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

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

Planning Commission Minutes

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

November 9, 2021
6:00 PM

BUSINESS ITEMS:

1. Call to Order

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

2. Announcement: Compliance with Open Meeting Law

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

3. Roll Call

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

   ALSO PRESENT: SETH FLOYD, Director of Community Development; ERIC McCAMMOND, Sr. Management Analyst; ALEX STRAWSER, Planner II; BRENDA PEREZ, Planner I, VICTOR BOLANOS, Sr. Engineering Associate; RICHARD ROZIER, Deputy Fire Marshal; JAMES LEWIS, Deputy City Attorney IV; REBECCA WOLFSON, Deputy City Attorney II; ASHLEY FOSTER, Deputy City Clerk; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

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

   Minutes:
   ALLISON BONANNO spoke in opposition to the abeyance request for Item 17. She believed the proposed project would be an eyesore and was not wanted by the residents who wished for the area to remain rural. TONY SAGHAFI appeared representing the architect and owner for the project and requested the item be withdrawn without prejudice.

   ATTORNEY BEVERLY SALHANICK, wished to speak on Item 8; however, CHAIR DE SALVIO encouraged her to wait until that item was heard.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of October 12, 2021.

Motion made by Trinity Haven Schlottman to Approve

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

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

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

Minutes:
ERIC McCAMMOND, Sr. Management Analyst, indicated the only item for action was Item 17, which the applicant requested be withdrawn without prejudice.

Motion made by Trinity Haven Schlottman to Withdraw without Prejudice Items 17a-17d

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

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

ONE MOTION - ONE VOTE

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

7. 21-0585-TMP1 - TENTATIVE MAP - THE GATEWAY - APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.67 acres on the west side of Las Vegas Boulevard at the Park Paseo intersection (APNs 162-03-112-005 and 017; and 162-03-116-001 through 005 and 009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 7 and 9-16.

COMMISSIONER TOUSSAINT requested Item 8 be pulled from the One Motion One Vote Agenda to be heard separately.

CHAIR DE SALVIO declared the Public Hearing closed for Items 7 and 9-16.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a and 8b

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 10 out of an abundance of caution, as he owns an Urban Lounge within the notification area. Commissioner Cherry disclosed he has interest in properties or projects within the notification area of Items 7 and 10-12 but as this would not affect him any greater or lesser, he would vote on the items.

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

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

8. ABEYANCE - 21-0497 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project requests on 2.50 acres (APNs 138-10-101-006 and 138-10-196-002) at 7418

Constantinople Avenue, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed land use actions would allow for the eventual expansion of the existing Wayne Bunker Park, which would increase the amount of park space in this area of the city and further the park space goals stated in the 2050 Master Plan. He noted there is currently no Site Development Plan Review (SDR) associated with this application. As such, the only items currently under consideration were the land use and zoning designations of the parcel and not the programming and/or design of any future park expansions. Staff recommended approval.

STEVE FORD, City Engineer, stated that this matter pertains specifically to the General Plan Amendment and Rezoning of the subject parcels, and any action taken by the Commission will not include the approval or denial of any proposed future development on this property. Any development requests would need to come before the Planning Commission in the form of an SDR and be approved by the Planning Commission and City Council. A neighborhood meeting was held and residents raised concerns about the pickleball complex being considered for this site. These concerns were discussed with COUNCILMAN ANTHONY, who instructed staff to relocate the pickleball complex to another area of the site. MR. FORD has already started this process and clearly stated that he has only been asked to evaluate the possibility of the relocation and, at this time, a final decision has not been made. He asked for approval.

ATTORNEY BEVERLY SALHANICK identified herself as the owner of one of the properties adjacent to the proposed development. She stated that the residents objected to anything that would impact the homes adjacent to the site. She cited concerns with a reduction in wildlife, their habitats, and natural water absorption, along with increased light and noise pollution, traffic, and the devaluation of home prices. She wished to see coordination between the City of Las Vegas and Clark County, as most of the residents are County residents. CHAIR DE SALVIO asked MS. SALHANICK to submit her comments for the record, which she did after the meeting.

MARIA GARA said her family was opposed to the Rezoning request as they were not aware of the pickleball complex. ANTOINETTE JONES agreed with MS. GARA'S comment and did not believe the proposed project was the right fit.

STEVE PRIEDEL said he purchased his home because he believed other homes would be built on the subject site. He was also concerned about the Rezoning request because the residents did not know what development this would allow in the future.

COMMISSIONER TOUSSAINT appreciated the residents' comments, noting she was present at the recent neighborhood meeting and heard the residents' concerns. She supported the application, stressing that the residents will be notified before anything is constructed on the site.

See Items 4 and 7 for related discussion and Items 8a and 8b for related backup.

8a. ABEYANCE - 21-0497-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL) TO: PF (PUBLIC FACILITIES)

Minutes:
See Items 4, 7 and 8 for related discussion and Items 8-8b for related backup.

Motion made by Donna Toussaint to Approve Items 8a and 8b subject to condition(s)

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

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

8b. ABEYANCE - 21-0497-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC)

Minutes:
See Items 4, 7 and 8 for related discussion and Items 8-8b for related backup.

Motion made by Donna Toussaint to Approve Items 8a and 8b subject to condition(s)

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

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

9. 21-0531-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH - For possible action on a Land Use Entitlement project request FOR A PROPOSED 9,600 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND 3,200 SQUARE-FOOT MULTIPURPOSE BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a and 8b

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

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

10. 21-0536-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROBERT TAYLOR - OWNER: ANDANDOLINDO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,700 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 200 Hoover Avenue, Suite #150 (APN 139-34-412-171), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a and 8b

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Item 10 out of an abundance of caution, as he owns an Urban Lounge within the notification area. Commissioner Cherry disclosed he has interest in properties or projects within the notification area of Items 7 and 10-12 but as this would not affect him any greater or lesser, he would vote on the items.

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

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

11. 21-0563-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: COLLIERS INTERNATIONAL - OWNER: CENTENNIAL HOLDINGS, LLC, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate public right-of-way generally located on the west side of Main Street between Commerce Street and Gass Avenue, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a and 8b

NOTE: Commissioner Cherry disclosed he has interest in properties or projects within the notification area of Items 7 and 10-12 but as this would not affect him any greater or lesser, he would vote on the items.

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

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

12. 21-0578-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EL BENJAMIN, LLC - For possible action on a Land Use Entitlement project request FOR A 14,457 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE located on the east side of South 6th Street and approximately 190 feet north of East Bonneville Avenue (APN 139-34-701-016), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a and 8b

NOTE: Commissioner Cherry disclosed he has interest in properties or projects within the notification area of Items 7 and 10-12 but as this would not affect him any greater or lesser, he would vote on the items.

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

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

13. 21-0579-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SW & SH FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE NORTH SIDE OF AN EXISTING OFF-PREMISE SIGN on 0.47 acres at 4717 West Charleston Boulevard (APN 162-06-102-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a and 8b

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

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

14. 21-0589-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ATEN FAMILY TRUST - For possible action on a Land Use Entitlement project request to vacate U.S. Government Patent Easements generally located on the north side of Charleston Boulevard, approximately 555 feet east of Upland Boulevard (APNs 138-36-408-005 and 008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a and 8b

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

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

15. 21-0591-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request to vacate public drainage easements, public sewer easements, public right-of-way, pedestrian access easements, traffic control and streetlight easements on 12.67 acres generally located on the northeast corner of Drake Drive and Grand Canyon Drive (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone [MLA (Medium-Low Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a and 8b

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

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

16. 21-0598-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FROM: PERIGREE AVENUE TO: MOUNT HADLEY AVENUE generally located at the southwest corner of O'Hare Road and N Skye Canyon Park Dr, T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a and 8b

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

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

PUBLIC HEARING ITEMS

17. ABEYANCE - 21-0328 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-801-011 and 125-22-804-001), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
See Items 4 and 6 for related discussion and Items 17a-17d for related backup.

17a. ABEYANCE - 21-0328-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL)

Minutes:
See Items 4 and 6 for related discussion and Items 17a-17d for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without Prejudice Items 17a-17d

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

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

17b. ABEYANCE - 21-0328-ZON1 - REZONING - FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL)

Minutes:
See Items 4 and 6 for related discussion and Items 17a-17d for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without Prejudice Items 17a-17d

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

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

17c. ABEYANCE - 21-0328-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

Minutes:
See Items 4 and 6 for related discussion and Items 17a-17d for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without Prejudice Items 17a-17d

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

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

17d. ABEYANCE - 21-0328-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,005-UNIT MINI-STORAGE FACILITY CONSISTING OF ONE, THREE-STORY 99,900 SQUARE FOOT BUILDING AND A SECOND, THREE-STORY 52,880 SQUARE-FOOT BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION

Minutes:
See Items 4 and 6 for related discussion and Items 17a-17d for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without Prejudice Items 17a-17d

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

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

18. ABEYANCE - 21-0224 - PUBLIC HEARING - APPLICANT: PETER OZIGNU - OWNER: THE KENECHI TRUST - For possible action on the following Land Use Entitlement project requests on 0.40 acres at 3702 Vegas Drive (APN 139-19-812-007), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 18-18b.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed Rezoning to Industrial on the subject site is not consistent with the intent of the existing Neighborhood Mixed Use Center General Plan designation. The intent of this designation is to provide a walkable neighborhood with diverse housing options and a mixture of adaptive land uses. The proposed Contractor's Plant, Shop & Storage Yard use is not compatible with adjacent development, particularly with the residential dwelling to the north of the subject site and commercial land uses to the west, south and east; therefore, staff recommended denial of both applications.

WINSTON HENDERSON, architect, was present on behalf of the applicant and said they were able to meet with COMMISSIONER WILLIAMS at the subject site, which they walked together. He pointed out on an aerial

view of the area the Commercial uses adjacent to the site, which he clarified were not Residential. This use being requested was consistent with similar uses in the area, and he noted the business was working to upgrade the area to include enhanced landscaping. MR. HENDERSON requested the Commission's approval and agreed to all conditions.

COMMISSIONER WILLIAMS explained the reason for originally abeying the item and acknowledged visiting the site. He indicated that over time, this area has transitioned into a more intense use and is on a major thoroughfare.

See Items 18a and 18b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 18-18b.

18a. ABEYANCE - 21-0224-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

Minutes:
See Item 18 for related discussion and Items 18-18b for related backup.

Motion made by Anthony Williams to Approve Items 18a and 18b subject to condition(s)

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

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

18b. ABEYANCE - 21-0224-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT

Minutes:
See Item 18 for related discussion and Items 18-18b for related backup.

Motion made by Anthony Williams to Approve Items 18a and 18b subject to condition(s)

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

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

19. ABEYANCE - 21-0416-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment of an approved Special Use Permit (SUP-72575) FOR A MASSAGE ESTABLISHMENT USE TO CHANGE HOURS OF OPERATION FROM: 6:00 A.M. TO 10:00 P.M. TO: 9:00 A.M. TO 2:00 A.M. DAILY at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the existing Massage Establishment is entitled as a Special Use Permit (SUP) due to its proximity to an existing massage establishment and residentially-zoned property. The City Council subsequently determined that operating hours should follow Title 19 requirements. The applicant requested to amend the approved SUP to allow operating hours outside of Title 19 requirements, which staff found incompatible with surrounding land uses and recommended denial. He noted additional letters of protest were received after publication.

ATTORNEY KIRK KENNEDY, counsel for the applicant, stated that the subject business is a massage establishment, and in May of 2018, the City Council approved the original SUP. Since that time, there have been no violations or citations, and the clients would like to modify the hours of operations to 9:00 a.m. to 2:00

a.m. The modification is an alteration of Title 19; therefore, he requested a one-year administrative review be added to ensure the applicant is in compliance.

COMMISSIONER SCHLOTTMAN reiterated that this item was voted on by the City Council, and the business is located off of Paradise Road, abutting residential developments. He did not see the need for the modification.

COMMISSIONER WILLIAMS was interested in hearing more about the plan to increase business with those new hours. MR. KENNEDY said the applicant services casino workers who have varied shifts, and increasing the hours of operation, will add client traffic.

COMMISSIONER SCHLOTTMAN did not feel the need to override the City Council's original decision from 2018.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Deny

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

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

20. ABEYANCE - 21-0438-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYAN FRECHETTE - OWNER: STEPHEN SINGLETARY - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 6825 Elm Creek Drive (APN 138-10-714-010), R-1 (Single Family Residential) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that a Community Residence use is currently operated on property adjacent to the west. Staff did not support the Special Use Permit request as the intent of Title 19 is to protect neighborhoods from becoming oversaturated with Community Residence uses and recommended denial. He noted additional letters of protest were received after publication.

RYAN FRECHETTE was present and wondered about the additional letters of protest. CHAIR DE SALVIO replied there were 18 additional protests.

MR. FRECHETTE did not wish to reiterate his comments made previously and spoke to the importance of his application. He stressed the need to address mental illness and how many facilities within Nevada are operating under terrible conditions. MR. FRECHETTE wished to make an impact with this application but was unsure how to prove it to the Commissioners. He indicated that his business has not had any incidents of violence or aggression that would create a negative impact on the community and believed the negative feedback received is based on the prevalent stereotypes about mental health that exist.

JESSICA ARABSKI, DO, identified herself as a psychiatrist in the community, working closely with MR. FRECHETTE and his business for the past year. She acknowledged there is a severe lack of mental health resources in Southern Nevada and stated that she could testify as to how much a business like his enhances the community. She asserted the people staying at these facilities are not violent, but need assistance with daily tasks.

COMMISSIONER TOUSSAINT applauded MR. FRECHETTE for what he is doing. She noted there were 18 protests from the community and cited the distance separation requirement of 660 feet from another similar use. Because of this requirement, she could not support the application.

COMMISSIONER WALSH felt the bulk of these types of homes do well, but putting them in residential areas is a problem. He did not think the State or City have the resources to manage the residents of these

facilities. The Commissioner also noted there is an issue with unsafe discharges and clients not receiving/taking their medication. He encouraged MR. FRECHETTE to rethink his business model and location and to reach out to the Bureau of Health Care Quality and Compliance for assistance.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Donna Toussaint to Deny

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

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

21. ABEYANCE - 21-0516 - PUBLIC HEARING - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC - For possible action on the following Land Use Entitlement project requests on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard (APNs 125-22-401-009 and 016), U (Undeveloped) and T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zones, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 21-21d.

ERIC McCAMMOND, Sr. Management Analyst, reported that staff found that development factors in the area indicate the subject site is no longer appropriate for rural density residential and supports the proposed General Plan Amendment, Rezoning, and Major Modification. Staff found that the proposed development conforms to the development standards set forth by the Town Center Development Standards Manual for the Suburban Mixed-Use District and recommended approval of all applications.

ATTORNEY BOB GRONAUER, representing the applicant and property owner, showed the location of the property on an aerial map, noting his office represented the adjacent property on a previous application. The subject property is on the north side of the 215 Beltway, and pointed out where the beltway is under construction and will include another off-ramp. Before the Commissioners was Phase 3 of the project and includes a request to change the zoning designation, as well as a major modification.

He displayed a site plan of the project, noting the applicant wished to develop a mix of apartments and townhomes. There will be four-, three-, and two-story buildings, and the applicant felt the Commercial use was a good buffer to existing single-family homes. Several neighborhood meetings were held to address the neighbors' concerns, and neighbors adjacent the townhomes discussed with the applicant the grading of the property and redundant walls. Additionally, the applicant has agreed to remove the balconies on some of the units. He pointed out where Darling Road was vacated and indicated some of the property owners will maintain their excess properties. Discussions also occurred regarding treatment along Darling Road, and MR. GRONAUER said the applicant wished to continue the landscaping along the road along with the existing block wall.

MR. GRONAUER said this project has existed for several years, and the applicant has maintained the property; however, some trees were lost due to recent circumstances. These trees will be replanted as the oversight was not intentional. The proposed pool is also an issue for the neighbors, so the applicant has modified its location. MR. GRONAUER stated that most of the buildings are two-story with a modern aesthetic, and he shared renderings of building elevations and line of sights. He was aware that not everyone would support the application, but pointed out that it was with respect to Phase 3 of the development.

The following individuals spoke in opposition to the application, citing concerns with the location of the pool, noise, building height, loss of view, distance separation, grading, paint schemes, traffic, graffiti, and the area losing its ruralness: YVONNE LOPES, MAE McGINNIS, CAROL LEDUC, PATRICIA GRETKA, CAROL LEDBETTER, ROBERT CINTRON, and ALLISON and ROB BONANNO.

MR. GRONAUER responded to the neighbors' comments by saying that when the project was approved in 2005, it was approved with four-story buildings. The applicant is following the Town Center design guidelines

and will include a buffer allowed within those. He explained why some of the neighbors' requests will not accommodate the area, such as the desire for a 15-foot-high block wall. Regarding the paint schemes, these will not be changed, and he reiterated that the balconies have been removed for those most impacted. He did not think people who live in apartments are bad people and felt the project will help buffer the neighborhood from the freeway traffic, which will only increase. The applicant believed they did what they could do to address issues and are following the design guidelines that were previously approved.

COMMISSIONER CHERRY thought it was great to hear the testimonies of the residents. At the request of the Commissioner, MR. GRONAUER spoke on the existing block wall. MR. GRONAUER believed the design standards were in accordance to Town Center design standards and indicated that the landscaping will help to break up the continuous block wall. He added that the applicant was conditioned by the City Council to plant trees and construct a block wall.

COMMISSIONER CHERRY inquired about the rules on replacing trees once they perish, and MR. McCAMMOND said the applicant is required to maintain whatever is conditioned by the landscape plan. If the applicant does not comply, Code Enforcement may get involved.

CHAIR DE SALVIO said he was part of three out of four neighborhood meetings. Speaking to the first meeting, he said many of the residents had concerns surrounding drainage, wall elevations, and encroachment. To remedy these concerns, he said there will now be a separate wall with an eight-inch gap that is capped. Addressing the drainage concerns, the residents were shown the plans for the crash gates and assured that their homes would not be flooded. The second meeting addressed concerns surrounding the balconies and privacy. As a result, the balconies were removed from the plans, and the Chair applauded the applicant for listening to the neighbors. The applicant had also ensured the existing residents that leaching from the landscape would not be an issue and everything would be water-proofed. The last matter of concern pertained to lighting in the parking lot and homes. CHAIR DE SALVIO said the parking lots will have a limited amount of lighting, and there will not be any additional lighting on the exterior of the buildings. They also discussed the adjacent townhomes that are affected by this development, and those residents were assured that there will be no roof access to roof patios.

Regarding the rest of the property, the Chair explained the applicant has the required zoning designation. He said the proposed project accommodates the area, and nearly all of the concerns were met with a reasonable solution. After the last meeting, he heard the neighbors' concerns and announced that the location of the pool has changed, and it will include a buffer of townhomes. CHAIR DE SALVIO then confirmed with MR. GRONAUER that the townhomes will be gated separately from other developments, and nobody visiting the nearby commercial property will have access to this development. In closing, the Chair expressed that he felt this was the best project he could put together given the circumstances

COMMISSIONER TOUSSAINT asked about the price per unit, and MR. GRONAUER replied from $3,000 to $3,200 per month.

COMMISSIONER CHERRY asked how the landscape buffer is accessed to clean, and MR. GRONAUER believed the landscapers could gain access through the drainage gate on the east side of the property or drive through the back and come on to Darling Road for access.

MR. FLOYD did not think the pool could be conditioned; rather, he recommended that the Chair's motion include a request for MR. GRONAUER to submit the revised plans that staff can review, and staff will ensure it is consistent with what was discussed at this hearing. Further, he advised that there is a chance the application would have to come back to the Commission for approval depending on the changes that were reflected on the new plans. CHAIR DE SALVIO asked that he be kept abreast of those reviews so he could potentially attend the City Council hearing and assure the residents that he is still monitoring this project. MR. GRONAUER said he had already planned on submitting the revised plans to the Chair, neighbors and staff at the same time.

CHAIR DE SALVIO wanted to ensure that the project included 36-inch box trees, and MR. GRONAUER said the plans included 24-inch box trees, but he would accommodate the condition. MR. McCAMMOND advised that Condition 11 already included verbiage to include 36-inch box trees.

DEPUTY CITY ATTORNEY JIM LEWIS thought it would be beneficial to read out loud the list of requests

CHAIR DE SALVO made for transparency and a clear understanding, to which he did.

Subsequent to the motion and vote, the Chair thanked MR. GRONAUER for all of his time and consideration.

See Items 21a-21d for related backup.

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

21a. ABEYANCE - 21-0516-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: TC (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]

Minutes:
See Item 21 for related discussion and Items 21-21d for related backup.

Motion made by Louis De Salvio to Approve Items 21a-21d subject to condition(s)

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

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

21b. ABEYANCE - 21-0516-ZON1 - REZONING - FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) LAND USE DESIGNATION] TO: T-C (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]

Minutes:
See Item 21 for related discussion and Items 21-21d for related backup.

Motion made by Louis De Salvio to Approve Items 21a-21d subject to condition(s)

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

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

21c. ABEYANCE - 21-0516-MOD1 - MAJOR MODIFICATION - TO AMEND THE CENTENNIAL HILLS TOWN CENTER LAND USE MAP TO ADD 1.95 ACRES [APN 125-22-401-009] AND DESIGNATE THE LAND SX-TC (SUBURBAN MIXED-USE- TOWN CENTER)

Minutes:
See Item 21 for related discussion and Items 21-21d for related backup.

Motion made by Louis De Salvio to Approve Items 21a-21d subject to condition(s)

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

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

21d. ABEYANCE - 21-0516-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 498,343 SQUARE-FOOT DEVELOPMENT CONSISTING OF TWO AND FOUR-STORY MULTI-FAMILY AND SINGLE-STORY RETAIL BUILDINGS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

Minutes:
See Item 21 for related discussion and Items 21-21d for related backup.

Motion made by Louis De Salvio to Approve Items 21a-21d subject to condition(s)

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

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

22. ABEYANCE - 21-0527-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM 24 FREMONT PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 810 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 370-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 2400 South Las Vegas Boulevard (APNs 162-04-812-002 and 003), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that staff found the proposed Tavern supports the goals of not only the Gaming Enterprise Overlay District, but also the Vision 2045 Downtown Las Vegas Master Plan for the Gateway District by attracting more pedestrian activity to the existing retail development located at the northwest corner of Sahara Avenue and Las Vegas Boulevard. Staff recommended approval. He noted additional letters of support and protest were received after publication.

LORA DREJA appeared on behalf of MOLLY GABAY who wished to add a daiquiri bar to an existing packaged liquor establishment. The applicant has discussed the proposed operation with COUNCILWOMAN DIAZ, who requested they read two additional conditions into the record. MS. DREJA appreciated staff's recommendation of approval.

COMMISSIONER SCHLOTTMAN asked if there is any seating on the interior of the bar. MS. DREJA said there will be an option of seating for patrons, as additional food items are being offered as well. She was agreeable to an administrative review, which staff read into the record, as well as all other conditions of approval.

CHAIR DE SALVIO declared the Public Hearing closed.

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

A. An administrative review will be required one year following the issuance of a business license.

B. Prior to issuance of a business license the applicant will provide a floor plan showing seating for a minimum of eight customers.

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

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

23. ABEYANCE - 21-0530 - PUBLIC HEARING - APPLICANT/OWNER: 95 STORAGE, LLC - For possible action on the following Land Use Entitlement project requests on 3.88 acres at the northwest corner of Sky Pointe Drive and Fort Apache Road (APN 125-07-710-001), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on 21-0530-VAR1, 21-0530-SUP1 and 21-0530-SDR1. Staff recommends APPROVAL on 21-0530-TMP1.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 23-23d.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed Tentative Map is in general conformance with the minimum requirements set forth by Title 19 for Tentative Maps; therefore, staff recommended approval. However, the proposed design of the development necessitates approval of a Variance and several Waivers of Title 19 requirements, which staff could not support; therefore, staff recommended denial of the Variance, Special Use Permit, and Site Development Plan Review. He noted an

additional letter of protest was received after publication.

LORA DREJA was present with TONY SAGHAFI, who works with the firm that designed the subject site. She noted staff was in agreement with the use for the site, and the building design is attractive. MS. DREJA believed the denial was rooted in technicalities, such as retaining wall heights and carport separations that are only visible from within the site. The applicant has listened to the feedback and agreed that a suitable way to offset the Waivers and Variances internal to the site is to ensure areas outside of the block walls are beautified. She read three additional conditions for the record regarding landscaping.

BLAYNE SOULE said he lives near the development and was excited about the proposed project. He thought it fit well with the surrounding neighborhood. MS. DREJA thanked MR. SOULE for his comments.

At the request of the Chair, MR. SAGHAFI showed on a site plan where landscaping will be installed, which will be a placeholder for future development. CHAIR DE SALVIO thought this additional landscaping will help the site be more aesthetically pleasing until something else is developed. He commended the applicant for agreeing to do this and confirmed they were in agreement with all conditions of approval as well as the added condition for 21-0530-SDR1, which MR. McCAMMOND read into the record.

See Items 23a-23d for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 23-23d.

23a. ABEYANCE - 21-0530-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR A PROPOSED DETACHED SHADE STRUCTURE WHERE EIGHT FEET IS REQUIRED, A SEVEN-FOOT RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL PERIMETER WALL HEIGHT OF 15 FEET WHERE 12 FEET IS ALLOWED

Minutes:
See Item 23 for related discussion and Items 23-23d for related backup.

Motion made by Louis De Salvio to Approve Items 23a-23d subject to condition(s) with an added condition for Item 23c

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

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

23b. ABEYANCE - 21-0530-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

Minutes:
See Item 23 for related discussion and Items 23-23d for related backup.

Motion made by Louis De Salvio to Approve Items 23a-23d subject to condition(s) with an added condition for Item 23c

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

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

23c. ABEYANCE - 21-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 110,550 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER STANDARDS

Minutes:
See Item 23 for related discussion and Items 23-23d for related backup.

Motion made by Louis De Salvio to Approve Items 23a-23d subject to condition(s) and adding the following condition as read for the record:

A. Prior to the issuance of building permits, an updated landscape plan will be provided showing the following:

- 36" box trees every 20-feet on center along the entire frontage of Sky Pointe Drive
- Perimeter landscaping per Title 19.08 adjacent to the subject parcel along Fort Apache Road
- Decorative rock and interim landscaping on the undeveloped portion of the parcel

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

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

23d. ABEYANCE - 21-0530-TMP1 - TENTATIVE MAP - SKY POINTE AND FORT APACHE - FOR A ONE-LOT COMMERCIAL SUBDIVISION

Minutes:
See Item 23 for related discussion and Items 23-23d for related backup.

Motion made by Louis De Salvio to Approve Items 23a-23d subject to condition(s) with an added condition for Item 23c

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

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

24. 21-0490-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL WULKAN AND LAURA BIRHOLTZ - For possible action on a Land Use Entitlement project request for TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED SUNROOM ADDITION on 0.15 acres at 8308 Impatients Avenue (APN 125-16-211-039), R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that no evidence of a unique or extraordinary circumstance was been presented to support the request to expand the existing primary structure into the rear yard setback area; therefore, staff recommended denial. He noted additional letters of support and protest were received after publication.

JESSICA LANE, Proficient Patios and Backyard Designs, appeared representing the homeowner, PAUL WULKAN, and requested a rear setback reduction from 20 feet to 15 feet. The customer currently has an alumawood patio cover but wished to enclose it as a sunroom. She displayed pictures of it on the overhead. The existing patio cover has already been permitted and currently has a setback of 15 feet. The coloring of the sunroom will adhere to what is currently in place.

MS. LANE confirmed for the Chair that the applicant had HOA (Homeowners Association) approval in the form of an e-mail, mentioning that support from the neighbors was also needed for that approval. She agreed with all conditions of approval.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

25. 21-0508-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DECATUR & ALTA TAX EXEMPT BONDS - For possible action on a Land Use Entitlement project request TO ALLOW NO PERIMETER WALL BETWEEN A COMMERCIALLY ZONED PROPERTY AND RESIDENTIALLY ZONED PROPERTY WHERE A MINIMUM SIX-FOOT TALL PERIMETER WALL IS REQUIRED on 9.36 acres at 5151 Meadows Lane (APN 138-36-613-002), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that in September of 2019, the City Council placed a condition of approval on Site Development Plan Review (SDR-76704) requiring that the applicant construct an eight-foot block wall along the western boundary of the multi-family development rather than the six-foot wall required by Title 19 development standards. The applicant stated that it is impossible to build the six-foot wall as required by code and requested the Variance to omit the construction of a new wall. No evidence of a unique or extraordinary circumstance was presented to support the request, and staff found that the site could have been designed to accommodate the required wall. Staff supported the condition as previously applied by the City Council, but recommended denial of the Variance request. He noted additional letters of support and protest were received after publication.

GEORGE GEKAKIS mentioned that this development was previously approved by the Planning Commission. At that time, it was a self-imposed condition of the applicant to build a new eight-foot-tall wall against the existing development to the west of the property, noting there is a two-foot grading difference between the two buildings. He spoke with COUNCILMAN KNUDSEN'S office, who sent COMMISSIONER ROGAN to the site to witness the issue. MR. GEKAKIS indicated he has reached out to the neighbors and homeowners association that is adjacent to the development, stating that their President did not wish to see another wall built that may encourage homeless encampments. He also reached out to the adjacent apartments and spoke to the property manager, who offered to pass on information to the property owner. MR. GEKAKIS requested the self-imposed condition be removed.

COMMISSIONER ROGAN confirmed visiting the site, noting a 30-inch gap would create an issue with the landscape buffer. He was confident no one would desire this. MR. GEKAKIS affirmed for the Commissioner that he was agreeable to all conditions of approval.

CHAIR DE SALVIO declared the Public Hearing closed.

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

NOTE: Due to technical difficulties, the vote did not display for this item.

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

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

26. 21-0520 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: SDE 70015 IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 5.00 acres adjacent to the east side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APN 126-01-801-001), R-TH (Single Family Attached) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on 21-0520-VAC1. Staff recommends DENIAL on 21-0520-VAR1, 21-0520-VAR2 and 21-0520-TMP1.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 26-26d.

ERIC McCAMMOND, Sr. Management Analyst, reported that staff had no objection to the requested vacation of patent easements and recommended approval of the request. No evidence of a unique or extraordinary circumstance was presented to support the Variances for connectivity ratio or wall heights. As such, staff recommended approval of the Vacation request but denial of the Variances and Tentative Map. He noted additional letters of support were received after publication.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of Tri Pointe Homes and pointed out the location of the proposed project on the overhead, which is south of Kyle Canyon Road and north of a recently approved project. She illustrated on a site plan the significant amount of drainage coming from an adjacent BLM (Bureau of Land Management) property and moving west across the subject site. The Variance request for a taller wall will assist with drainage. Their other Variance request pertains to not constructing a cul-de-sac for Radley Road. She believed that, eventually, Radley Road will be a through street, but at the moment, the applicant wished to temporarily barricade Radley Road until that time. CHAIR DE SALVIO confirmed with VICTOR BOLANOS, Sr. Engineering Associate, that a temporary barricade could be installed, and MS. LAZOVICH affirmed she was agreeable with all conditions of approval.

See Items 26a-26d for related backup.

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

26a. 21-0520-VAR1 - VARIANCE - TO ALLOW PROPOSED 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED

Minutes:
See Item 26 for related discussion and Items 26-26d for related backup.

Motion made by Louis De Salvio to Approve Items 26a-26d subject to condition(s)

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

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

26b. 21-0520-VAR2 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

Minutes:
See Item 26 for related discussion and Items 26-26d for related backup.

Motion made by Louis De Salvio to Approve Items 26a-26d subject to condition(s)

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

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

26c. 21-0520-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED ON THE EAST SIDE OF ALPINE RIDGE WAY, APPROXIMATELY 310 FEET SOUTH OF KYLE CANYON ROAD

Minutes:
See Item 26 for related discussion and Items 26-26d for related backup.

Motion made by Louis De Salvio to Approve Items 26a-26d subject to condition(s)

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

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

26d. 21-0520-TMP1 - TENTATIVE MAP - ALPINE RIDGE EAST - FOR A PROPOSED 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:
See Item 26 for related discussion and Items 26-26d for related backup.

Motion made by Louis De Salvio to Approve Items 26a-26d subject to condition(s)

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

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

27. 21-0540-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED SEVEN-UNIT ADDITION, CHANGES TO EXTERIOR ELEVATIONS AND ONSITE IMPROVEMENTS TO AN EXISTING 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.20 acres at 306 North 9th Street (APN 139-34-612-069), T5-MS (T5 Main Street) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that the multi-family residential use is greatly intensified by the additional units and the automated vehicle parking structure, which is out of character for existing development in the surrounding area as evidenced by the requested Waivers of the Title 19.09 Form-Based Code development standards; therefore, staff recommended denial of the Site Development Plan Review request.

The applicant was not present to speak on this item.

COMMISSIONER WILLIAMS wished to hear about the proposed parking structure from the applicant and asked to hold the item in abeyance.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Hold in Abeyance to 12/14/2021

NOTE: Commissioner Cherry disclosed he has a project within the notification area. He did not believe his independence of judgement would be compromised; therefore, he would vote on the item.

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

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

28. 21-0543-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT: SUN WEST COMMERCIAL, LLC - OWNER: DEERSPRINGS H6, LLC - For possible action on a Land Use Entitlement project request TO ALLOW TWO PROPOSED WALL SIGNS ABOVE THE BOTTOM OF THE SECOND FLOOR WINDOW LINE WHERE SUCH IS PROHIBITED on 3.60 acres generally located at the south side of Hitt Family Court, approximately 455 feet west of Durango Drive (APNs 125-20-217-002 and 003), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that the proposed signage does not adhere to the Town Center

Development Standards Manual. Staff found the requested Waiver to be a self-imposed hardship and recommended denial of the request. He noted additional letters of support and protest were received after publication.

JACOB HOSMER, Hartlauer, appeared on behalf of the applicant and stated that the request is for two sets of illuminated channel letters that will be mounted to the south and east elevations of the building. The applicant and MR. HOSMER were not aware of the signage requirements until they were advised by staff. He stated that the applicant believed the proposed signage to be architecturally compatible with the building and are standard, face lit channel letters. He showed several renderings of the signage and displayed a site plan for CHAIR DE SALVIO.

The Chair was concerned with the signage directly impacting residential areas. MR. HOSMER confirmed it would not, noting the LED (light-emitting diode) modules are standard, and the letters are internally illuminated. CHAIR DE SALVIO was not prepared to make a decision and did not believe the applicant was ready either. MR. HOSMER was not aware of opposition but was happy to calculate the lumens of the letters and noted most of the nearby signage is similar to what was proposed.

CHAIR DE SALVIO spoke with MR. HOSMER about why he wished to abey the item.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Hold in Abeyance to 12/14/2021

NOTE: Commissioner Schlottman disclosed abstention as he has two open contracts with Hartlauer Signs but decided to vote given the item was Held in Abeyance.

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

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

29. 21-0562-ROC1 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a Land Use Entitlement project request for a REVIEW OF CONDITION OF APPROVAL NUMBER FIVE (5) OF SITE DEVELOPMENT PLAN REVIEW (SDR-78460) WHICH STATES, "THE EXISTING SCREEN WALLS ON THE EAST AND SOUTH PROPERTY LINES SHALL BE DEMOLISHED AND CONSTRUCTED IN ACCORDANCE WITH TITLE 19" on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind Road (APNs 163-01-103-001 and 004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that in May of 2020, the Planning Commission approved a Site Development Plan Review (SDR-78460) for the redevelopment of the subject site. At that time, the Condition of Approval under consideration was approved due to structural concerns for the existing 10-foot wall, which was observed during the routine site visit.

Following this application, a structural engineer noted that this wall would be considered structurally sound if fortified with brick plasters every 10 feet. As a result, Variance (20-0023-VAR1) was approved by the Planning Commission in October of 2020 allowing the existing 10-foot perimeter wall.

Due to the approved Conditions of Approval for this Variance, which included “to remove the existing exposed rebar, and for all necessary building permits to be obtained for the subject wall”, staff recommended approval to support the requested Review of Condition.

JOHN CURRAN appeared on behalf of the applicant, stating he was before the Commissioners one year ago. Since that time, the applicant reached the end of the permitting process and expected to break ground on the development project within the coming weeks; however, the applicant felt one of the conditions of approval

was burdensome and has requested its review. He noted they have met with the neighbors, who support the application, and mentioned that a Variance was obtained for the non-confirming perimeter wall to the south of the property. He requested approval of the application.

COMMISSIONER ROGAN had no comment and confirmed with MR. CURRAN that he agreed with all conditions of approval.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

30. 21-0564 - PUBLIC HEARING - APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC - For possible action on the following Land Use Entitlement project requests on 0.33 acres at 5235 West Charleston Boulevard (APN 163-01-502-001), Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 30-30c.

ALEX STRAWSER, Planner II, reported that the proposed Rezoning request will create a scenario of spot zoning and allow more intense land uses that are not consistent with the adjacent C-1 (Limited Commercial) and R-1 (Single Family Residential) developments which surround the subject site. The proposed Motor Vehicle Sales (Used) land use and size of the subject site will not be harmonious with the surrounding land uses; therefore staff recommended denial of all requested applications. He noted additional letters of protest were received after publication.

Applicant JOHN GRUJICIC said the property was recently purchased and was planned for used car sales of approximately 10 to 14 cars on the lot; but after purchasing the property, the applicant discovered the zoning designation needed to be changed. He noted the business is his son's.

COMMISSIONER ROGAN pointed out that rezoning the project would not be consistent with the other Residential and Commercial areas nearby. Additionally, the subject site is small and the request is a very intense use. He could not support the request at this location.

COMMISSIONER WILLIAMS and CHAIR DE SALVIO thought the use would not be harmonious and compatible with the neighborhood.

See Items 30a-30c for related backup.

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

30a. 21-0564-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

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

Motion made by Jeff Rogan to Deny Items 30a-30c

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

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

30b. 21-0564-VAR1 - VARIANCE - TO ALLOW A 50-FOOT WIDE LOT WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FOUR-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

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

Motion made by Jeff Rogan to Deny Items 30a-30c

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

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

30c. 21-0564-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,300 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW A 14,374 SQUARE-FOOT SITE WHERE 25,000 SQUARE FEET IS THE MINIMUM ALLOWED

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

Motion made by Jeff Rogan to Deny Items 30a-30c

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

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

31. 21-0573 - PUBLIC HEARING - APPLICANT: SLC DEVELOPMENT, LLC - OWNER: CITY PARKWAY V, INC, ET AL - For possible action on the following Land Use Entitlement project requests on 5.14 acres at the northeast corner of Grand Central Parkway and Symphony Park Avenue (APNs 139-33-511-008 and 139-34-110-008), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

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

ALEX STRAWSER, Planner II, reported that the proposed amendments to the previously approved Special Use Permit and Site Development Plan Review are consistent with the objectives of the Symphony Park plan area; therefore, staff recommended approval of the request.

KEVIN HOUSE, Vice President of Development for Southern Land Company, and ALEX WOODIN, Director of Acquisitions for Southern Land Company, were present. MR. HOUSE appreciated the Commissioners considering this application to increase the density of the project. He was excited to continue building in Symphony Park by adding additional residences as well as creating an additional economic impact to the area. MR. HOUSE confirmed they have responded to comments and desires to make the project more impressive, thus the reason for adding more footage and units.

CHAIR DE SALVIO wondered about the building materials, to which MR. HOUSE replied the structure would be cast-in-place.

COMMISSIONER SCHLOTTMAN confirmed with MR. WOODIN that they were the same developer of the other apartments within Symphony Park. The Commissioner thought they have already done an excellent job and this was another great addition to Symphony Park. The gentlemen discussed the current timeline of the project with COMMISSIONER SCHLOTTMAN, who wished to visit the site.

COMMISSIONER WALSH asked about FAA (Federal Aviation Administration) approval. MR. WOODIN explained that FAA approval was received for the project's original concept at 20 stories, and they were only requesting an additional 16 feet in height. The application will be submitted at the time of final permit. ERIC

McCAMMOND, Sr. Management Analyst, added that even if the Planning Commission approves this application, the applicant is still required to obtain approval by the FAA, and SETH FLOYD, Director of Community Development, noted this is part of Condition 5.

MR. HOUSE confirmed for CHAIR DE SALVIO that local contractors have been hired for the project.

See Items 31a and 31b for related backup.

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

31a. 21-0573-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (21-0014-SUP2) FOR A 265-FOOT TALL BUILDING WITHIN THE AIRPORT OVERLAY DISTRICT WHERE A 235-FOOT TALL BUILDING WAS PREVIOUSLY APPROVED

Motion made by Anthony Williams to Approve Items 31a and 31b subject to condition(s)

NOTE: The video does not reflect the vote accurately for Items 31a and 31b, in that Commissioner Rogan abstained from voting on this item as he submitted an application at Auric Symphony Park, which is managed and owned by Southern Land Company.

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

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

Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.

31b. 21-0573-SDR1 - SITE DEVELOPMENT PLAND REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0014-SDR1) TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 526 TO 542, TO INCREASE THE OVERALL BUILDING HEIGHT FROM 235 FEET TO 265 FEET, AND ADD WAIVERS FROM THE SYMPHONY PARK DESIGN STANDARDS

Motion made by Anthony Williams to Approve Items 31a and 31b subject to condition(s)

NOTE: The video does not reflect the vote accurately for Items 31a and 31b, in that Commissioner Rogan abstained from voting on this item as he submitted an application at Auric Symphony Park, which is managed and owned by Southern Land Company.

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

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

Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.

32. 21-0581 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at 1208 South Casino Center Boulevard (APN 162-03-110-067), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 32-32b.

ALEX STRAWSER, Planner II, reported that the applicant has requested Waivers of the Appendix F Interim Downtown Las Vegas, Area 1 permanent parking lot development standards, in order to provide no required

landscaping or screening for the site. Staff did not support these requested Waivers, as the proposed permanent parking lot development will not be harmonious with surrounding commercial land uses and recommended denial of this project. He noted additional letters of support were received after publication.

PAUL MURAD, METROPLEX Group, and BRIAN "PACO" ALVAREZ were present. MR. MURAD stated that he has been working with the property ownership group who has owned the property for several years. Using a PowerPoint presentation, he spoke about Art Lot, which is an Arts District parking lot, and is the first project of its kind with art being a major component of it. The applicant requested a Special Use Permit (SUP) and Variance for a parking lot located at 1208 South Casino Center Boulevard. Approval by the Planning Commission will benefit new and returning customers of businesses within the Arts District. The use of the parking lot is interim and will activate vacant land, increase property values, create jobs, support local businesses and artists, and create a sense of community. It will be managed by either the City of Las Vegas or a private company that contracts with the City. He displayed a site plan for the proposed project, which will include 20 parking spaces and two spaces for motorcycles and showed where artistically design bike racks will be installed.

MR. ALVAREZ said it has been an honor and pleasure to work with MR. MURAD on two murals in partnership with the Nevada Bicycle Coalition to bring attention to bike safety in Southern Nevada. He thought this project adds a nice touch to a lot in need of use.

MR. MURAD shared a list of the business owners who will benefit from the proposed project and requested that staff conditions be kept to the minimum with specific regard to Conditions 10 and 11.

COMMISSIONER SCHLOTTMAN understood the need for additional parking, but was confused as to why landscaping was not being provided. He thought street trees could be installed.

COMMISSIONER ROGAN was unsure of the difference between temporary and permanent lots. ERIC McCAMMOND, Sr. Management Analyst, stated that temporary parking lots is a separate and unique land use, noting a temporary parking lot is only entitled in three-year increments. After the third year, the applicant must reapply. Additionally, with temporary parking lots, there are minimal landscaping and development standards.

COMMISSIONER ROGAN inquired with MR. MURAD about the length of use as the application was not for temporary use. MR. MURAD was unsure, but said the long-term idea is to build a mixed-use property, indicating he spoke to City staff regarding use of the lot. The Commissioner said he could support the application if it is for a temporary lot, but shared COMMISSIONER SCHLOTTMAN'S concerns.

COMMISSIONER CHERRY agreed that parking was needed in the downtown area and asked about lighting. MR. MURAD said NV Energy has installed a new transformer nearby, and there is a conduit from this new transformer that can service the lot with lighting and electrical vehicle charging stations. He pointed out on the site plan where lighting and the artistic bike racks would be installed as well as where the murals will be painted.

COMMISSIONER CHERRY could support the application if there was an added condition identifying these artistic spaces as well as where lighting will go. COMMISSIONER SCHLOTTMAN agreed with COMMISSIONER CHERRY, stating that parking is needed in the Arts District and believed the proposed use would be permanent until a better and higher use is identified for that property. He desired lighting on the parking lot and asked if the applicant was agreeable to adding conditions regarding a site lighting plan and public art on two dedicated corners of the parking lot. MR. MURAD affirmed.

COMMISSIONER SCHLOTTMAN conferred with RICHARD ROZIER, Deputy Fire Marshal, regarding one of the conditions pertaining to a fully operational fire protection system on the lot. MR. ROZIER believed this was a standard condition added to most development agreements. He was not opposed to this condition being eliminated for the parking lot. MR. McCAMMOND mentioned that the condition would only apply if a combustible component was built on the lot such as a trash enclosure.

COMMISSIONER WALSH asked if the lot will charge a fee and if security cameras will be installed. MR. MURAD replied yes to the fee but stated that security cameras would not be installed at this time. The Commissioner and MR. MURAD discussed the inclusion of an emergency number being posted.

COMMISSIONER SCHLOTTMAN wondered if this item could be abeyed to the next meeting in order to continue working out concerns.

See Items 32a and 32b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 32-32b.

32a. 21-0581-VAR1 - VARIANCE - TO ALLOW AN 11-FOOT ONE-WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM REQUIRED AND TO ALLOW AN 18-FOOT STALL DEPTH WHERE 20 FEET IS THE MINIMUM REQUIRED

Minutes:
See Item 32 for related discussion and Items 32-32b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 32a and 32b to 12/14/2021

NOTE: Commissioner Cherry disclosed that he has an interest in a property within the notification area. He did not believe his independence of judgement would be compromised; therefore, he would vote on the item.

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

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

32b. 21-0581-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 20 SPACE PARKING LOT FACILITY WITH A WAIVER OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:
See Item 32 for related discussion and Items 32-32b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 32a and 32b to 12/14/2021

NOTE: Commissioner Cherry disclosed that he has an interest in a property within the notification area. He did not believe his independence of judgement would be compromised; therefore, he would vote on the item.

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

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

33. 21-0582-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIC STRAIN - For possible action on a Land Use Entitlement project request TO ALLOW AN 11-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND TO ALLOW A 10-FOOT TALL WALL/FENCE IN THE FRONT YARD SETBACK WHERE FIVE FEET WITH TWO-FOOT BLOCK AND THREE-FOOT WROUGHT IRON IS THE MAXIMUM ALLOWED on 0.13 acres on property located on the southwest corner of Exley Avenue and Eastern Avenue (APN 162-02-811-215), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that no evidence of a unique or extraordinary circumstance has been presented to warrant the requested Variance. As such, the hardship is self-imposed, and staff recommended

denial of this request. He noted additional letters of support and protest were received after publication.

ERIC STRAIN, representing the architect and property owner, said the proposed project is for the home he would like to build. He pointed out his students in the audience, noting MICHALE HOWE, Planning Section Manager, visited the class about the application process. MR. STRAIN did not think the project was a self-imposed hardship, as he is trying to make the most out of the lot.

COMMISSIONER SCHLOTTMAN acknowledged knowing MR. STRAIN, and although he has not done business with him, he has seen his designs. He thought MR. STRAIN'S design fit and will add to the neighborhood.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

34. 21-0587-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIJIA JIANG - OWNER: 4865 E FLAMINGO RD, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 8221 West Charleston Boulevard, Suite #104 (APN 163-04-117-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that due to the requested distance separation Waiver, staff has concluded the subject site is not appropriate for a Massage Establishment use and recommended denial of the Special Use Permit. He noted that additional letters of protest were received after publication.

DOUG HALEY stated that he was present on behalf of the applicant, LIJIA JIANG, who was out of town due to a family matter. MS. JIANG wished to provide Thai massages at the subject location, which is near a nail salon and hair salon. There is a convenience store nearby that sells alcohol, tobacco, and has gaming; however, he thought the location met the distance separation requirements.

COMMISSIONER ROGAN asked about the planned hours of operation to which MR. HALEY replied 10:00 a.m. to 6:00 p.m. The Commissioner noted there were nine letters of opposition, but he visited the site and was not concerned about this application. MR. HALEY confirmed for COMMISSIONER ROGAN that he agreed to all conditions.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

35. 21-0588 - PUBLIC HEARING - APPLICANT/OWNER: SULEMA C. GUZMAN - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4848 Irene Avenue (APN 140-29-810-027), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
This item was pulled forward but heard after Item 41.

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

ALEX STRAWSER, Planner II, reported that the applicant is requesting a Variance to allow reduced rear and side setbacks or an existing horse stable and a storage shed; and a Special Use Permit (SUP) to allow 10 horses on a 0.51 acre site where a maximum of two are permitted as a conditional use. No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing both the horse stable and a storage shed without building permits, which fails to meet the Title 19 development standards. Staff was unable to support the requested SUP, as the request is a 500 percent increase over what is conditionally permitted by Title 19.12 and recommended denial of both applications. He noted an additional letter of support and letters of protest were received after publication.

COMMISSIONER SCHLOTTMAN stated that he spoke with the applicant and wished to abey this item for 60 days.

See Items 35a and 35b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed.

35a. 21-0588-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE] AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STORAGE SHED]

Minutes:
See Item 35 for related discussion and Items 35-35b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 35a and 35b to 1/11/2022

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

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

35b. 21-0588-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES WHERE TWO IS THE MAXIMUM ALLOWED

Minutes:
See Item 35 for related discussion and Items 35-35b for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 35a and 35b to 1/11/2022

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

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

36. 21-0593 - PUBLIC HEARING - APPLICANT: AVISION DEVELOPMENT PARTNERS, LLC - OWNER: ANN ROAD I-215 INTERCHANGE, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the northeast corner of Hammer Lane and Shaumber Road (APN 126-36-101-008), Ward 6 (Fiore). Staff recommends APPROVAL on 21-0593-ZON1 and 21-0593-VAC1. Staff recommends DENIAL on 21-0593-VAR1, 21-0593-VAR2 and 21-0593-TMP1.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 36-36e.

ALEX STRAWSER, Planner II, reported that rezoning the subject site is in conformance with the site's NMXU

(Neighborhood Mixed Use) land use designation. A precedent for medium-low density residential development has been previously established for the surrounding area, which has been supported by staff. Staff recommended approval of this Rezoning request.

Additionally, the Petition to vacate request does not result in a conflict with any existing City requirements, nor does staff have any objection to the vacated government patent easements and recommended approval of the Petition to Vacate application. However, in order to accommodate the design of the proposed 63-lot single-family attached development, several Variances of the subdivision requirements and wall standards are requested. No evidence of a unique or extraordinary circumstance has been presented to justify these requests. As a result, staff recommended denial of both Variances and the associated Tentative Map. He noted an additional letter of protest was received after publication.

ATTORNEY BOB GRONAUER appeared representing the developer. He showed the location of the property on an aerial view of the site, which falls within the proposed land use plan with respect to density. The Vacation is for the patent easements around the property. MR. GRONAUER believed the townhome concept was a perfect buffer to whatever would be built adjacent to the subject property. He displayed the site plan of where the ingress/egress will connect to Shaumber Road, noting the community will be gated, there will be stub streets, and an amenity package to include a pool and open space. The townhomes will cost approximately $345,000-400,000.

RICHARD ROZIER, Deputy Fire Marshal, confirmed for CHAIR DE SALVIO that the Department was okay with the application. MR. GRONAUER agreed with all conditions of approval.

See Items 36a-36e for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 36-36e.

36a. 21-0593-ZON1 - REZONING - FROM: U (UNDEVELOPED) [NMXU (NEIGHBORHOOD MIXED-USE CENTER) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)

Minutes:
See Item 36 for related discussion and Items 36-36e for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36e subject to condition(s)

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

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

36b. 21-0593-VAR1 - VARIANCE - TO ALLOW NONSTANDARD PRIVATE STREETS BEHIND A GATE, STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED AND A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

Minutes:
See Item 36 for related discussion and Items 36-36e for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36e subject to condition(s)

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

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

36c. 21-0593-VAR2 - VARIANCE - TO ALLOW 10-FOOT PERIMETER RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND AN OVERALL PERIMETER WALL HEIGHT OF 16 FEET WHERE 12 FEET IS ALLOWED

Minutes:
See Item 36 for related discussion and Items 36-36e for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36e subject to condition(s)

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

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

36d. 21-0593-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

Minutes:
See Item 36 for related discussion and Items 36-36e for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36e subject to condition(s)

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

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

36e. 21-0593-TMP1 - TENTATIVE MAP - THRIVE TOWNHOMES - FOR A 63-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

Minutes:
See Item 36 for related discussion and Items 36-36e for related backup.

Motion made by Louis De Salvio to Approve Items 36a-36e subject to condition(s)

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

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

37. 21-0599 - PUBLIC HEARING - APPLICANT/OWNER: WLCL LENDING, LLC - For possible action on the following Land Use Entitlement project requests on 17.85 acres on the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APNs 140-30-503-001 and 002; and 140-30-520-017 through 033), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0599-ZON1. Staff recommends DENIAL on 21-0599-VAR1 and 21-0599-TMP1.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 37-37c.

ALEX STRAWSER, Planner II, reported that rezoning the subject site is in conformance with the site's MLA (Medium Low Attached Density Residential) land use designation. The rezoning of the subject site is consistent with previous Rezoning applications for the site, which were previously supported by staff; therefore, staff recommended approval of this Rezoning request.

In order to accommodate the design of the proposed 222-lot single-family attached development, several Variances of the subdivision requirements are requested. No evidence of a unique or extraordinary circumstance has been presented to justify these requests. As a result, staff recommended denial of the Variance and the associated Tentative Map. He noted additional letters of protest were received after publication.

ROBERT CUNNINGHAM, P.E., Taney Engineering, demonstrated on the overhead where the subject site is located near Owens Avenue and Lamb Boulevard and surrounded by various multi-family residential developments. The proposed project is for a gated townhouse community with fourplex and sixplex buildings. All of the buildings will be developed with 18-foot driveways, two-car garages, and a five-foot sidewalk and parking on one side of every street within the community; he felt that ample parking was being

provided to the community. The Variance was requested for stub streets, which MR. CUNNINGHAM pointed out on a site plan. The stub streets were requested as the nature of the buildings when connected make it nearly impossible to arch the street.

RUTH SANCHEZ, AMELIA ROCHE, and KAREN SCHLOSSER, residents of Sunrise Oaks, stated that they live in the community that abuts the subject site and were concerned about how the proposed project will affect the community including increased crime, invasion of privacy, and density concerns. MS. ROCHE wondered if a buffer of landscaping could be constructed between the development and the Sunrise Oaks community.

MR. CUNNINGHAM said the site has a 20-foot sewer easement, and the applicant is required to keep it clear of any buildings or trees; however, he discussed some of the other accommodations the applicant has made to address the residents concerns including constructing only two-story buildings along the property line as well as a redundant wall along the existing wall, if permitted by the City. He believed this project will help reduce crime, mentioning that the units will sell for more than $300,000 and will be nicer than rentals surrounding the area.

COMMISSIONER SCHLOTTMAN said this project is infill, and the property has been vacant for a while. He understood the concerns about crime but could only imagine the weeds, trash, and other issues associated with a vacant lot of this size. The Commissioner spoke to the design of the project, noting there will be two-car attached garages, as well as drive ways for additional parking. This alleviates a lot of problems for guest parking. COMMISSIONER SCHLOTTMAN liked the inclusion of a cul-de-sac on the property, which will include an access point and deter crime and asked for MR. CUNNINGHAM to meet with the residents who spoke about their concerns. MR. CUNNINGHAM agreed with all conditions of approval.

See Items 37a-37c for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 37-37c.

37a. 21-0599-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED)

Minutes:
See Item 37 for related discussion and Items 37-37c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 37a-37c subject to condition(s)

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

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

37b. 21-0599-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

Minutes:
See Item 37 for related discussion and Items 37-37c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 37a-37c subject to condition(s)

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

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

37c. 21-0599-TMP1 - TENTATIVE MAP - LAMB & OWENS - FOR A 222-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

Minutes:
See Item 37 for related discussion and Items 37-37c for related backup.

Motion made by Trinity Haven Schlottman to Approve Items 37a-37c subject to condition(s)

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

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

38. 21-0600 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on the following Land Use Entitlement project requests of 4.07 acres on the north side of W Skye Canyon Park Dr, approximately 595 feet west of Egan Crest Drive (APNs 126-12-614-065 and 066; 126-12-614-111 through 114 and 126-12-695-006), T-D (Traditional Development) Zone [ML (Residential Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 38-38b.

ALEX STRAWSER, Planner II, reported that since the Nevada Revised Statutes do not allow for previously approved Tentative Maps and recorded Final Maps to be amended to add lots, the applicant has submitted a new Tentative Map to accomplish their request. The applicant is proposing to add an additional lot (99A) to the previously approved and recorded 221-lot single-family detached residential subdivision.

The Petition to Vacate request does not result in a conflict with any existing City requirements, nor did staff have any objection to the drainage and sewer easements or vacated right of way; therefore, staff recommended approval of all applications.

HANNAH SWAN appeared on behalf of the applicant and said an additional lot was being added to an existing community, as well as the associated vacation of roadway, utility, and drainage easements. She confirmed for the Chair that she was agreeable to all conditions.

CHAIR DE SALVIO said he reviewed this application with MS. SWAN'S firm for clarification and was fine with it.

See Items 38a and 38b for related backup.

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

38a. 21-0600-VAC1 - VACATION - TO VACATE RIGHT-OF-WAY ALONG WITH EXISTING DRAINAGE AND SEWER EASEMENTS

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

38b. 21-0600-TMP1 - TENTATIVE MAP - SKYE CANYON PARCEL 2.10 (LOT 99A) - FOR A THREE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

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

DIRECTOR'S BUSINESS:

39. 21-0660-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19 regarding all uses related to the sale of alcohol, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:
This item was pulled forward and heard after Item 8.

CHAIR DE SALVIO declared the Public Hearing open.

SETH FLOYD, Director of Community Development, provided a brief background on this item, stating that he inherited this project nearly two years ago when the City engaged with a consultant to review Title 6 and how the Las Vegas Municipal Code can be modernized to address inconsistencies. This consultant looked at streamlining the code, and a draft of the new Title 6 will be ready soon. As a result of that effort, staff realized Title 19 also needed to be reviewed. He spoke to some of the changes within the code, which pertained to consolidating the City's alcohol uses to six, creating an al la cart model for Special Use Permits (SUP), relaxing some of the distance separations for on-premise uses and districts, while retaining many of the distance separations for off-premise uses. He noted the Arts District has become Brewery Row, and the code has been updated to accommodate this particular alcohol use. Lastly, once this ordinance is in place, staff will work to bring other alcohol uses throughout other Wards into line with Title 19.

SHAWN BROOMS (phonetic), Flex Cocktail Lounge, said they are looking at moving their business and expressed confusion with the current code. This Text Amendment will make the code easier to understand, and he supported it.

MR. FLOYD stated that staff is receptive to feedback, and a draft of the Bill will be presented to stakeholders in January. Depending on the comments received by stakeholders, he hoped to have the Bill ready for the Recommending Committee by the end of January followed by City Council approval approximately 30 days thereafter. He acknowledged MR. BROOMS' concerns, noting the Text Amendment will allow for some flexibility with respect to distance separation requirements.

COMMISSIONER WALSH wondered if special events were addressed in the same code. STEVE GEBEKE, Planning Supervisor, stated that the Title 19 changes do not address special events.

Discussion ensued among COMMISSIONERS SCHLOTTMAN and CHERRY and MR. GEBEKE regarding the difference between off-premise ancillary and off-premise beer and wine as well as parking requirements. COMMISSIONER ROGAN thought it would be helpful to have an interactive map to mark current SUPs. MR. FLOYD said there is a map that staff utilizes to identify protected uses, and thought it could be produced easily. ERIC McCAMMOND, Sr. Management Analyst, confirmed there are zoning interactive maps on the City's website.

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

40. 21-0652-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to approve the 2022 Planning Commission Meeting Schedule. Staff has NO RECOMMENDATION.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, noted that the Commissioners' supplemental items packet included an updated Planning Commission Meeting Schedule that eliminates the pre-application conference deadline column. The schedule essentially emulates the calendar used during 2021, and staff had no recommendation.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve

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

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

41. 21-0654-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request for the Election of the 2022 Planning Commission Officers. Staff has NO RECOMMENDATION.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that this item was for the election of the 2022 Planning Commission Officers, and staff had no recommendation.

COMMISSIONER SCHLOTTMAN nominated COMMISSIONER ROGAN as Vice Chair who accepted the nomination and subsequently nominated COMMISSIONER SCHLOTTMAN as Chair. COMMISSIONER SCHLOTTMAN accepted.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve the nomination of Jeff Rogan as Vice Chair

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

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

Motion made by Jeff Rogan to Approve the nomination of Trinity Schlottman as Chair

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

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

Citizens Participation:

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:
None.

The meeting was adjourned at 10:23 p.m.

Respectfully submitted:

_____
Ashley Foster, CMC, Deputy City Clerk

_____
Gabriela Portillo-Brenner, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:
The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor