Planning Commission Minutes

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

November 10, 2020
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 State of Nevada Executive Department Declaration of Emergency Directive 006: The City of Las Vegas website – www.lasvegasnevada.gov and The Nevada Public Notice Website – notice.nv.gov.

3. Roll Call

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

EXCUSED: COMMISSIONER TOUSSAINT

ALSO PRESENT: ROBERT SUMMERFIELD, Director of Planning; PETER LOWENSTEIN, Deputy Director of Planning; ERIC McCAMMOND, Sr. Management Analyst; ALEX STRAWSER, Planner II; LUCIEN PAET, Engineering Project Manager; JIM LEWIS, Deputy City Attorney IV; 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:
None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Workshop Meeting of September 21, 2020 and the Planning Commission Meeting of October 13, 2020.

Motion made by Trinity Haven Schlottman to Approve

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

For-Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Jeff Rogan; Did Not Vote-Sigal Chattah; Excused-Donna Toussaint;

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

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

NOTE: COMMISSIONER CHERRY disclosed that he owns property within the notification area, which does not affect him any greater or lesser; therefore, he would vote on Items 15a and 15b.

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

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

Minutes:
ERIC McCAMMOND, Sr. Management Analyst, read the list of items recommended for action and indicated the applicant requested to withdraw without prejudice Item 14. Additionally, the applicant for Items 16a-16e, 17a, and 17b wished to abey these items to the December 8, 2020, Planning Commission Meeting; this is the second abeyance request for these items. Lastly, the applicant for Item 23 and staff for Items 27a and 27b requested to abey these items to the December 8, 2020, Planning Commission Meeting; this was the first abeyance requests for these items.

CHAIR DE SALVIO confirmed for LEONARD MARTIN that Item 14 was requested to be withdrawn without prejudice by the applicant. MR. MARTIN submitted an article regarding the commercial development spillover effects upon residential value for the record and expressed the residents' opposition to the proposed project.

Regarding Item 14, ROSALIE BINGHAM said she is a professional problem solver and wished to help the community be built up in a way that elevates everyone. She believed there was a win-win solution, noted she has a company known as Regener8tive, and she would be reaching out to let everyone know they are present to help.

PAUL MURAD, representing Main Street Investments LLC, requested Items 15a and 15b be held in abeyance in order for the applicant to work with staff. COMMISSIONER SCHLOTTMAN said this item will need to be re-noticed, and ROBERT SUMMERFIELD, Director of Planning, confirmed the item could be heard at the December meeting, and the applicant had until Monday (11/16/2020) to pay the re-notification fees.

CONSENT ITEMS:

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

7. 20-0083-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on a Land Use Entitlement project request for a second Extension of Time of an approved Special Use Permit (SUP-65405) FOR A PROPOSED 1,657 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 60 East California Street (APN 162-03-110-081), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

NOTE: The video does not reflect accurately in that COMMISSIONER SCHLOTTMAN abstained from voting on this item as he owns an Urban Lounge within the notification area.

COMMISSIONER CHERRY disclosed that he owns property within the notification area, which does not affect him any greater or lesser; therefore, he would vote on this item.

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

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

8. 20-0196-TMP1 - TENTATIVE MAP - MORO POINTE - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 64-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 5.95 acres at the northwest corner of Kindle Corner Avenue and Clowder Springs Way (APNs 137-23-410-003 and 137-26-112-004), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

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

9. 20-0211-TMP1 - TENTATIVE MAP - THE SHOPPES AT HYDE PARK - APPLICANT/OWNER: CARPI ENTERPRISES, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.69 acres at the southeast corner of Charleston Boulevard and Arville Street (APNs 162-06-510-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

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

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

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

ONE MOTION - ONE VOTE

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

10. 20-0188-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: SHANDER INTERNATIONAL, LLC - For possible action on a Land Use Entitlement project request for a Rezoning FROM: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT – 15 UNITS PER ACRE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 11.96 acres at 5800 West Charleston Boulevard (APNs Multiple), Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 10-12.

COMMISSIONER SCHLOTTMAN requested Item 13 be pulled from the One Motion One Vote Agenda and heard separately.

CHAIR DE SALVIO declared the Public Hearing closed for Items 10-12.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 13

NOTE: COMMISSIONER SCHLOTTMAN abstained from voting on Item 11 as he owns an Urban Lounge within the notification area. COMMISSIONER CHERRY disclosed that he owns property within the notification area, which does not affect him any greater or lesser; therefore, he would vote on Item 11.

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

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

11. 20-0170-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 4AMIS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,750 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 497 SQUARE-FOOT OUTDOOR SEATING AREA at 1129 South Casino Center Boulevard (APN 162-03-110-045), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 13

NOTE: The video does not reflect accurately in that COMMISSIONER SCHLOTTMAN abstained from voting on this item as he owns an Urban Lounge within the notification area. COMMISSIONER CHERRY disclosed that he owns property within the notification area, which does not affect him any greater or lesser; therefore, he would vote on this item.

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

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

12. 20-0173-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ISLAND FLAVOR RESTAURANT - OWNER: BEHVANDI, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 3,200 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE on 1.18 acres at 9650 W Skye Canyon Park Drive, Suite #170 (APN 125-07-210-023), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:
See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 13

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

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

13. 20-0201-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAJAT MINI MART AND CIGARETTES - OWNER: NICOLAS P. & LISA D. DI PIETRO - For possible action on a land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,521 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 300 South Bruce Street (APN 139-35-413-112), Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that staff has determined the proposed use meets all Title 19 Special Use Requirements and recommended approval; however, he indicated that during staff's site visits, they observed window signage exceeding that allowed under Title 19. Window signage exceeding that allowed under Title 19 was also observed during site visits related to previous requests by the applicant at the July 14, 2020, Planning Commission Meeting. MR. McCAMMOND noted additional letters of protest and support were received since publication.

The applicant was not present to speak on the item. COMMISSIONER SCHLOTTMAN asserted the applicant has failed to comply with what was requested by him at the July meeting with regard to the window signage. In addition, the Commissioner thought the site was a bad location to offer beer and wine as it is near the Mayfair neighborhood.

See Item 10 for related discussion.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Deny

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

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

PUBLIC HEARING ITEMS

14. ABEYANCE - 20-0047-SDR1 - PUBLIC HEARING - APPLICANT/OWNER: HAROLD CRAWLEY - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW 12 PARKING SPACES WHERE 23 ARE REQUIRED AND TO ALLOW A SIX-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.34 acres at 1521 G Street (APN 139-27-110-029), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion.

15. ABEYANCE - 20-0092 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.48 acres at 1205 South Main Street and 1208 South Casino Center Boulevard (APNs 162-03-105-011 and 162-03-110-067), C-M (Commercial-Industrial) and C-1 (Limited Commercial) Zones, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 15-15b for related backup.

15a. ABEYANCE - 20-0092-SUP1 - FOR AN OPEN AIR VENDING USE. Staff recommends DENIAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

NOTE: COMMISSIONER CHERRY disclosed that he owns property within the notification area, which does not affect him any greater or lesser; therefore, he would vote on Items 15a and 15b.

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

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

Minutes:
See Item 6 for related discussion and Items 15a and 15b for related backup.

15b. ABEYANCE - 20-0092-SDR1 - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA. Staff recommends DENIAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

NOTE: COMMISSIONER CHERRY disclosed that he owns property within the notification area, which does not affect him any greater or lesser; therefore, he would vote on Items 15a and 15b.

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

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

Minutes:
See Item 6 for related discussion and Items 15-15b for related backup.

16. ABEYANCE - 20-0026 - PUBLIC HEARING - APPLICANT/OWNER: SURETE SIETE, LLC - For possible action on the following Land Use Entitlement project requests on 1.43 acres on the west side of Jones Boulevard, approximately 360 feet north of Smoke Ranch Road (APN 138-14-802-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 16-16e for related backup.

16a. ABEYANCE - 20-0026-GPA1 - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL). Staff recommends DENIAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion and Items 16a-16e for related backup.

16b. ABEYANCE - 20-0026-ZON1 - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL). Staff recommends DENIAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion and Items 16-16e for related backup.

16c. ABEYANCE - 20-0026-VAR1 - TO ALLOW A PROPOSED UNPAVED SURFACE PARKING LOT WHERE SUCH IS SUCH IS NOT ALLOWED; A SOLID SCREEN WALL IN THE FRONT YARD OF A COMMERCIAL PROPERTY WHERE SUCH IS PROHIBITED; A NINE-FOOT TALL PERIMETER METAL

FENCE WHERE EIGHT FEET IS ALLOWED; AND NON-DECORATIVE, NON-CONTRASTING MATERIALS WHERE SUCH IS NOT ALLOWED. Staff recommends DENIAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion and Items 16-16e for related backup.

16d. ABEYANCE - 20-0026-SUP1 - FOR A PROPOSED TRUCKING COMPANY USE WITH WAIVERS TO ALLOW MORE THAN 5 TRUCKS OR TRAILERS, AND TO ALLOW THE USE TO BE VISIBLE FROM ADJOINING STREETS. Staff recommends DENIAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion and Items 16-16e for related backup.

16e. ABEYANCE - 20-0026-SDR1 - FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW AN EXISTING CHAIN LINK FENCE ADJACENT TO THE WEST PROPERTY LINE TO REMAIN, WHERE SUCH MATERIAL IS PROHIBITED. Staff recommends DENIAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion and Items 16-16e for related backup.

17. ABEYANCE - 20-0166 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 603.00 acres bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 17a and 17b for related backup.

17a. ABEYANCE - 20-0166-GPA1 - To amend a portion of the Southeast Sector Land Use Map of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), ML (MEDIUM LOW DENSITY RESIDENTIAL, M (MEDIUM DENSITY RESIDENTIAL), H (HIGH DENSITY RESIDENTIAL), MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion and Items 17-17b for related backup.

17b. 20-0166-ZON1 - FROM: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), R-4 (HIGH DENSITY RESIDENTIAL), R-5 (APARTMENT), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL), C-V (CIVIC) AND UNDESIGNATED (FORMERLY RIGHT-OF-WAY) TO: T3-N (T3 NEIGHBORHOOD), T3-N-O (T3 NEIGHBORHOOD-OPEN), T4-N (T4 NEIGHBORHOOD), T4-MS (T4 MAIN STREET), T4-C (T4 CORRIDOR), T4-M (T4 MAKER), T5-N (T5 NEIGHBORHOOD), T5-C (T5 CORRIDOR) AND T5-M (T5 MAKER). Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion and Items 17-17b for related backup.

18. ABEYANCE - 20-0091-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL MUELLER - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED MOUNTED ANTENNA OVER 15 FEET (ULTIMATE HEIGHT) USE at 1016 Carmel Shores Drive (APN 138-28-214-056), R-CL (Single Family Compact-Lot) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the subject application has come before the Planning Commission as a result of a Code Enforcement complaint initiated by a neighbor. While staff recognized the applicant's intentions of providing public emergency communications capability via the subject antenna, staff has found the antenna to be too massive and out of character for a single-family compact-lot residential neighborhood. The width of the applicant's lot is 45 feet wide and the antenna, as constructed, is 65 feet tall, which is roughly 1.5 times the width of the lot itself. The applicant's lot is approximately 5,227 square feet in size. The City of Las Vegas denied a similar-sized antenna in 2006/2007 that was located on a much larger, half-acre lot.

Pursuant to a meeting with the applicant to discuss reasonable accommodation to allow the radio tower in question, as required by FCC (Federal Communications Commission) Rule PRB-1 (Private Radio Bureau), during a meeting with the applicant, staff proposed the accommodation of recommending approval for an antenna of the same height or even taller that could be retracted when not in use, either by crank or tilting it up and down. The City sent the applicant its offer to reasonably accommodate him as already indicated in writing, and the applicant rejected such offer, indicating that while a crank or tilt-up tower would work, he wants the 65-foot tower he constructed, without permits, to be approved. Staff has included the correspondence between the City and the applicant in the Commissioners' Supplemental Information packets, a copy of which was submitted and attached as backup.

MR. McCAMMOND indicated the applicant prefers the existing non-retractable antenna but did agree to remove five other monopole towers that are contributing to the visual clutter above the main structure's roofline. COUREY STEWART, Planner II, surveyed the immediate area, a 1,000-foot diameter from the applicant's property, and found no similar structures of any type, and nothing of similar height. A letter of testimony by MR. STEWART was also included in the Supplemental Information packets. Staff also searched its building permit records and found no application nor approved building permits for the radio tower in question. In the current configuration, staff has found the antenna to be incompatible with neighboring residential development in the area and has found that the applicant rejected the City's efforts to reasonably accommodate the 65-foot tower thus recommended denial. If approved, staff recommended an added condition to remove the five monopole towers adjacent to the subject antenna within 60 days of final approval. He noted additional letters of support and protest were received after publication.

MICHAEL MUELLER, the applicant, said he has lived in the Las Vegas valley since 1984, and in 1986, Clark County appointed him to the Office of Emergency Management. He displayed a Certificate of Appointment on the overhead as evidence. MR. MUELLER spoke of assisting during the PEPCON (Pacific Engineering and Production Company of Nevada) disaster and considered himself an asset to the community because if there is a future catastrophic event, he would be able to communicate outside of the nearby area. MR. MUELLER believed it would be difficult to replace the existing antenna with one that is retractable as he is on the radio throughout the day; the only time the antenna would be retracted is at night, and it is not seen at that time anyway. He commented on having gone to a meeting of the Las Vegas Radio Amateur Club who informed him that building permits were no longer required because of PRB-1 and NRS (Nevada Revised Statutes) 278.02085, which pertains to amateur radio communications.

DEPUTY CITY ATTORNEY JAMES LEWIS read several e-comments into the record, copies of which were submitted and attached as backup.

COMMISSIONER CHATTAH referred to Subsection 2 of NRS 278.02085 noting if an ordinance is imposed by the City, reasonable accommodation must be made by the City for the applicant through certain conditions, which she understood already occurred; however, MR. MUELLER has not accepted them. MR. MUELLER explained that he has a five-foot round hole in the ground with rebar, concrete, and a tower embedded within and was hesitant to install the retractable antenna as it would be in use and exposed all day.

At the request of COMMISSIONER CHATTAH, MR. McCAMMOND read the current conditions as well as the proposed added condition (Condition 5) into the record. MR. MUELLER was agreeable to Condition 5. COMMISSIONER CHATTAH wished to hear from the other Commissioners.

MR. LEWIS said NRS 278.02085 requires the City of Las Vegas to follow FCC Rule PRB-1, which does not act to preempt the City's ability to require review and approval of a Special Use Permit (SUP) for the subject amateur radio tower. He asserted the City has complied with FCC Rule PRB-1 by entering into discussions with the applicant by reasonably accommodating the tower as discussed. As indicated, the applicant built the tower without building permits and is rejecting the City's reasonable attempts to accommodate. MR. LEWIS advised that there is no legal impediment to voting in conscience on this matter.

COMMISSIONER ROGAN appreciated MR. MUELLER'S dedication to his hobby. He acknowledged his efforts to assist the community and hoped he would continue to do so; however, the Commissioner did not think MR. MUELLER took into consideration his neighbors and that they must look at the antenna. He encouraged MR. MUELLER to reconsider the retractable antenna. COMMISSIONER CHERRY did not think the antenna was harmonious and compatible with the area and did not feel comfortable with the application from a safety standpoint. He believed the antenna must stay retracted until there is an emergency. COMMISSIONER CHATTAH agreed with COMMISSIONER CHERRY'S comments and believed the City has gone out of its way to reasonably accommodate MR. MUELLER.

Subsequent to the vote, ROBERT SUMMERFIELD, Director of Planning, suggested the Commissioner include a timeframe for removal. COMMISSIONER ROGAN asked if 60 days was agreeable. MR. MUELLER replied yes. MR. SUMMERFIELD indicated the 60 days would not start until the City Council has taken action, should MR. MUELLER appeal the Planning Commission's decision.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sigal Chattah to Deny

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

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

19. ABEYANCE - 20-0118-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GOOD CLUCK WEST, LLC - OWNER: MLK CAREY, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A 2,380 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND A 3,000 SQUARE-FOOT OFFICE BUILDING DEVELOPMENT on 1.53 acres at 2360 North Martin L King Boulevard (APN 139-21-510-001 through 004), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that though a Waiver is requested to provide an 11-foot landscape buffer where 15 feet is required, all required landscaping materials will be provided. Staff has found the proposal to be compatible and harmonious with surrounding development and recommended approval.

DARRYLL BRANDWINE appeared representing the applicant and said, at the request of COMMISSIONER WILLIAMS, a voluntary neighborhood meeting was held to inform residents and business owners of the proposed project. KELLY WOODS, Special Assistant to Council, on behalf of COUNCILMAN CEDRIC CREAR, as well as other representatives of the proposed project, were present at the meeting. The only individuals in attendance were two business owners who had concerns about alcohol and parking; however, representatives of the applicant addressed these concerns.

ROYAL BYRON identified himself as the owner of the property next to as well as the three parcels behind the subject site. He was unable to attend the neighborhood meeting. MR. BYRON did not see anything that would affect him; however, he expressed concerns regarding the landscaping buffer, which he believed would be too large. To illustrate his concerns, he displayed a copy of the Site Plan on the overhead and pointed out the required landscaping buffer of his previously approved project as well as that of this project. MR. BRANDWINE was confused and said they were submitting a landscaping Variance for Miller Avenue as the applicant has an 11-foot setback where 15 feet is required. He asserted no wall would be built to the south, west, or north of the site, but a wall could be built to the east of the site to separate the two properties. If a wall is built, it will be within permissible standards. MR. BRYON expressed his opposition to a wall being built. MR. BRANDWINE assured the applicant would comply with whatever the City of Las Vegas mandates regarding a wall.

ROBERT SUMMERFIELD, Director of Planning, clarified there is no requirement that a wall is built; however, either property owner would be within their rights to build a wall if they so choose as long as it meets all development standards.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

20. 20-0199 - PUBLIC HEARING - APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

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

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed modifications to the BLM (Bureau of Land Management) 270 Design Guidelines provide site identity with a name change to Skye Hills Design Guidelines, section drawings of interior stepped walls, private streets, and gated entry standards, as well as the addition of the R-TH (Single Family Attached Residences) district design standards and cell towers as a land use. Staff found the proposed modifications provide further direction and clarification to future parcel developers and furthers the goals of the BLM 270 Design Guidelines, now the Skye Hills Master Plan. Staff found the proposed Tentative Map conforms to NRS (Nevada Revised Statutes), Title 19, and the Skye Hills Design Guidelines and, therefore, recommended approval of both applications. He indicated that prior to being heard by City Council, the applicant will add the following to both Section 1.5 and 1.6 of the proposed Skye Hills Design Guidelines: Cell towers shall be of stealth design and shall conform to the Conditional Use Regulations set forth within Title 19.12 of the Las Vegas Municipal Code for Wireless Communication Facilities (Stealth Design). MR. McCAMMOND noted additional letters of protest were received after publication.

ATTORNEY BOB GRONAUER appeared representing Olympia Companies who is a Master Developer for Skye Canyon. Part of the design guidelines of the Major Modification is the new name of the community, which will be Skye Hills. He indicated the Tentative Map is for a townhome project, and the proposed builder will be DR Horton. Some sections for standards and guidelines for townhome concepts were added to the design guidelines of the Major Modification. He accepted the amended condition with respect to the cell phone tower concerns and explained that when the property was purchased through the BLM, it was discovered there were two separate leases for cell phone towers. MR. GRONAUER asserted the applicant has been successful in negotiating the purchase of one of the cell phone tower leases. The other lease was unable to be purchased; however, there are provisions within the design guidelines to make the cell phone tower as stealthy as possible. Between now and the City Council meeting, revisions would be made to ensure this goal is met.

CHAIR DE SALVIO confirmed he worked with MR. GRONAUER on this project to ensure it is harmonious and compatible with the area and has not received any phone calls regarding it.

See Items 20a and 20b for related backup.

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

20a. 20-0199-MOD1 - Major Modification of the BLM 270 Design Guidelines TO CHANGE THE NAME TO "SKYE HILLS (BLM 270);" ADD THE R-TH (SINGLE FAMILY ATTACHED RESIDENCES) ZONING CLASSIFICATION; ADD CELL TOWERS AS A PERMITTED USE; REVISE THE MAXIMUM HEIGHT ALLOWED FOR INTERIOR RETAINING WALLS; ADD A GATED STREET ENTRY SECTION; AND ADD A NARROWED STREET SECTION on 275.80 acres generally located south of Farm Road, West of the Puli Trail alignment, north of Tropical Parkway and east of the future Sheep Mountain Parkway alignment (APNs Multiple). Staff recommends APPROVAL.

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

Motion made by Louis De Salvio to Approve Items 20a and 20b subject to condition(s)

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

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

20b. 20-0199-TMP1 - FOR A PROPOSED 215-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.30 acres at the southwest corner of Dorrell Lane and Puli Road (APN 126-23-610-001), PD (Planned Development) Zone. Staff recommends APPROVAL.

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

Motion made by Louis De Salvio to Approve Items 20a and 20b subject to condition(s)

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

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

21. 20-0205 - PUBLIC HEARING - APPLICANT: S.T. ENTERPISES, LLC - OWNER: MDM PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 3.34 acres at 6755 North Durango Drive (APN 125-20-301-019), Ward 6 (Fiore). Staff recommends DENIAL 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 has found the proposed Rezoning and Town Center Special Land Use designation to be compatible with existing development in the surrounding area. Staff had no objection to the Vacation request; however, no evidence of a unique or extraordinary circumstance was presented to support the Waivers of landscaping and setback requirements. Staff recommended approval of the Rezoning, Modification, and Vacation requests but denial of the Site Development Plan Review.

ATTORNEY BOB GRONAUER appeared representing the applicant and directed the Commissioners' attention to the overhead where he showed a site map pointing out the location of the subject site. A General Plan Amendment was requested to change the designation of the site to a Town Center Special Land Use designation which staff recommended approval of. The Major Modification was to change the zoning from UC-TC (Urban Center Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) to be compatible with the property to the north of the site along Durango Drive. Lastly, there was the request for a Vacation patent easement along the west property lines, which staff also recommended approval of. The car wash to be proposed will be located on the southwest portion of the property and does not make up the entire site. Additionally, MR. GRONAUER worked with COUNCILWOMAN MICHELE FIORE on future commercial uses along the frontage portion of the site which will face Durango Drive. To the west of the car wash will be a previously approved multi-family residential development by Ovation Property Management who MR. GRONAUER noted is in support of the application. He demonstrated how the car wash will not directly abut against the multi-family residential development.

With respect to the Waiver, additional trees have been added to accommodate the reduction in landscaping. This revised plan was submitted to staff who accepted the addition of trees. MR. GRONAUER believed the project was harmonious and compatible with the surrounding area and requested approval.

CHAIR DE SALVIO said he has not received any opposition to this project but wondered about the size of the trees. MR. GRONAUER did not specify the size but was aware of what type of trees the Councilwoman would prefer.

Subsequent to the vote, ROBERT SUMMERFIELD, Director of Planning, informed the Commissioners and MR. GRONAUER that the item would move forward to the December 16, 2020, City Council Meeting and asked that the applicant work with staff on the landscape plan if necessary.

See Items 21a-21d for related backup.

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

21a. 20-0205-ZON1 - FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER). Staff recommends APPROVAL.

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

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

21b. 20-0205-MOD1 - for a Major Modification of the Town Center Land Use Plan FROM: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER). Staff recommends APPROVAL.

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

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

21c. 20-0205-VAC1 - FOR A VACATION OF A GOVERNMENT PATENT EASEMENT. Staff recommends APPROVAL.

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

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

21d. 20-0205-SDR1 - FOR A 5,416 SQUARE-FOOT CAR WASH DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS. Staff recommends DENIAL.

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

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

22. 20-0172 - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.84 acres at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 22-22b.

ERIC McCAMMOND, Sr. Management Analyst, reported that on September 18, 2019, the City Council approved a Site Development Plan Review (SDR) for a Heavy Machinery and Equipment Storage Development and a Variance to allow an eight-foot-tall wall in the front yard at the subject site. The applicant now requests to amend the previous SDR approval to allow no landscaping and chain link fencing. No evidence of a unique or extraordinary circumstance was presented to support the applicant's request; therefore, staff recommended denial of both applications. He noted additional letters of protest were received after publication.

RICKI BARLOW, LV Access, appeared to represent the applicant and said the application for the adjacent property, 1616 Sunset Drive, was approved at a previous meeting. This matter and the previous one should have been included together; however, there was a missing Waiver, thus the reason for this application.

MR. BARLOW reminded the Commissioners that a zero-foot setback with the landscaping to the interior was desired; however, the Planning Commission requested a five-foot setback with the landscaping along the frontage of the site. In order to keep both properties contiguous, he requested that this application also include a five-foot setback like what was approved at the previous meeting. Additionally, MR. BARLOW said his client was prepared to complete the off-site improvements of a sidewalk, curb, and gutter but approval was needed from the Planning Commission or City Council.

DEPUTY CITY ATTORNEY JAMES LEWIS read an e-comment into the record, a copy of which was submitted and attached as backup. MR. BARLOW acknowledged the concerns expressed in the e-comment regarding the desire to keep the rural feel of the area and indicated the applicant would respect the decision of the deciding body.

COMMISSIONER WILLIAMS recognized the desire to clean up the street, consistency between applications, and agreed that the five-foot setback with landscaping was needed. He was happy to hear that the off-site improvements were ready to be completed. COMMISSIONER SCHLOTTMAN echoed COMMISSIONER WILLIAMS' comments and expressed excitement to see the final build-out of the street. He supported the application. ROBERT SUMMERFIELD, Director of Planning, read an amendment to Condition 4 of the SDR. MR. BARLOW was in agreement with it.

See Items 22a and 22b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 22-22b.

22a. 20-0172-VAR1 - TO ALLOW CHAIN LINK FENCING AS SCREENING FOR OUTDOOR STORAGE WHERE A SOLID SCREEN WALL IS REQUIRED. Staff recommends DENIAL.

Minutes:
See Item 22 for related discussion and Items 22-22b for related backup.

Motion made by Anthony Williams to Approve Items 22a and 22b subject to condition(s) with amended condition(s) for Item 22b

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

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

22b. 20-0172-SDR1 - For a Major Amendment to an approved Site Development Plan Review (SDR-76578) TO ALLOW MODIFICATIONS FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPING AND CHAIN-LINK FENCING WHERE SUCH IS PROHIBITED. Staff recommends DENIAL.

Minutes:
See Item 22 for related discussion and Items 22-22b for related backup.

Motion made by Anthony Williams to Approve Items 22a and 22b subject to condition(s) and amending Condition 4 as read for the record:

4. A Waiver from Title 19.08.100 is hereby approved, to allow a five-foot landscape buffer where 15 feet is required adjacent to the right-of-way and eight feet is required along the interior property lines.

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

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

23. 20-0111-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SLA 2121, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW 222 PARKING SPACES WHERE 230 ARE REQUIRED on 5.31 acres at 2121 North Jones Boulevard (APN 138-24-201-001), R-PD32 (Residential Planned Development - 32 Units Per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion.

24. 20-0149-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAWRENCE C & CHERYL BATES - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION TO A LEGAL, NONCONFORMING BUILDING [SINGLE FAMILY RESIDENCE] on 0.16 acres at 1204 Palm Ter (APN 139-29-112-152), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that while the primary structure was built before modern setback standards and is a legal nonconforming structure, no evidence of a unique or extraordinary circumstance has been presented to support further encroachment into the required setback area by a new addition to the existing structure; therefore, staff recommended denial of the application.

CHERYL BATES, the property owner, displayed a photo of the house and said her husband purchased the house, which she believed they improved the aesthetics of. Because the kitchen only had was one place for the washing machine and no place for the dryer as well as a small closet for the hot water heater, her husband attempted to relocate the washer, dryer, and hot water heater to the outside of the house by building another structure. She displayed another photo that illustrated the addition of the structure attached to the house and informed the Commissioners that her husband unexpectedly passed away, and this being one of the last things he built, she did not wish to demolish the structure which she believed complements the house.

COMMISSIONER WILLIAMS expressed his condolences to MS. BATES, but when looking at building requirements and setbacks, it is about safety and when matters like this come up, there is no working around code issues. He supported staff's recommendation for denial. MS. BATES explained that she consulted a builder, and she believed there are many things not in compliance because of how long ago the houses in the Twin Lakes neighborhood were built.

Given COVID-19 restrictions and seeing as COMMISSIONER WILLIAMS would deny the application, ROBERT SUMMERFIELD, Director of Planning, suggested the Commissioner provide 90 days for removal of the structure. As the item was to move forward to City Council, and if the Planning Commission recommendation for denial is upheld, the 90 days would be effective after that point.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Deny and require the structure be removed within 90 days

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

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

25. 20-0208-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: RYAN WOLFINGTON - OWNER: DO RIGHT FEEL RIGHT HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW ZERO PARKING SPACES WHERE TWO ARE REQUIRED on 0.05 acres at 727 Sea Pines Lane (APN 139-30-313-041), RPD-8 (Residential Planned Development – 8 Units Per Acre), Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the applicant has converted the existing two-car garage attached to the home into an additional living space. Since the two required parking spaces have been removed, the applicant has requested a Variance to allow zero parking spaces where two spaces are required. Because the applicant has not presented evidence of a unique or extraordinary circumstance to support the request, staff recommended denial. He noted additional letters of support and protest were received after publication.

MAX NOVAK appeared to represent the property owner, RYAN WOLFINGTON, who purchased the house to help people and only became aware of the garage conversion violation due to another resident's complaint. It was recommended by staff that the applicant applies for the Variance to address parking concerns. MR. NOVAK did not think the lack of additional parking spaces posed a burden, and in total, believed there are approximately 319 parking spaces within the neighborhood. Additionally, he canvassed the residents of the neighborhood who mostly supported the Variance, and he submitted documentation to illustrate this for the record.

ATTORNEY TROY ISAACSON, Isaacson Law, appeared on behalf of The Greens Homeowners Association (HOA) and spoke in opposition to the application. One of the reasons for the objection is due to the number of parking spaces in the neighborhood, He believed there are only 155 designated parking spaces in the community. Additionally, the applicant is not the only individual in the neighborhood who has improperly built a living space within his garage. As homeowners have done this, it has created a strain on the community as a whole in terms of parking. Lastly, MR. ISAACSON spoke of The Greens HOA's objection to the applicant running this as well as two other residences in the community as businesses. He understood that MR. WOLFINGTON is running a tennis camp and brings in young men and women from around the world to learn how to play tennis. There are commercial shuttles that bring children into and out of the community and some of the children have been seen jumping the gates which creates a liability concern for the HOA. MR. ISAACSON confirmed for CHAIR DE SALVIO that the children attend a tennis camp during the day and return to the residences in the evening where camp counselors are employed.

J CHAPIN, Board President, displayed a 2008 tax form for one of the LLCs (limited liability company) of the applicant and pointed out where the document indicates lodging is being provided to the children. MR. CHAPIN admitted he is the resident who questioned the children as mentioned by MR. NOVAK and was told by them that they are foreign nationals participating in a tennis camp. MR. CHAPIN indicated he received phone calls from some of the individuals on the documentation submitted by MR. NOVAK and who felt the applicant was disingenuous in why the residents should sign the document. In addition, MR. CHAPIN stated that the business' website lists several different times that lodging and education services are provided.

MR. NOVAK rebutted these statements by saying that the applicant has worked with the City of Las Vegas and mentioned that no children pay any fees to stay at the residence. He confirmed for the Chair that the children are not under any lease agreement.

COMMISSIONER ROGAN pointed out that the application was before the Planning Commission for the conversion of the garage and not anything else related to the business. He had some concerns regarding the application and would not support it. COMMISSIONER CHERRY echoed these sentiments.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Deny

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

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

26. 20-0190-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: GILMA TENORIO - For possible action on a Land Use Entitlement project request for a Waiver TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED at 210 South 16th Street (APN 139-35-412-020), 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 was presented to justify the decreased setback for this existing Accessory Structure. Staff has found that the applicant has created a self-imposed hardship and recommended denial on the Waiver application. He noted additional letters of support and protest were received after publication.

LUIS FLORES appeared representing GILMA DE TENORIO, property owner, who was also present with her son, JULIO LOPEZ. MR. FLORES disagreed with the Staff Report regarding the structure and said the main building was built in 1942 with the Accessory Structure having been built in 1952. MS. DE TENORIO purchased the home in 2000 and did not receive a building permit, and MR. FLORES believed the statement that the structure was built without building permits is only an assumption as he asserted the City of Las Vegas has no record of building permits from 1952. He acknowledged the Accessory Structure has over a one-foot setback where a three-foot setback is required; however, he showed images of the steel walls of the structure which appear to have been built utilizing some type of building plans with specifications. MR. FLORES asserted that if the Accessory Structure was built without building permits, it is to be considered non-conforming and does not comply with Title 19 requirements and the use of the structure can continue.

COMMISSIONER SCHLOTTMAN indicated he corresponded with MR. McCAMMOND regarding the setback requirements noting this specific zoning district requires a three-foot setback. He pointed out the Accessory Structure was built in 1952 and there have been no prior issues, the setback was a minimal amount less than what is required, and no neighbor has spoken out in opposition. The Commissioner mentioned one nearby business owner was in opposition; however, three postcards were received from residents within the neighborhood in support. He supported the application but had a concern regarding a second Accessory Structure; however, MR. FLORES informed COMMISSIONER SCHLOTTMAN it will be removed and the debris on the property cleaned up.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

27. 20-0167 - PUBLIC HEARING - APPLICANT: ACG DESIGN - OWNER: DP HOLDINGS, INC. - For possible action on the following Land Use Entitlement project requests on 0.39 acres at 2603 Highland Drive (APN 162-09-110-016), M (Industrial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 27a and 27b for related backup.

27a. 20-0167-SUP1 - FOR A PROPOSED MAJOR AMENDMENT TO PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-73838) TO ALLOW A 576 SQUARE-FOOT EXPANSION TO AN EXISITNG MARIJUANA CULTIVATION FACILITY USE RESULTING IN AN OVERALL SQUARE-FOOTAGE OF 11,343 SQAURE FEET. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion and Items 27-27b for related backup.

27b. 20-0167-SDR1 - FOR A PROPOSED MARIJUANA CULTIVATION FACILITY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Item 14 and Hold in abeyance Items 15a, 15b, 16a-16e, 17a, 17b, 23, 27a and 27b to 12/8/2020

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

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

Minutes:
See Item 6 for related discussion and Items 27-27b for related backup.

28. 20-0277 - PUBLIC HEARING - APPLICANT/OWNER: 18 FREMONT STREET ACQUISITIONS - For possible action on the following Land Use Entitlement project requests at 8 Fremont Street (APN 139-34-113-001), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open for Items 28-28b.

ALEX STRAWSER, Planner II, reported that the applicant is proposing two Beer/Wine/Cooler Off-Sale Establishments within gift shops of an existing hotel and casino. The hotel/casino is located adjacent to the Fremont Street Experience Pedestrian Mall. Title 19.12 prohibits the Beer/Wine/Cooler Off-Sale use within establishments that are adjacent to the Pedestrian Mall. A Waiver has been requested to provide relief from this requirement. Staff recommended approval on these Special Use Permit (SUP) applications and waiver requests. He noted an additional letter of protest was received since publication.

Although he was not present to speak on the item, DEPUTY CITY ATTORNEY JAMES LEWIS read an e-comment from the applicant, TODD KESSLER, into the record, a copy of which was submitted and attached as backup. ROBERT SUMMERFIELD, Director of Planning, commented that under normal circumstances an applicant would not be allowed to appear virtually or have a statement read. This was an anomaly, and he discouraged it in the future.

See Items 28a and 28b for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 28-28b.

28a. 20-0277-SUP1 - FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE NOT TO EXCEED 50 SQUARE FEET ON THE FIRST FLOOR WITHIN AN EXISTING RESORT HOTEL LEASED GIFT SHOP, WITH A WAIVER TO ALLOW SUCH AN ESTABLISHMENT ADJACENT TO THE PEDESTRIAN MALL, AS DEFINED BY TITLE 11.68, WHERE SUCH IS NOT PERMITTED. Staff recommends APPROVAL.

Minutes:
See Item 28 for related discussion and Items 28-28b for related backup.

Motion made by Anthony Williams to Approve Items 28a and 28b subject to condition(s)

NOTE: COMMISSIONER CHERRY abstained from voting on Items 28a and 28b as his company contracts with a neighboring property that has business with the applicant.

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

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

28b. 20-0277-SUP2 - FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE NOT TO EXCEED 50 SQUARE FEET ON THE SECOND FLOOR WITHIN AN EXISTING RESORT HOTEL LEASED GIFT SHOP, WITH A WAIVER TO ALLOW SUCH AN ESTABLISHMENT ADJACENT TO THE PEDESTRIAN MALL, AS DEFINED BY TITLE 11.68, WHERE SUCH IS NOT PERMITTED. Staff recommends APPROVAL.

Minutes:
See Item 28 for related discussion and Items 28-28b for related backup.

Motion made by Anthony Williams to Approve Items 28a and 28b subject to condition(s)

NOTE: COMMISSIONER CHERRY abstained from voting on Items 28a and 28b as his company contracts with a neighboring property that has business with the applicant.

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

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

29. 20-0171-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO VARGAS - OWNER: PACIFIC ENTERPRISES I, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/ TRANSIENT SALES LOT USE on 0.31 acres at the southwest corner of Washington Avenue and Main Street (APN 139-27-703-001), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that the proposed use does not meet the minimal conditional use regulations for an Open Air Vending/Transient Sales Lot use, as the proposed use is located on a parking lot without any structures. The conditional use regulations were established to allow this use to operate in a harmonious manner with surrounding land uses. When a conditional use requirement cannot be met, a Special Use Permit (SUP) is required. Since these requirements cannot be met, staff recommended denial on this SUP application. He noted additional letters of protest were received after publication.

RICKI BARLOW, LV Access, appeared to represent the applicant and said the food truck is licensed in Las Vegas and has conducted food vending for quite some time. The subject site owner asked that there be a stationary food truck to accommodate the various requests received. In order to keep this food truck, which will be the only one on the site, an SUP was requested.

MR. BARLOW understood staff's recommendation for denial as the code indicates that a food truck cannot be on an undeveloped lot for more than four hours. He noted the teardrop parcel is owned by the same site owner. Additionally, there are 60 parking stalls and the food truck will only occupy one of those.

COMMISSIONER WILLIAMS confirmed with MR. BARLOW that this food truck will be the only one operating on the site; however, he wondered how this would be guaranteed. MR. BARLOW said this is why the Business Licensing Division and the Department of Planning have worked with the applicant. It was also at the request of the site owner to only have one food truck which was MR. BARLOW'S client. Further, it is at the discretion of the Planning Commission to regulate these types of applications.

COMMISSIONER CHERRY was confused about the correct number of parking spaces. ERIC McCAMMOND, Sr. Management Analyst, summarized the Staff Report stating that 57 parking spaces are required and 60 have been provided including three that are ADA (Americans with Disabilities Act) compliant. CHAIR DE SALVIO wondered how parking will work when semi-trucks are parked on the site. MR. BARLOW said the semi-trucks are for deliveries and are not always present.

COMMISSIONER WILLIAMS did not understand enough of the application to be able to approve it and asked if MR. BARLOW would be agreeable to an abeyance so that he could visit the site. MR. BARLOW agreed to the abeyance.

Subsequent to the vote, COMMISSIONER CHERRY asked if the Open Air Vending/Transient Sales Lot use was part of a new ordinance. ROBERT SUMMERFIELD, Director of Planning, explained that several years ago there were concerns over a lack of regulations. This ordinance has existed for approximately five or six years and stratifies the different types of open air and mobile vending.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Hold in Abeyance to 12/8/2020

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

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

30. 20-0204-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TBC - THE BORING COMPANY - OWNER: THE CITY OF LAS VEGAS, ET AL - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED MONORAIL (TUNNEL) USE WITH A WAIVER TO ALLOW ENTITLEMENT CONSIDERATION PRIOR TO LICENSING AND OPERATIONAL AGREEMENT APPROVAL generally located beneath the rights-of-way of Las Vegas Boulevard from Sahara Avenue to Ogden Avenue, Ogden Avenue from Las Vegas Boulevard to Main Street, and Main Street from Ogden Avenue to Las Vegas Boulevard (APNs Multiple), Ward 3 (Diaz) and Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:
VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that though a Waiver has been requested to allow entitlement consideration prior to the approval of required license and operational agreements, all required licenses and agreements will be finalized prior to the issuance of permits for construction. All other minimum Special Use Permit (SUP) requirements are met for the proposed use; therefore, staff recommended approval. He noted additional letters of support were received after publication.

MIKE JANNSEN, Director of Public Works, acknowledged the uniqueness of the proposed project noting the City of Las Vegas is under construction along Las Vegas Boulevard between Sahara Avenue and Stewart Avenue as well as Ogden Avenue between Main Street and 1st Street which will extend construction activity from 1st Street down to Las Vegas Boulevard. Lastly, a full reconstruction of Main Street was completed several years ago from Ogden Avenue to Las Vegas Boulevard. Because of this recent construction, the City has been able to share a wealth of information with regard to underground utilities with the applicant. He expressed excitement for the project and looked forward to working with The Boring Company.

STEVE DAVIS, The Boring Company, appreciated the time of MR. JANNSEN and staff and said the application is in regards to the Vegas Loop subsurface transportation system. Although there are city and county portions of the project, MR. DAVIS was present to speak on the city portion which will include tunnels under rights-of-way to safely and quickly transport people. He displayed a map on the overheard that outlined the path of the Vegas Loop, which is an express system that will create a very short public transportation ride.

CRAIG STEVENS, representing Circa Resort & Casino, expressed excitement and support for this project.

COMMISSIONER CHERRY toured one of the tunnels, thought it was otherworldly, and was excited it is coming through downtown and as it comes through downtown, he hoped there would be a stop somewhere in the Arts District. He understood that the stops are funded by the businesses at which there is a stop but thought that conversations should continue regarding a stop at the Arts District. The Commissioner expressed his support. COMMISSIONER ROGAN echoed these comments and thought a public transportation system like this with a stop in the Arts District was important.

COMMISSIONER SCHLOTTMAN thought this was the most exciting project he has been involved with on the Planning Commission. He wondered what would need to be done to include a stop in the Arts District. MR. JANNSEN said there is a condition associated with the application where the applicant will provide a preliminary report and cost estimate to incorporate stops that will service the Arts District as well as City Hall and the

Municipal Courthouse. COMMISSIONER SCHLOTTMAN encouraged the City to work with the developer on the permitting process and offered his support in the future.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to amended condition(s) in the Supplemental Backup

NOTE: The approved conditions can be found in the backup for the item. See file named Amended Conditions from the Supplemental Backup.

CHAIR DE SALVIO abstained from voting on this item out of an abundance of caution as his company supplies a labor force of subcontractors to the Boring Company. Additionally, COMMISSIONER ROGAN disclosed that he is a Deputy District Attorney for Clark County. He does not participate in any of the matters involving the Boring Company with regard to any applications they have in Clark County and does not advise any of the County Commissioners or agencies that may be affected by the Boring Company in Clark County. The Commissioner did not believe his work as an attorney would reasonably affect the application; therefore, he would vote on this item.

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

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

31. 20-0206-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR RIVER, LLC - OWNER: BUFFALO & CHARLESTON NMM, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 3,180 SQUARE FOOT MARIJUANA DISPENSARY USE at 7650 West Charleston Boulevard (APN 138-33-803-002), C-1 (Limited Commercial), Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that staff has found the proposed use can be conducted in a manner that is harmonious and compatible with existing and surrounding land uses. The proposed dispensary meets all of the minimum Special Use Permit (SUP) requirements; therefore, staff recommended approval of this SUP application request. He noted additional letters of protest were received after publication.

ATTORNEY BOB GRONAUER appeared representing the applicant and owner, RANDY BLACK SR. with Clear River LLC, and shared some of his accolades with the Commissioners including having been a longtime native of Nevada, a former casino owner in Mesquite, and a former Planning Commissioner. MR. GRONAUER believed that it was important to share the background of the individual or company that will operate the dispensary noting MR. BLACK owns and operates other dispensaries as well. He believed the subject site was a good location and pointed out on the overhead where it is and the surrounding uses. BRADLEY MAYER was hired to conduct canvassing and meet with the neighbors regarding the proposed project. MR. GRONAUER displayed a map on the overhead of those homes in the surrounding area that are in support of the application and disclosed that there were also some people that were not in support, some who were in support but did not want to sign the petition, and some people who experienced a language barrier; however, a majority of those met with were in support. Additionally, he pointed out the nearby Molly's that is owned by RANDY MILLER who was also a former Planning Commissioner and former Metro (Las Vegas Metropolitan Police Department) Officer. He read from and submitted a letter of support from MR. MILLER for the record.

DEPUTY CITY ATTORNEY JAMES LEWIS read several e-comments into the record, copies of which were submitted and attached as backup.

COMMISSIONER ROGAN said the proposal is near The Source which also received a lot of opposition and has yet to be built. After that application, the City Council considered changes to marijuana dispensaries to address over saturation. Now there is a requirement that no dispensary be closer than 1,000 feet to any other dispensary, so he believed the City Council addressed the concern. The Commissioner also believed one will never find a commercial subdivision far from the people that will utilize the businesses within that commercial subdivision. Lastly, he acknowledged the door-to-door canvassing and pointed out 187 residents in the direct area supported the application. He supported the application but wished to hear from the other Commissioners. COMMISSIONER SCHLOTTMAN agreed with the Commissioner regarding distance separation requirements and thought the dispensaries on the outskirts of town seem to be doing the best. He did not have an issue with the application and hoped that people will move past the negative stigma of marijuana. COMMISSIONER WILLIAMS also supported the application.

MR. GRONAUER and ROBERT SUMMERFIELD, Director of Planning, confirmed for CHAIR DE SALVIO that the nearby dance studio no longer has a business license for children's recreation.

CHAIR DE SALVIO declared the Public Hearing closed.

The Chair recessed the meeting from 9:33 p.m. to 9:40 p.m.

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

NOTE: COMMISSIONER CHERRY abstained from voting on this item as his family is involved in the cannabis industry. COMMISSIONER CHATTAH also abstained from voting on this item as she was involved with the applicant in District Court Case No. A19787004 in regards to the Department of Taxation.

COMMISSIONER SCHLOTTMAN disclosed his involvement in the cannabis industry; however, he asserted that he has never engaged with the applicant, has always voted on these types of applications, and would continue to do so as his judgment will not be impaired nor will he benefit in any way on this application; therefore, he would vote on this item.

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

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

32. 20-0209-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL DORADO CANTINA - OWNER: GREAT WASH PARK, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-76974) FOR A PROPOSED 5,441 SQUARE-FOOT EXPANSION WITH 2,057 SQUARE FEET OF OUTDOOR SEATING TO AN EXISTING RESTAURANT WITH ALCOHOL USE at 430 South Rampart Boulevard, Suite #110 and 440 South Rampart Boulevard, Suite #180 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that staff found the requested expansion of the existing Restaurant with Alcohol location can be conducted in a compatible and harmonious manner with the existing mixed-use development and recommended approval of this request subject to conditions. He noted additional letters of protest and support were received after publication.

LORA DREJA appeared on behalf of El Dorado Cantina and explained the application is to merge two Restaurants with Alcohol into one. El Dorado Cantina has found itself operating at capacity and in need of more space. As the adjacent business with the same type of permit has closed, it is desired by the applicant to be used. MS. DREJA considered this matter to be a housekeeping item and hoped for the Commissioners' approval. COMMISSIONER CHATTAH also considered the matter a housekeeping item.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sigal Chattah to Approve subject to condition(s)

NOTE: COMMISSIONER SCHLOTTMAN believed a company that he is associated with, Max Voltage LLC, might be under contract on this project and abstained from voting on this item out of an abundance of caution.

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

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

33. 20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that staff determined the proposed project is compatible with surrounding development in the area and will not have a negative impact on the adjacent commercial development to the north, west, and single-family residential development to the south and east of the subject site. Furthermore, the additional onsite parking provided will help mitigate the negative impacts of overflow parking spilling into the surrounding neighborhood when events are held onsite; therefore, staff recommended approval of this project subject to conditions. He noted additional letters of support and protest were received after publication.

DONALD CORONA (phonetic), a representative for 1044 South 6th Street, said the proposed project is located on Park Paseo and South 6th Street and is a private event venue. The request is to address the lack of parking spaces for overflow parking. As it is now, the property is bare concrete but there is a need for 50 additional parking spaces. He asked for support to provide these parking spaces.

BOB COFFIN, a nearby resident, said he lives near the proposed project. He felt there has been no communication, and hoped that a condition would be added to the application requiring a neighborhood meeting to be held. He distributed copies of the Historic District brochure, a copy of which was submitted and attached as backup, and noted he could support the application with the added condition.

PAM ROBERTSON said she has sent out many e-mails to the Commissioners for the past year and a half regarding this matter and has received no response. She agreed that the project should be considered but felt the Haunted Museum should be reviewed as it has had to have parking spaces reduced. CHAIR DE SALVIO acknowledged he received MS. ROBERTSON'S e-comment, and she requested that it also be read into the record.

COURTNEY LOFTSGAARDEN, a nearby resident, commented that she had the opportunity to meet with the applicant's representative and wished for the other residents to be able to do the same.

DEPUTY CITY ATTORNEY JAMES LEWIS read several e-comments into the record, copies of which were submitted and attached as backup.

JIM DiFIORE, a business consultant for Epic Venues Las Vegas, LLC, believed many of the comments received were in regards to the Haunted Museum and expressed confusion. He was aware that in the past there has been a problem with onsite parking but believed this project would eliminate many of the residents' concerns. MR. CORONA understood there are some empty lots throughout the street and if these properties are occupied, there is less crime. He noted he has shared his contact information with MS. LOFTSGAARDEN as well as some of the other residents and hoped to work together to address concerns.

COMMISSIONER SCHLOTTMAN said he was originally confused by the application but after briefings, he understood it better. He liked the addition of more parking spaces but thought there needed to be an understanding of the Waivers. He wished to have a neighborhood meeting with those present and himself. MR. CORONA was agreeable to having a neighborhood meeting. CHAIR DE SALVIO and COMMISSIONERS CHERRY and WILLIAMS also agreed that a neighborhood meeting was needed. COMMISSIONER CHERRY wished to see a design that flows traffic out to Las Vegas Boulevard if the application is approved.

COMMISSIONER ROGAN thought ERIC McCAMMOND, Sr. Management Analyst, should review Case No. Z-0010-77, which addresses a buffer zone, to address MS. ROBERTSON'S concerns.

COMMISSIONER SCHLOTTMAN inquired about a 30-day abeyance for a neighborhood meeting to be held. MR. CORONA believed that was more than enough time.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Hold in Abeyance to 12/8/2020

NOTE: COMMISSIONER CHERRY disclosed that he owns property within the notification area, which does not affect him any greater or lesser; therefore, he would vote on this item.

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

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

34. 20-0181-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 214 S 11TH ST, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Site Development Plan Review (SDR-77756) FOR A PROPOSED 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.17 acres at 214 South 11th Street (APN 139-34-712-086), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that in December of 2019, the Planning Commission had approved a Site Development Plan Review (SDR) with Waivers allowing an 18-unit multi-familyresidential development. The applicant is requesting a Major Amendment to this SDR to allow modifications to the building and site design, thereby requiring additional Waivers to allow a reduction to the required parking, landscaping, and building setbacks. Additionally, a Waiver is requested to allow parking spaces that back out onto 11th Street where such is not allowed. Staff has found the additional Waiver requests to be self-imposed hardships and recommended denial on this Site Development Plan Review and all associated Waiver requests. He noted an additional letter of support was received after publication.

MICHAEL COXIN, one of the owners of 214 S. 11th St. LLC, confirmed the proposed project was previously approved. A vision to do semi-subterranean parking as part of the original plan is no longer feasible due to the cost of construction so it was redesigned. He displayed renderings of the revised parking plan which has been kept to height and only raised to grade.

DEPUTY CITY ATTORNEY JAMES LEWIS read an e-comment into the record, a copy of which was submitted and attached as backup. MR. COXIN addressed the concern regarding parking in the e-comment noting this project has 11 parking spaces for 18 units.

MR. COXIN confirmed with COMMISSIONER SCHLOTTMAN that he owns several other properties in the area and reiterated that this project was approved in December of 2019 with the same number of units. COMMISSIONER SCHLOTTMAN understood the need to modify the parking and the Commissioner reviewed with MR. COXIN the parking situations of some of his other properties which have had no issues. MR. COXIN informed COMMISSIONER SCHLOTTMAN this project will have two one-bedroom units and 16 studio units.

COMMISSIONER SCHLOTTMAN commented that he has built approximately 60 projects within the neighborhood and felt if the parking is wrong, it burdens the entire neighborhood. He could support the proposed project because of its location, which he felt is appropriate. COMMISSIONER ROGAN agreed but would prefer the removal of the two parking spaces on 11th Street in lieu of landscaping. COMMISSIONER SCHLOTTMAN was in agreement with COMMISSIONER ROGAN but noted the need for the ADA (Americans with Disabilities Act) compliant parking space in that area.

CHAIR DE SALVIO declared the Public Hearing closed.

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

NOTE: COMMISSIONER CHERRY disclosed that he has a financial interest in property abutting the notification area, which does not affect him any greater or lesser; therefore, he would vote on this item. COMMISSIONER SCHLOTTMAN also disclosed that he built the Eleventh Street Lofts and his office is within this neighborhood; however, he would not be affected any greater or lesser than anyone else and would vote on this item.

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

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

35. 20-0186-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE ASSOCIATION - For Possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 461-FOOT LONG, EIGHT-FOOT TALL WROUGHT IRON FENCE on a portion of 5.62 acres located at 851 Palace Court (APN 138-31-895-002), Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRASWER, Planner II, reported that after the submission of a building permit for a perimeter wrought iron fence, it was determined by the Director of Planning that the proximity to adjacent properties has the potential to have a significant impact on surrounding properties. As a result, a Site Development Plan Review (SDR) is required to construct this fence. The perimeter fence meets all of the Title 19 development standards; therefore, staff recommended approval. He noted additional letters of protest and support were received after publication.

COLEBY BURKE, on behalf of ProTec Building Services, and ATTORNEY STEVEN MACK, Gibbs Giden Locher Turner Senet & Wittbrodt LLP (Gibbs Giden) and Counsel for the Queensridge Homeowners Association (HOA), were present. MR. BURKE pointed out that staff recommended approval, and he requested that of the Commissioners. MR. MACK added that the fence is in conformance with all ethical codes and reiterated the request for approval.

ATTORNEY ELIZABETH GHANEM, Counsel for 180 Land Co, LLC, displayed a copy of the Aerial Map included in the backup on the overhead and pointed out the property in the center of the Aerial Map as owned by 180 Land Co, LLC who she asserted had not received notice of the fence. She expressed opposition to the fence for several reasons which included the fence not being for security purposes and that it cuts across an easement of 180 Land Co, LLC. She also believed the fence will block the developer from accessing the easement. Additionally, she pointed out that Finding 3 within the Staff Report included in the backup contradicts the Director of Planning’s determination that the fence has a significant impact on surrounding properties. MS. GHANEM asserted that the City of Las Vegas has taken the legal position that all of the property, formally known as Badlands Golf Course, of 180 Land Co, LLC is open space to all of Peccole Ranch Master Planned Community. MS. GHANEM restated the opposition of her client; however, should the item be approved, she requested a condition to install a gate to allow the client to access their easement be added.

MR. MACK rebutted that a survey was done on the property, and he opined that the fence is on property owned by the Queensridge HOA and that the fence is for security purposes. Additionally, he disagreed with MS. GHANEM’S statement regarding the existence of an easement.

ANNE SMITH, Vice President of the Queensridge HOA Board, also displayed a copy of the Aerial Map and demonstrated where people are walking onto the nearby golf course and into Queensridge which has caused a security issue. The fence has aided in the protection of and has decreased crime within Queensridge, which MS. SMITH detailed on the overhead.

ELAINE WENGER-ROESENER said she was President of the Queensridege HOA when the fence was approved which was installed as an effort to provide increased security to Queensridge.

MS. GHANEM said she is not mistaken about the easement and noted that her client was in a dispute with the Queensridge HOA to determine who owns the easement, which she believed her client does. In response to the statistics shared by MS. SMITH regarding the number of trespassers in Queensridege, MS. GHANEM believed the increase in individuals on the property are homeowners.

DEPUTY CITY ATTORNEY JAMES LEWIS read an e-comment into the record, a copy of which was submitted and attached as backup.

COMMISSIONER CHATTAH asked MR. MACK about the condition proposed by MS. GHANEM. He deferred the question to MS. WENGER-ROESENER who did not believe 180 Land Co, LLC owned an easement in the location mentioned and felt the Queensridge HOA needs to meet with the developer. The Commissioner advised the homeowners to do this as if there is an easement or any type of legal entitlement to an easement that is currently being litigated. Further discussion ensued between COMMISSIONER CHATTAH and MR. MACK regarding the addition of a gate. The Commissioner reiterated her suggestion of the homeowners working with the developer, and MS. WENGER-ROESENER agreed the Queensridge HOA would make this attempt. COMMISSIONER SCHLOTTMAN agreed with COMMISSIONER CHATTAH and supported an abeyance so a meeting could be held. MR. MACK asked for a 90-day abeyance.

COMMISSIONER ROGAN wished to clarify that the item is an SDR, and it was not the responsibility of the Planning Commission to determine ownership of the easement. He indicated the Commissioners were present to review the six considerations found in the Staff Report. If no agreement is reached before the item is brought back, he wished to ensure the Commissioners were only considering these six considerations and not any other factor.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Hold in Abeyance to 2/9/2021

NOTE: COMMISSIONER CHERRY abstained from voting on this item as he has abstained from voting on Badland Golf Course items in the past because his family lives in the area. He wished to remain consistent and, out of an abundance of caution, abstained from this matter as well.

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

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

36. 20-0213-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CARLOS ADLEY - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 20-STORY, MIXED-USE DEVELOPMENT INCLUDING 84,942 SQUARE FEET OF COMMERCIAL SPACE, 162 MULTI-FAMILY RESIDENTIAL UNITS AND 128 HOTEL UNITS WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on a portion of 1.24 acres at the northeast corner of Carson Avenue and 6th Street (APN 139-34-611-018), T6-UC (Urban Core) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ALEX STRAWSER, Planner II, reported that the proposed development is consistent with the intent of the Downtown Master Plan and the Title 19 Form-Based Code standards. Staff recommended approval of the requested Site Development Plan Review (SDR) and associated waivers for the proposed mixed-use development. He noted an additional letter of protest was received after publication. Additionally, there were revised Conditions and Staff Report based on comments from the Clark County Department of Aviation located in the Commissioners' Supplemental Information packet, a copy of which was submitted and attached as backup.

CARLOS ADLEY was present to answer any questions and was ready to move forward with the application.

DEPUTY CITY ATTORNEY JAMES LEWIS read several e-comments into the record, copies of which were submitted and attached as backup. In response to one of the e-comments read, MR. ADLEY mentioned that the retail store component will probably be a health food store like Trader Joe's or Sprouts Farmers Market (Sprouts).

COMMISSIONER SCHLOTTMAN liked this project and asked about the funding of the project. MR. ADLEY indicated he has partnered with InterContinental Hotels Group to bring the company's Hotel Indigo brand to the downtown area noting this will be the first global chain hotel in all of downtown. It is now a matter of planning and timing.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

37. 20-0187-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located north of Regena Avenue, east of Tee Pee Lane (APN 125-30-502-008), Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

COREY ELLIS II, PE (Professional Engineer) introduced himself and agreed to staff's conditions.

ALEX STRAWSER, Planner II, reported that the City Council previously approved a Petition to Vacate these patent easements in June of 2019. A condition of approval required that the Vacation would be terminated if it was not recorded within one year. The approval expired in June of 2020 when the Vacation was never recorded or granted an Extension of Time. The applicant requested this application in order to allow a vacation of these previously approved vacated easements; therefore, staff recommended approval on this Vacation request.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

DIRECTOR'S BUSINESS:

38. 20-0227-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: ROCHELLE HOOKS - OWNER: HELEN AILEEN TOLAND LIVING TRUST - For possible action on a Land Use Entitlement project request to designate the Helen A. Tolland Residence as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (HPC-75560) on 0.82 acres at 1134 Comstock Drive (APN 139-28-210-053), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that this request is to designate the Helen A. Toland Residence as a Historic Building on the City of Las Vegas Historic Property Register. The Historic Preservation Commission voted to approve the nomination for designation as a Historic Building on February 27, 2019, based on the property's ability to meet the criteria for historic designation as listed in Title 19. Staff recommended approval.

WAYNE SMITH identified himself as the President and Board Chair of the Helen Toland Foundation which is involved with making the residence of HELEN TOLAND a historical site. He was pleased to have the residence designated as such and was honored to have the opportunity to do this for Las Vegas and the larger community.

SWAYZENE FIELDS stated that she lives next door to the property and is part of the Bonanza Neighborhood Association noting the Helen Toland Foundation presented their desire to the neighborhood, which is in support of the request.

COMMISSIONER WILLIAMS asked for more background on the reason for the designation. MR. SMITH said MS. TOLAND is the first African American female to become principal in the state of Nevada, and several years ago, she created a foundation to provide guidance for communities to self-advocate for themselves. MS. TOLAND is a mainstay in the community – she is a civil rights activist, an educator, and she wished to leave her legacy for the city of Las Vegas and others to know. MS. FIELDS added that MS. TOLAND has traveled extensively and has many sculptures and a large collection of works, books, and art from Africa on the property, which many students from throughout Las Vegas come to tour.

MIKE AMIE, a resident of Bonanza Village, wished to know how the designation would impact the neighborhood from a traffic perspective. MR. SMITH did not believe there would be a large impact on the neighborhood and thought it would be beneficial for Bonanza Village to have a historic building, and it would add more value and presence to the community at large. It was his hope that the entire Bonanza Village would be a historical site like some other neighborhoods as there are a number of prominent individuals from this area who had leadership roles and jobs within Las Vegas.

CHAIR DE SALVIO declared the Public Hearing closed.

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

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

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

39. 20-0266-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to adopt the City of Las Vegas 2050 Master Plan, All Wards. Staff recommends APPROVAL.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

Through a PowerPoint presentation, which was submitted and attached as backup, MARCO VELOTTA, Sr. Management Analyst, provided a recap and overview of the City of Las Vegas 2050 Master Plan as well as the next steps and what to expect.

He reminded the Commissioners that the Planning Commission is the steward of each master plan; the current one, the City of Las Vegas 2020 Master Plan, has been in effect since 2000 and has been updated with additional elements a number of times. As the horizon of that master plan has been reached, staff has determined that the master plan has met its stated goals, objectives, and policies, and in 2017 the City Council gave direction to move forward with developing a new master plan. The SmithGroup was hired to assist the Long Range Planning Division of the Department of Planning staff and other departments with a public outreach campaign. The following vision was supported and affirmed by the City Council: The City of Las Vegas will be a leader in resilient, healthy cities – leveraging the pioneering innovative spirit of its residents to provide equitable access to services, education, and jobs in the new economy. Many of the goals of the vision included the guiding principles of Equitable, Resilient, Healthy, Livable, and Innovative.

Much of 2019 and 2020 have been devoted to the development of the master plan based upon feedback received from the public. Goals for the City of Las Vegas 2050 Master Plan were developed and presented at the Planning Commission Workshop held in September of 2020. At the Planning Commission Workshop, staff discussed the contents of the master plan, the existing conditions, the proposed vision for land use, community planning areas throughout the city, the natural environments, economy and education issues, public infrastructure, and service provisions. Staff also discussed how the departments of the City of Las Vegas, the Planning Commission, and the City Council can implement key actions and recommended strategies that will achieve both the short- and long-term outcomes of the master plan. MR. VELOTTA displayed an excerpt from the Urban Forestry goal from the Land Use and Environment chapter that explained the opportunities confronting Las Vegas with respect to extreme heat and how appropriate native and adaptive tree species can help to provide urban cooling. Each goal is set up in a similar fashion using the guiding principles as mentioned.

With respect to the 2050 General Plan, staff discussed how this plan is oriented towards infill and redevelopment. He mentioned how much of the vacant land in the northwest and Summerlin West will continue to be developed; however, an upper limit will be reached at some point which will require the prioritization of specific corridors for transit oriented development consistent with the Southern Nevada Strong – Regional Plan and the Regional Transportation Commissions (RTC) of Southern Nevada – On Board Plan. There is also the desire to preserve established neighborhoods and advance in a way that makes sense for the community members that live there. MR. VELOTTA noted the 2050 General Plan and Future Land Use map will remain adversary; however, he explained that the plan includes the proposed framework for where and how infill and redevelopment will occur and how the Regional Centers of Downtown Las Vegas and Centennial Hills Town Center will be connected to transit-oriented development and mixed-use corridors. Existing plan types will remain in effect but new land use place types will be added to facilitate growth. He displayed and briefly reviewed a map of the areas within city limits as they pertain to the 2050 General Plan.

After the Planning Commission Workshop, a comment period was held to solicit feedback from the public and community stakeholders. Hundreds of specific comments were received and in general, most comments were in support; some required minor corrections, and in some cases, major clarifications were required. As staff filters through these comments, they either accept or discuss and resolve the comment and ensure each comment is addressed and made available.

After the Planning Commission's consideration, staff will move forward with implementing the plan. To reach the long-term outcomes, the plan must be broken up into stages using Strategic Action Plans. A closer look will be taken of specific areas of the city to identify each community planning area which will elicit more details and specifics for projects and land use changes as well as the ability to measure change and conditions over time. MR. VELOTTA indicated that some work is ongoing and staff has already begun evaluating specific corridors that may have outcomes specific to that corridor. Changes will be tracked over time and reported to the Planning Commission and City Council.

As part of the plan, MR. VELOTTA stated that staff is currently working on the Maryland Parkway corridor and will return to the Planning Commission within the next couple of months. They will review different aspects that affect the plan such as the Parks System Plan. Staff will also review the zoning for new place types and future land uses, and an infill ordinance to help establish these new categories. Staff will submit the City of Las Vegas 2020 Master Plan to the City Council in the form of a resolution after a conformance review is completed with Southern Nevada Strong, the RTC, and the Southern Nevada Regional Planning Coalition. He requested the Planning Commission's endorsement and support for the adoption of the master plan and its policies. He clarified there would be no impairment of previously adopted plans or development agreements and no effect on previously approved requirements or conditions with respect to land use requirements. He reminded the Commissioners that the 2050 General Plan and Future Land Use map remains advisory until it is changed by the Planning Commission with a General Plan Amendment or Rezoning that comes before the body. Lastly, MR. VELOTTA indicated staff will begin its two-year strategic action plan cycle, is in the middle of its CIP (Capital Improvement Project) update, and will complete the budget for the next fiscal year soon.

TASHIKA LAWSON wondered how the Historic Westside would be included in the City of Las Vegas 2050 Master Plan as stakeholders, homeowners, and businesses within the area have not received any communication regarding the master plan. She also commented on not having received any notification for the Planning Commission Workshop. She commented on the inclusion of the HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan into the City of Las Vegas 2050 Master Plan and expressed her desire to receive responses from the City when questions are asked. ROBERT SUMMERFIELD, Director of Planning, said the 2045 Downtown Master Plan addresses the Historic Westside and is part of the City of Las Vegas 2050 Master Plan. There is no specific change to the Historic Westside as designated under the City of Las Vegas 2050 Master Plan, thus the reason for no specific outreach. He added there has been a tremendous amount of support throughout the community regarding the City of Las Vegas 2050 Master Plan, and the process has been inclusive. COMMISSIONER CHERRY agreed that MR. SUMMERFIELD and his staff have been inclusive in reaching out to the community.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

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

40. 20-0261-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to approve the 2021 Planning Commission Meeting Schedule. Staff has NO RECOMMENDATION.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed meeting schedule continues the scheduling practices and intervals currently in use. Staff had no recommendation.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve

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

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

41. 20-0262-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 2021 Planning Commission Officers. Staff has NO RECOMMENDATION.

Minutes:
CHAIR DE SALVIO declared the Public Hearing open.

CHAIR DE SALVIO nominated COMMISSIONER SCHLOTTMAN as Vice Chair. COMMISSIONER SCHLOTTMAN accepted the nomination and nominated CHAIR DE SALVIO as Chair. COMMISSIONER CHERRY echoed the nomination. CHAIR DE SALVIO appreciated and accepted the nomination.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve the nomination of Trinity Haven Schlottman as Vice Chair

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

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

Motion made by Trinity Haven Schlottman to Approve the nomination of Louis De Salvio as Chair

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

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

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 10:30 p.m.

Respectfully submitted:

____
Ashley Foster, Deputy City Clerk

____
Gabriela Portillo-Brenner, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT
DECLARATION OF EMERGENCY DIRECTIVE 006
The City of Las Vegas website - www.lasvegasnevada.gov
and
The Nevada Public Notice Website - notice.nv.gov