subject site is being overbuilt; therefore, staff recommended denial of the Variance request, associated Site Development Plan Review, and Special Use Permit. She noted additional letters of protest were received since publication.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of AREA15 and described the site location, which contains Lost Spirits and the company offices for AREA15. She explained that the proposal was to tear down the building to the south of Illuminarium and build the non-gaming AREA15 Hotel with 123 rooms. She advised that all of AREA15 has Nightclub use to allow flexibility for events, music, and alcohol, and she said there would be a plaza between the hotel and Illuminarium with restaurants and a small stage. Further, the patios at the hotel and Illuminarium would face each other. MS. LAZOVICH noted the Nightclub use increases parking requirements, citing a study that was completed in May. She explained that the lot to the west of AREA15 has about 400 spaces and is rarely used, and instead everybody uses the lot in front of AREA15. She advised that they will place signage along Rancho Drive to encourage people to park in the unused lot.

LIZ FOREMASTER did not believe building 20 percent of the required parking made sense, and she expressed concern that her warehouse properties would be used as a parking lot.

CHAIR SCHLOTTMAN understood MS. FOREMASTER'S concern and suggested placing tow signs. He explained that Nightclub use classification assumes one person for about every five square feet, and he opined that the property would never have that many people at one time. He clarified that the City requires that classification in order for alcohol to be taken around the entire facility and related uses. He advised that the applicant has invested millions of dollars into the property and will bring a parking garage before the Commission to avoid overflow. CHAIR SCHLOTTMAN believed there would be additional plans for that neighborhood in the coming months, and he suggested that MS. FOREMASTER acquire MS. LAZOVICH'S contact information and provide feedback at upcoming neighborhood meetings.

The Chair confirmed with MS. LAZOVICH that she agreed to all conditions.

See Items 30a-30c for related backup.

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

30a. 22-0374-VAR1 - VARIANCE - TO ALLOW 967 PARKING SPACES WHERE 4,807 PARKING SPACES ARE REQUIRED

Minutes:

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

Motion made by Sam Cherry to Approve Items 30a-30c subject to condition(s)

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

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

30b. 22-0374-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 118,174 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 9,060 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

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

Motion made by Sam Cherry to Approve Items 30a-30c subject to condition(s)

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

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

30c. 22-0374-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-70652) FOR A PROPOSED ADDITION OF A FIVE-STORY TALL, 123-ROOM, 118,174 SQUARE-FOOT HOTEL AND NIGHTCLUB WITH A 9,060 SQUARE-FOOT OUTDOOR DINING AND PLAZA AREA TO AN APPROVED COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT

Minutes:

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

Motion made by Sam Cherry to Approve Items 30a-30c subject to condition(s)

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

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

31. 22-0386 - PUBLIC HEARING - APPLICANT/OWNER: ECW 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.73 acres at the northwest corner of Sahara Avenue and Red Rock Street (APN 163-01-401-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.
- Minutes:
See Item 6 for related discussion and Items 31a-31c for related backup.
- 31a. 22-0386-VAR1 - VARIANCE - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED
- Minutes:
See Item 6 for related discussion and Items 31-31c for related backup.
- Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31b. 22-0386-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE
- Minutes:
See Item 6 for related discussion and Items 31-31c for related backup.
- Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
- 31c. 22-0386-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,638 SQUARE-FOOT CAR WASH DEVELOPMENT AND A FUTURE BUILDING PAD SITE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- Minutes:
See Item 6 for related discussion and Items 31-31c for related backup.
- Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
32. 22-0388-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Site Development Plan Review (SDR-73916) FOR A PROPOSED 447-SPACE INCREASE TO AN EXISTING 569-SPACE PARKING GARAGE on 2.37 acres at 350 South City Parkway (APNs 139-34-211-004 and 139-34-201-023), PD (Planned Development) and C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the proposed parking garage expansion is intended to serve the future parking needs for Symphony Park, as well as the City of Las Vegas civic campus primarily based on the demand from the forthcoming Civic Center development. The Symphony Park Design Review Committee reviewed and conditionally approved the proposed expansion, and staff recommended approval of the request.

ALEXANDER KLENK, Carpenter Sellers Del Gatto Architects, appeared representing the City of Las Vegas. He explained that the plan was to add three levels of parking to the Symphony Park Garage L and build a vehicle bridge to the City of Las Vegas Parking Garage.

COMMISSIONER WILLIAMS looked forward to the completion of the project.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

33. 22-0391 - PUBLIC HEARING - APPLICANT/OWNER: AMBLESIDE PROPERTIES, LLLP - For possible action on the following Land Use Entitlement project requests on 13.87 acres located on the north side of Alpine Place approximately 250 feet west of Decatur Boulevard (APN 138-36-811-000), Ward 1 (Knudsen). Staff recommends APPROVAL on 22-0391-ZON1. Staff recommends DENIAL on 22-0391-VAC1 and 22-0391-TMP1.

Minutes:

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

- 33a. 22-0391-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO R-TH (SINGLE-FAMILY ATTACHED)

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

- 33b. 22-0391-VAC1 - VACATION - PETITION TO VACATE 30 FEET OF PUBLIC RIGHT-OF-WAY KNOWN AS APPIAN WAY

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

- 33c. 22-0391-TMP1 - TENTATIVE MAP - ALPINE & APPIAN SINGLE-FAMILY RESIDENTIAL - FOR A 32 LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

34. 22-0392 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO M B PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 10.38 acres at the northwest corner of Durango Drive and El Capitan Way (APN 125-17-601-019), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on 22-0392-MOD1. Staff recommends DENIAL on 22-0392-VAR1, 22-0392-SUP1, 22-0392-SDR1, and 22-0392-TMP1.

Minutes:

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

- 34a. 22-0392-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: M (MEDIUM DENSITY - TOWN CENTER)

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

- 34b. 22-0392-VAR1 - VARIANCE - TO ALLOW 70 ONSITE PARKING SPACES WHERE 78 ARE REQUIRED

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

- 34c. 22-0392-SUP1 - SPECIAL USE PERMIT - FOR PRIVATE STREETS BEHIND A GATE

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

34d. 22-0392-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 36-UNIT TOWNHOME DEVELOPMENT

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

34e. 22-0392-TMP1 - TENTATIVE MAP - DURANGO AND 95 - PARCEL 2 - FOR A 36-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

35. 22-0396 - PUBLIC HEARING - APPLICANT/OWNER: TODD ALIOS VONBASTIAANS, TRUSTEE - For possible action on the following Land Use Entitlement project requests on 0.28 acres at 1708 Birch Street (APN 162-04-310-032), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

STEVE SWANTON, Sr. Planner, reported that the proposed casita would be located approximately 18 feet from the front property line, and about nine feet closer to the front property line than the existing dwelling. Staff found the Variance request to be a self-created hardship that is not related to the physical characteristics of the property; therefore, staff recommended denial of all requests, subject to conditions if approved. He noted additional documents of protest and support were received since publication.

TODD VONBASTIAANS, applicant, appeared with KURT SMITH, architect, and explained that they consider the accessory unit to be another room in their home. MR. VONBASTIAANS said it is accessible from the patio, courtyard, kitchen, and dining room, and they are looking to improve their 1955 home that they've owned for 19 years. He stated that they were behind the setbacks and have received support from their neighbors.

COMMISSIONER ROGAN advised that he met with the applicant three or four weeks ago, and he had concerns about placing the structure in front of the residence until he saw the plans. He believed the structure was part of the house, and he confirmed with MR. VONBASTIAANS that there would be a wall between the two

with a hidden gate to access the back area. MR. VONBASTIAANS clarified that the intent was to build a courtyard structure on a connected house, and he wanted to place the unit so that it complemented existing structures in the neighborhood. COMMISSIONER ROGAN said the neighborhood has had significant turnover, and the nearby neighbors have fixed up their homes and supported the applicant's proposal. He affirmed that the proposal would not extend into the setback, and he did not see a reason to deny the application.

COMMISSIONER CHERRY appreciated that the applicant received support from the neighbors, and he expressed support for the application.

COMMISSIONER ROGAN confirmed with MR. VONBASTIAANS that he agreed to all conditions.

See Item 36 for related discussion and Items 35a-35c for related backup.

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

- 35a. 22-0396-VAR1 - VARIANCE - TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] TO BE PLACED IN FRONT OF THE PRIMARY DWELLING WHERE SUCH IS NOT ALLOWED

Minutes:

See Items 35 and 36 for related discussion and Items 35-35c for related backup.

Motion made by Jeff Rogan to Approve Items 35a-35c subject to condition(s)

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

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

- 35b. 22-0396-VAR2 - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE THREE PARKING SPACES ARE REQUIRED

Minutes:

See Items 35 and 36 for related discussion and Items 35-35c for related backup.

Motion made by Jeff Rogan to Approve Items 35a-35c subject to condition(s)

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

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

- 35c. 22-0396-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA]

Minutes:

See Items 35 and 36 for related discussion and Items 35-35c for related backup.

Motion made by Jeff Rogan to Approve Items 35a-35c subject to condition(s)

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

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

36. 22-0408 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SILVER SHADOW PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 0.34 acres at the northwest corner of Imperial Avenue and Main Street (APN 162-03-110-089), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 36-36b.

STEVE SWANTON, Sr. Planner, reported that the proposed design of the temporary parking lot poses potential safety risks to both vehicles and pedestrians; therefore, staff recommended that the configuration of spaces be revised to meet Title 19 angle and stall depth requirements. The hardship in this case is self-imposed; therefore, staff recommended denial of both the Variance and Site Development Plan Review, subject to conditions if approved. He noted additional documents of protest and support were received since publication.

ATTORNEY STEPHANIE SMITH understood staff's concerns and explained that the lot was very similar to the Funk Yard Lot, which was already approved. The Funk Yard Lot is approximately .31 acres with 48 parking spaces, while the proposed lot is .34 acres with 42 parking spaces. Further, she listed two approved lots with shallower parking stalls. She felt the proposal would bring much needed parking to the expanding downtown area, and she noted there was already an approved lease in place with the City.

COMMISSIONER CHERRY said this application continued the theme of lots being used for temporary parking, and he expressed support for the proposal.

Subsequent to the motion and vote, SETH FLOYD, Director of Community Development, clarified that he misspoke, and Item 35 was final action unless appealed within 10 days.

See Items 36a and 36b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 36-36b.

36a. 22-0408-VAR1 - VARIANCE - TO ALLOW 17-FOOT DEEP PARKING SPACES WHERE 20 FEET IS THE MINIMUM REQUIRED FOR 60 DEGREE ANGLED SPACES

Minutes:

See Item 36 for related discussion and Items 36-36b for related backup.

Motion made by Sam Cherry to Approve Items 36a and 36b subject to condition(s)

NOTE: Commissioner Cherry disclosed that he has property within the notification area of Items 36a and 36b, but as this does not affect him any greater or lesser, he would vote on these items.

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

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

36b. 22-0408-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TEMPORARY PARKING LOT

Minutes:

See Item 36 for related discussion and Items 36-36b for related backup.

Motion made by Sam Cherry to Approve Items 36a and 36b subject to condition(s)

NOTE: Commissioner Cherry disclosed that he has property within the notification area of Items 36a and 36b, but as this does not affect him any greater or lesser, he would vote on these items.

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

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

37. 22-0412 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on a portion of 106.18 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway (APN 126-12-101-003), T-D (Traditional Development) Zone [L (Residential Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 37-37b.

STEVE SWANTON, Sr. Planner, reported that the proposed subdivision design generally conforms to the Skye Canyon Master Plan and Design Guidelines, and staff had no objection to the Petition to Vacate. The applicant is requesting several minor deviations to allow nonstandard driveway lengths that will be reviewed by staff. In addition, staff noted that as the last residential entitlement request in Skye Canyon, all remaining infrastructure improvements required by the development agreement must be constructed or guaranteed prior to any permits or mapping for this site; therefore, staff recommended approval of all items.

ATTORNEY LEXA GREEN appeared on behalf of the applicant and described the site location. She said the parcel is known as Parcel 5.06, and the proposed project makes up 61.9 acres of the total 106.18 acres. She advised that the proposal is mixed housing consisting of single-family lots, townhomes, and a cluster product, and she confirmed that it is the last major request for entitlements for this parcel. MS. GREEN noted the residential subdivision would have a density of 7.4 lots per acre.

COMMISSIONER DE SALVIO confirmed with MS. GREEN that she agreed to all conditions.

See Items 37a and 37b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 37-37b.

- 37a. 22-0412-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY EASEMENTS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND SHEEP MOUNTAIN PARKWAY

Minutes:

See Item 37 for related discussion and Items 37-37b for related backup.

Motion made by Louis De Salvio to Approve Items 37a and 37b subject to condition(s)

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

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

- 37b. 22-0412-TMP1 - TENTATIVE MAP - SKYE CANYON PARCEL 5.06 - FOR A PROPOSED 449-LOT SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL SUBDIVISION

Minutes:

See Item 37 for related discussion and Items 37-37b for related backup.

Motion made by Louis De Salvio to Approve Items 37a and 37b subject to condition(s)

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

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

38. 22-0414 - PUBLIC HEARING - APPLICANT: BISMI SERIES HOLDINGS, LLC - OWNER: ZORNES FAMILY LP - For possible action on the following Land Use Entitlement project requests on 1.03 acres at the northwest corner of Sky Pointe Drive and Tenaya Way (APN 125-27-410-008), T-C (Town Center) Zone [SC-TC (Service

Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 38-38b.

STEVE SWANTON, Sr. Planner, reported that the applicant requested several waivers of Town Center development standards that are not related to the irregular shape of the site. As this is a self-imposed hardship, staff recommended denial, subject to conditions if approved.

LORA DREJA appeared on behalf of the applicant and in lieu of the architect. She explained that this was the final undeveloped parcel in a commercial subdivision, and she believed the design elements, color scheme, height, and scale were consistent with all established buildings in that subdivision. She listed the height and stories of nearby buildings, and she opined that the proposed facility represented the median height of the commercial center, with three above-grade stories at 30 feet. Further, MS. DREJA felt the proposal was positioned well, considering the constraints of the scarping of the adjacent freeway and interchange.

COMMISSIONER DE SALVIO listed buildings near the subject property, and he believed the proposal was harmonious and compatible with the area. He confirmed with MS. DREJA that she agreed to all conditions.

See Items 38a and 38b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 38-38b.

38a. 22-0414-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

Minutes:

See Item 38 for related discussion and Items 38-38b for related backup.

Motion made by Louis De Salvio to Approve Items 38a and 38b subject to condition(s)

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

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

38b. 22-0414-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 82,214 SQUARE-FOOT MINI-STORAGE FACILITY DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS

Minutes:

See Item 38 for related discussion and Items 38-38b for related backup.

Motion made by Louis De Salvio to Approve Items 38a and 38b subject to condition(s)

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

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

39. 22-0415 - PUBLIC HEARING - APPLICANT: JEFFERY RUBIN - OWNER: LAS HACIENDAS APTS, LLC - For possible action on the following Land Use Entitlement project requests on 0.66 acres at 2000 South Eastern Avenue (APN 162-02-801-004), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 39a and 39b for related backup.

- 39a. 22-0415-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)

Minutes:

See Item 6 for related discussion and Items 39-39b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

- 39b. 22-0415-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE

Minutes:

See Item 6 for related discussion and Items 39-39b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 20, 31a-31c, 33a-33c, 34a-34e, and 39a and 39b to 10/11/2022

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

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

40. 22-0437-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FROM: SUNNY PLACE TO: HARVEY MUNFORD ST. generally located west of Martin L. King Boulevard between Washington Avenue and Bonanza Road, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the request met the criteria for valid street names per the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. The proposed street name change was also submitted to Las Vegas Fire and Rescue for verification and subsequently approved in July of 2022; therefore, staff recommended approval of the street name change.

COMMISSIONER WILLIAMS advised that this was in honor of MR. MUNFORD'S contributions to the community. MR. MUNFORD served in the Nevada Assembly for many years, was an educator in the Clark County School District, and was recognized as a 2022 Historic Westside Legacy Park honoree.

SETH FLOYD, Director of Community Development, advised that MR. MUNFORD was his wife's middle school teacher.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

DIRECTOR'S BUSINESS:

41. 22-0413-DIR1 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a report by Seth Floyd, Director of Community Development, regarding the implementation of the City of Las Vegas 2050 Master Plan - All Wards. Staff recommends APPROVAL.

Minutes:

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

CHAIR SCHLOTTMAN declared the Public Hearing open.

Through the use of a PowerPoint presentation, a copy of which was submitted for the record, MARCO VELOTTA, Planning Project Manager, said this item was an annual report and update on the implementation of the 2050 Master Plan. He explained that the Master Plan was approved by the City Council and Planning Commission last year, and this was an opportunity for the Commission to provide feedback for 2023 and future years. He advised that recommendations provided may impact Council and City Manager priorities after the election in November and the upcoming budgeting process. MR. VELOTTA noted the Master Plan is a living document that was designed to align with the 2020 Strategic Plan, and the vision is to have a resilient, healthy, innovative, equitable, and livable city from now until 2050. He listed key actions that can be taken and topics to focus on to achieve these goals, and he reported that the plan was performing as intended.

MR. VELOTTA advised that most of the development in the last year has been suburban in the northwest, but he noted some infill activity in the downtown area, such as projects in Symphony Park. Only about four percent of total development occurred in the regional centers and TOD (Transit-Oriented Development) corridors, but he expected that to continue with new transit projects such as the Maryland Parkway BRT (Bus Rapid Transit) Project. He believed there would be new TOD zoning and updates to Form-Based Code proposed in the coming months, as well as studies for East Las Vegas and Charleston Boulevard neighborhoods. MR. VELOTTA said they should complete Nuestro Futuro Este de Las Vegas at the end of the year, and there will be an RFP (Request for Proposal) for the La Madre Foothills in the northwest. They are also working on Special Area Plans to refine the Master Plan. Parks, recreation, and open space are a high-quality-of-life priority, and there is a parks system plan under development with the SmithGroup. New park space has opened up at the Historic Westside Legacy Park, and the Igor Soldo Memorial Park, Northwest Regional Park, and Regional Pickleball and Aquatic Complex are moving forward with development in the next year. The Council recently adopted a new Urban Forestry Program to combat the urban heat island effect, and there has been an increase in healthy food access. MR. VELOTTA reported that there are several food deserts related to neighborhood income levels, and he said environmental justice efforts in these communities will be leveraged with upcoming federal funding.

MR. VELOTTA advised that they are seeing a full economic recovery from the pandemic, and there are net gains in jobs and businesses. He noted that tourism and gaming employs a third of the region's workforce, emphasizing the need for increased economic diversification. Employment and wage outcomes have improved slightly but are below the national rates. He explained that the housing market has cooled, and there needs to be additional investment in housing supply to help improve affordability. Regarding public safety, there was an increase in the crime rate during the pandemic, but the overall trend has been down. There has been increased investment in City Marshals and Fire and Rescue, and there will be a new fire station in Skye Canyon as well as a new substation on Fremont Street. There are concerning metrics on the quality of the education system, including lower student achievement and graduation rates. The CCSD (Clark County School District) has made capital infrastructure improvements, such as opening Global Community High School, and the City has constructed new Strong Start Academy's in East Las Vegas. Further, the City received approval for a new charter school.

There are complete street projects underway that are funded by the City and the RTC (Regional Transportation Commission). These include Las Vegas Boulevard and the Centennial Bowl Interchange. RTC transit services have been reinstated on several routes since being limited during the pandemic, and they are back to full weekday schedules. Further, MR. VELOTTA expected the upcoming design and construction of high capacity transit. The City has been a leader in sustainability and resource conservation, and they have also received recognition for renewable energy development. He noted Tier 2 cuts to the Colorado River allocation was announced by the Bureau of Reclamation and the Secretary of Interior, and that will result in a cut to the current 300,000 acre-feet allocation of water per year. He opined that the City and the SNWA (Southern Nevada Water

Authority) were handling conservation efforts well, and he expected the SNWA to make additional conservation measures recommendations. Additionally, he noted AB (Assembly Bill) 356 was passed, and nonfunctional turf will be removed from nonresidential locations. New public facilities have been built in and around the downtown area, and more will be coming in the next couple of years. There has been \$70 million in private investment in the Medical District, and MR. VELOTTA said that would help increase the amount of needed MDs (Doctors of Medicine) and DOs (Doctors of Osteopathy) in the community.

MR. VELOTTA advised that construction of the Civic Plaza would begin this year, and he expected the Homeless Resources Center in the Corridor of Hope and the East Las Vegas Special Area Plan to complete this year. He explained that an exclusive negotiation agreement with McCormick Baron Salazar was recently approved by the Council for a new neighborhood of 1,800 affordable and market rate houses at the Desert Pines Golf Course. He reported that the funding allocation for the IJA (Infrastructure Investment and Jobs Act) and the Inflation Reduction Act would include several billion dollars for transportation, broadband, energy, and environmental projects. Further, funding will be used to upgrade Stewart Avenue to a complete street with buffer bike lanes.

In summary, MR. VELOTTA listed various recommendations for the Commission from the report that included focusing on Council priorities, education, economic diversification, public safety, water conservation, and working to develop TOD zoning for infill and redevelopment efforts. He explained that the Commission hears a variety of planning and land use applications, and each of them may have an influence on the Master Plan. He asked the Commissioners to provide any additional recommendations for the Council to consider.

COMMISSIONER CHERRY thanked MR. VELOTTA for the thorough presentation.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

Citizens Participation:

42. 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:

COMMISSIONER CHERRY was glad to see the workforce affordable housing component presented at the Commission, and he hoped to see more Form-Based Code get adopted for the downtown area.

COMMISSIONER DE SALVIO advised that former Councilman STEVEN ROSS passed away on September 8, 2022, and he noted the service would be held at Palms Mortuary at noon on September 20, 2022. CHAIR SCHLOTTMAN said Councilman ROSS was a wonderful man that he knew for many years, and he was sad to hear about his passing.

The Chair thanked the City Marshals for keeping the peace and staff for everything that they do.

The meeting was recessed from 8:16 p.m. to 8:27 p.m. and was adjourned at 9:23 p.m.

Respectfully submitted:

Brian Carroll, Deputy City Clerk

Ashley Foster, CMC, Deputy City Clerk

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

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

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor