

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



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

Planning Commission Minutes

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

November 12, 2019
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

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

3. Roll Call

Minutes:

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

EXCUSED: COMMISSIONER CHATTAH (present via teleconference for Items 38 and 39 only from 6:22 p.m. to 6:29 p.m.)

ALSO PRESENT: PETER LOWENSTEIN, Deputy Planning Director; STEVEN GEBEKE, Planning Supervisor, JONATHAN BOYLES, Sr. Planner; SOPHIA PRINCE, Planner I; ROGER BAILEY, Sr. Engineering Associate; DAVID KLEIN, Deputy Fire Marshal; BRYAN SCOTT, Assistant City Attorney; GABRIELA PORTILLO-BRENNER, ASHLEY FOSTER and CHEYENNE LaRANCE, Deputy City Clerks

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

Minutes:

COMMISSIONER SCHLOTTMAN announced that this would be the last meeting DAVID KLEIN, Deputy Fire Marshal, would be attending as he was retiring after 25 years of service. MR. KLEIN has always been an advocate for responsible and well-planned development and has a passion for making sure people are educated in the modern planning process. The Commissioner thanked MR. KLEIN for all his work and everything he has done to assist in projects.

CHAIR CHERRY stated that MR. KLEIN has been a friend and a true advocate of downtown development, and he will truly be missed.

At the request of CHAIR CHERRY, ROBERT NOLAN, Deputy Fire Chief, came forward with the senior Fire Prevention Staff. MR. NOLAN said it was appropriate to kickoff MR. KLEIN'S victory tour after many years of great service. He felt that MR. KLEIN missed his calling because he is very passionate about planning. He thanked him for doing a fine job through his years of service, and MR. NOLAN and the Fire Prevention Staff applauded MR. KLEIN.

MR. KLEIN said he was able to accomplish many great things during his tenure, but it could not have been done without the help of staff. He has truly enjoyed his journey with the City, and he will miss working with the Commissioners.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of October 8, 2019.
Motion made by Louis De Salvio to Approve
Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
For-Jeff Rogan, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio, Anthony Williams;
Excused-Sigal Chattah;
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.
Minutes:
STEVEN GEBEKE, Planning Supervisor, stated that Item 35 was requested for abeyance.
Motion made by Louis De Salvio to Hold in Abeyance Item 35 to 12/10/2019
Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
For-Jeff Rogan, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio, Anthony Williams;
Excused-Sigal Chattah;

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. TMP-77524 - TENTATIVE MAP - HONDA EAST (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: MARKS GARAGE ONE, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.49 acres on the northeast corner of Sahara Avenue and Spencer Street (APNs 162-02-801-001 and 002), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77453]. Staff recommends APPROVAL.
Motion made by Louis De Salvio to Approve the Consent Agenda except Item(s) None
Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
For-Jeff Rogan, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio, Anthony Williams;
Excused-Sigal Chattah;
8. TMP-77543 - TENTATIVE MAP - CRYSTAL CANYON SUMMERLIN VILLAGE 21 PARCEL A & B - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC - For possible action on a request for a Tentative Map FOR A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 27.56 acres on the northeast corner of Far Hills Avenue and Ridge Pine Street (APNs 137-26-212-001 and 002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-77515]. Staff recommends APPROVAL.
Motion made by Louis De Salvio to Approve the Consent Agenda except Item(s) None
Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
For-Jeff Rogan, Donna Toussaint, Trinity Haven Schlottman, Sam Cherry, Louis De Salvio, Anthony Williams;
Excused-Sigal Chattah;

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.

9. ZON-77502 - REZONING- PUBLIC HEARING - APPLICANT/OWNER: STEVEN A. PHILLIPS AND RAYNELL PHILLIPS - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [MXU (MIXED USE) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.52 acres at 6651 West Charleston Boulevard (APN 163-02-104-001), Ward 1 (Knudsen) [PRJ-77242]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 9-16. There being no one present to speak, he declared the Public Hearing closed for Items 9-16.

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

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

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

10. SUP-77525 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: AFSHIN RAHIM - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,330 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 15 East Oakey Boulevard (APN 162-03-210-034), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77442]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

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

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

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

11. SUP-77534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,784 SQUARE FOOT RESTAURANT WITH ALCOHOL USE WITH 337 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 400 Rampart Boulevard, Suite #190 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman) [PRJ-77420]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

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

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

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

12. SUP-77540 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PETCO ANIMAL SUPPLIES, INC. - OWNER: KRG LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH NO OUTSIDE PENS) USE at 7731 West Tropical Parkway (APN 125-28-713-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77504]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

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

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

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

13. VAC-77537 - VACATION - PUBLIC HEARING - APPLICANT: FORE GREEN DEVELOPMENT, LLC - OWNER: R H CENTENNIAL, LLC - For possible action on a request for a Petition to Vacate various public sewer easements, a public utility easement and a public drainage easement on property generally located at the southwest corner of Farm Road and Tule Springs Road (APNs multiple), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77413]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Item 14 for related backup.

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

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

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

14. TMP-77536 - TENTATIVE MAP RELATED TO VAC-77537 - PUBLIC HEARING - THE VILLAGE OF CENTENNIAL SPRINGS - APPLICANT: FORE GREEN DEVELOPMENT, LLC - OWNER: R H CENTENNIAL, LLC ET AL - For possible action on a request for a Tentative Map FOR A PROPOSED ONE-LOT MIXED-USE SUBDIVISION on 14.39 acres at the southwest corner of Farm Road and Tule Springs Road (APNs multiple), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77413]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion and Items 13 and 14 for related backup.

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

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

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

15. VAC-77569 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SECTION 12, LLC - For possible action on a request for a Petition to Vacate public drainage easements on a portion of 49.70 acres at the southwest corner of Iron Mountain Road and Skye Village Road (APN 126-12-501-004), Ward 6 (Fiore) [PRJ-77498]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

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

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

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

16. TMP-77554 - TENTATIVE MAP RELATED TO VAC-77569 - PUBLIC HEARING - SKYE CANYON 2.07 & 2.32 - APPLICANT/OWNER: SECTION 12, LLC - For possible action on a request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 49.70 acres at the southwest corner of Iron Mountain Road and Skye Village Road (APN 126-12-501-004), T-D (Traditional Development) Zone [ML (Medium Low) and L (Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-77498]. Staff recommends APPROVAL.

Minutes:

See Item 9 for related discussion.

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

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

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

PUBLIC HEARING ITEMS

17. ABEYANCE - VAR-77275 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 62 SPACES ARE REQUIRED on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 17 and 18.

JONATHAN BOYLES, Sr. Planner; reported that the proposed development fails to comply with the minimum parking and landscaping development standards. On 10/14/2019 the applicant submitted a revised site plan and landscape plan drawing that provided 61 parking spaces where 62 parking spaces are required and revised the proposed perimeter landscape buffer widths and planting materials. A waiver is still required to allow a four-foot wide landscape buffer on a portion of the south perimeter, where eight feet is required. As such, the required Variance and Waiver reinforces the unsuitability of this site for the proposed use. Staff recommended denial of both applications.

Using an aerial map and a site plan, ZION LOVINGIER, the applicant/owner, stated they modified the parking area in order to accommodate a 62nd parking space and be able to comply with the required parking requirements. He explained that the Variance for four feet was not needed because they have plenty of space to meet the eight-foot requirement as well. He added that he felt the applications are in compliance.

CHAIR CHERRY advised that should the Variance not be required, revised plans would have to be submitted for review. PETER LOWENSTEIN, Deputy Planning Director; added that plans would have to be reviewed to ensure compliance and for staff to be able to determine with certainty that a variance would not be needed, or the applicant could move forward with the plans as submitted. MR. LOVINGIER took the option to move forward with the current plans.

COMMISSIONER DE SALVIO felt comfortable with moving forward because MR. LOVINGIER was diligent. He asked MR. LOVINGIER if he was willing to comply with Condition 5 of VAR-77275 and agree with amended Condition 8 for SDR-77276. MR. GEBEKE read amended Condition 8. MR. LOVINGIER stated that the western perimeter is zoned commercial and wondered if he would need to install trees at that location as well. MR. LOWENSTEIN clarified that technically the area is zoned Residential zoning district abutting the property. MR. LOVINGIER agreed to all conditions, including the changes, contingent upon approval with final action.

See Item 18 for related backup.

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

18. ABEYANCE - SDR-77276 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77275 - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 6,179 SQUARE FOOT BANQUET FACILITY WITH A WAIVER OF LANDSCAPE BUFFER DEVELOPMENT STANDARDS on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034]. Staff recommends DENIAL.

Minutes:

See Item 17 for related discussion and Items 17 and 18 for related backup.

Motion made by Louis De Salvio to Approve subject to condition(s) amending Condition 8 as read for the record:

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a

satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. All proposed trees to be located within landscape buffer areas along the south, east and west perimeters shall be a minimum 36" box size.

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

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

19. ABEYANCE - VAR-77282 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Variance TO ALLOW TERMINATION OF A PRIVATE STREET IN A DEAD END STUB WHERE A CUL-DE-SAC IS REQUIRED; TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED ON 43-FOOT WIDE INTERNAL PRIVATE STREETS, TO ALLOW NO AMENITY ZONE ON THE EXTERIOR STREET AND TO ALLOW A CONNECTIVITY RATIO OF 1.15 WHERE 1.30 IS REQUIRED on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 19-22.

JONATHAN BOYLES, Sr. Planner; reported that the City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the two requested Variances to address deviations to Complete Street Standards and to exceed wall height development standards outlined in Title 19. As such, staff has determined the hardship is self-imposed. Therefore, staff recommends denial of the two Variances and Tentative Map; and approval of the requested Vacation.

CHRISTA BILBREY, representing KB Homes, stated that after holding the related applications, they held meetings with staff and the Commission and Council representatives. Those meetings resulted in the submittal of a revised site plan to include additional open space, retention of a sidewalk to serve as a continuous walkway throughout the community and to address the street sections. Regarding the retaining walls, she felt they are still a struggle because of the 60 feet of fall from west to east and the property being surrounded by a pit.

PETER LOWENSTEIN, Deputy Planning Director; conceded that revised site plans were received 10/8/2019 addressing the amenity zone along the public right-of-way on the exterior, and there is a continuous sidewalk running through the community on one side. However, the applicant still failed to meet the connectivity ratio scores, thus the continued need for the Variance, including for the perimeter wall height.

COMMISSIONER DE SALVIO said extensive meetings were held on various aspects in order to move the project forward. COMMISSIONER ROGAN asked if the dead-end streets were addressed, to which COMMISSIONER DE SALVIO replied that stub streets were agreed upon after a few concessions in order to accommodate a dog park, as verified by CHAIR CHERRY.

After the vote on Item 22 (TMP-77285), CHAIR CHERRY emphasized that it is nice for revised plans to be submitted in time for staff to review before the meeting.

See Items 20-22 for related backup.

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

20. ABEYANCE - VAR-77283 - VARIANCE RELATED TO VAR-77282 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Variance TO ALLOW A 14-FOOT TALL OVERALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED, TO ALLOW EIGHT-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW EIGHT-FOOT TALL SECONDARY WALLS WHERE FOUR-FEET IS THE MAXIMUM ALLOWED on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.

Minutes:

See Item 19 for related discussion and Items 19-22 for related backup.

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

21. ABEYANCE - VAC-77284 - VACATION RELATED TO VAR-77282 AND VAR-77283 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Petition to Vacate a U.S. Government Patent Easement located on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), Ward 6 (Fiore) [PRJ-77218]. Staff recommends APPROVAL.

Minutes:

See Item 19 for related discussion and Items 19-22 for related backup.

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

22. ABEYANCE - TMP-77285 - TENTATIVE MAP RELATED TO VAR-77282, VAR-77283 AND VAC-77284 - ANN 215 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Tentative Map FOR A 113-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.

Minutes:

See Item 19 for related discussion and Items 19-22 for related backup.

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

23. ABEYANCE - RENOTIFICATION - VAR-77179 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BONANZA SPRINGS, LLC - For possible action on a request for a Variance TO ALLOW PROHIBITED MATERIALS [CHAIN LINK, BARBED AND CONCERTINA WIRE] FOR AN EXISTING 12-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-77007]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance was presented. The applicant created a self-imposed hardship by installing prohibited materials upon an existing wall, causing the maximum height to be exceeded. Staff recommended denial.

MERLIN HARDY, representing the application, disagreed with staff's report. He showed some photos and explained that the oleander bushes have grown sufficiently to screen the chain-link fencing. He also put lattice on the chain-link fence, of which he did not show a photo. He pointed to a rock on one of the photos that is used to step up and climb over the wall onto his property by the youth who are trying to get to and from school. He emphasized that chain-link fencing is only on the east side of the property between the K-mart property and his, except for a few corners, of which he showed photos, to prevent access to the students. He added that the serpentine wire was removed. He requested approval of the wall along the east and its corners and the two corners on the west side. He offered to add lattice to the chain-link portion to obstruct the view. The east side will be fully covered by the oleanders within a couple of months. He stressed that homeless individuals jump the

fence onto the property, and he wants to secure the property. The photos MR. HARDY showed were not submitted for the record.

COMMISSIONER SCHLOTTMAN commended MR. HARDY for doing an awesome job. He wanted the item held previously to see what could be done about the fencing. Despite understanding the issues, the Commissioner could not support the barbed wire or concertina wire, but he could support a two-foot strip of chain-link fencing instead of the lattice. He would have preferred a masonry addition, but he does not think the wall could support the additional weight. He conceded the front of the property looks very nice, but he does not want any chain-link fencing along the front of the property, and as long as the oleander bushes screen the chain-link fence. MR. HARDY indicated that two-story units will be constructed along the frontage of Bonanza Road to create a buffer for the single-story homes. They will install a wall between each unit to create a second barrier, and the walls will probably have concrete with wrought iron.

COMMISSIONER SCHLOTTMAN commented that the Variance is probably temporary until the wall comes down and has to be brought up to code. He asked for conditions, PETER LOWENSTEIN, Deputy Planning Director, crafted additional conditions and MR. HARDY agreed to them.

CHAIR CHERRY declared the Public Hearing closed.

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

A. The request to use barbed wire or concertina wire is denied and shall be removed.

B. The perimeter walls along Bonanza Road shall not consist of any unacceptable materials as described within Title 19.08.040.

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

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

24. ABEYANCE - GPA-77367 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT AND PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL) on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), Ward 6 (Fiore) [PRJ-77251]. Staff recommends APPROVAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 24-29.

STEVEN GEBEKE, Planning Supervisor, reported revised plans dated 11/12/2019 were submitted and included in the materials for this project. The applicant is requesting approval of applications for General Plan Amendment, Rezoning, a Vacation of patent easements, a number of Variances and a Tentative Map to allow a townhouse development with 336 units. The General Plan Amendment and Rezoning are appropriate as the proposed Medium Density Residential land use, combined with the Single Family Attached zoning would provide an orderly transition from the multi-family development to the northeast and any future development to the west. The Vacation is appropriate as the patent easements are not needed. Staff does not support the Variance requests as the resulting stub streets would not allow large vehicles, such as emergency response vehicles, trash collection trucks and moving trucks, to turn around or maneuver in a safe manner without backing down a public street. In addition, the street layout is insufficient to provide the minimum level of connectivity desired for residential developments within the City. The requested retaining wall heights will result in overly tall, blank walls that will negatively impact the existing apartment complex to the northeast and future development to the west. Staff recommends approval of the General Plan Amendment, Rezoning and Vacation requests, as they are appropriate for the subject site, but denial of the Variances and Tentative Map. If approved, Public Works staff would read condition changes into the record for TMP-77575. Additional protest and support letters were received after publication.

LARRY BITTON, representing Harmony Homes, thanked staff for helping to resolve some of the issues, especially regarding the Variances. They met with staff early in the process to ensure compliance with emergency vehicular access. The traffic study was submitted and approved by Public Works. He understood and concurred with staff's conditions. He requested approval.

COMMISSIONER DE SALVIO asked DAVID KLEIN, Deputy Fire Marshal, for input on the stub streets, and he indicated that the issues were resolved. Regarding the Vacation, the Commissioner questioned the footage for the easement, and PETER LOWENSTEIN, Deputy Planning Director, advised him that future vacation of Puli Road will require an amendment to the Master Plan of Streets and Highways. MR. BITTON indicated that Puli Road is an 80-foot right-of-way, plus an additional 10-foot right-of-way on their side for roadway and drainage, making it a total of 50 feet that they will dedicate.

ROGER BAILEY, Sr. Engineering Associate, read revised Conditions 9 and 10 for TMP-77575 (Item 29).

CHAIR CHERRY said he trusts MR. KLEIN'S assessment regarding the stub streets; however, he expressed his preference for plans to be submitted in a timely manner in the future for review by staff before the meeting. He wondered if the revised plan will be submitted by the time the project goes to City Council. MR. BITTON assured him that they submitted an updated Tentative Map with minor changes. CHAIR CHERRY insisted on his request. COMMISSIONER DE SALVIO apologized for rushing to address all the details, and the Chair appreciated his arduous efforts to resolve issues on Ward 6 projects before the meetings.

MR. LOWENSTEIN clarified that Puli Road is an 80-foot right-of-way north of Centennial Parkway and a 100-foot right-of-way south of Centennial Parkway.

See Items 25-29 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 24-29

Motion made by Louis De Salvio to Approve

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

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

25. ZON-77572 - REZONING RELATED TO GPA-77367 - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) AND PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATIONS] TO: R-TH (SINGLE-FAMILY ATTACHED) on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), Ward 6 (Fiore) [PRJ-77251]. Staff recommends APPROVAL.

Minutes:

See Item 24 for related discussion and Items 24-29 for related backup.

Motion made by Louis De Salvio to Approve

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

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

26. VAR-77701 - VARIANCE RELATED TO GPA-77367 AND ZON-77572 - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Variance TO ALLOW NONSTANDARD PRIVATE STREETS WHERE SUCH IS REQUIRED; STUB STREETS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED; AND A CONNECTIVITY RATIO OF 1.03 WHERE 1.30 IS REQUIRED on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), U (Undeveloped) [PCD (Planned Community Development and PF (Public Facilities) General Plan Designation] Zone [PROPOSED: R-TH (Single-Family Attached)], Ward 6 (Fiore) [PRJ-77251]. Staff recommends DENIAL.

Minutes:

See Item 24 for related discussion and Items 24-29 for related backup.

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

27. VAR-77573 - VARIANCE RELATED TO GPA-77367, ZON-77572 AND VAR-77701 - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Variance TO ALLOW A 12-FOOT TALL RETAINING WALL WITH A SIX-FOOT TALL PERIMETER WALL WHERE A FOUR-FOOT TALL RETAINING WALL AND SIX TO EIGHT-FOOT TALL PERIMETER WALL IS THE MAXIMUM ALLOWED on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), U (Undeveloped) Zone [PCD (Planned Community Development and PF (Public Facilities) General Plan Designations] [PROPOSED: R-TH (Single-Family Attached)], Ward 6 (Fiore) [PRJ-77251]. Staff recommends DENIAL.

Minutes:

See Item 24 for related discussion and Items 24-29 for related backup.

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

28. VAC-77574 - VACATION RELATED TO GPA-77367, ZON-77572, VAR-77701 AND VAR-77573 - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), Ward 6 (Fiore) [PRJ-77251]. Staff recommends APPROVAL.

Minutes:

See Item 24 for related discussion and Items 24-29 for related backup.

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

29. TMP-77575 - TENTATIVE MAP RELATED TO GPA-77367, ZON-77572, VAR-77701, VAR-77573 AND VAC-77574 - CENTENNIAL HEIGHTS TOWNHOMES - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Tentative Map FOR A 336-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION [TOWNHOME] on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), U (Undeveloped) Zone [PCD (Planned Community Development and PF (Public Facilities) General Plan Designations][PROPOSED: R-TH (Single-Family Attached)], Ward 6 (Fiore) [PRJ-77251]. Staff recommends DENIAL.

Minutes:

See Item 24 for related discussion and Items 24-29 for related backup.

Motion made by Louis De Salvio to Approve subject to condition(s) amending Conditions 9 and 10 as read for the record:

9. Dedicate 40 feet of right-of-way adjacent to this site for Puli Road and 40 feet for Tropical Parkway including a taper and grant the required Multi-Use Non-Equestrian Easement adjacent to Tropical Parkway on the Final Map for this site. Additionally, grant a 10-foot wide Roadway, Sewer, and Drainage easement along the east side of the 40-foot Puli Road dedication.

10. Construct half-street improvements on Centennial Parkway and Tropical Parkway including the required Multi-Use Non-Equestrian Trail on Tropical Parkway (matching the approved taper) to the west edge of this site at a location acceptable to the City Traffic Engineer including appropriate over paving and transition paving. In lieu of half-street improvements on Puli Road, a linear park shall be constructed in the Puli Road right-of-way to a design agreed upon by the developer and the City of Las Vegas.

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

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

30. VAR-77522 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE - For possible action on a request for a Variance TO ALLOW NO SIDEWALK IMPROVEMENTS ALONG A PORTION OF MESQUITE AVENUE WHERE SUCH ARE REQUIRED on 7.82 acres at 2200 West Mesquite Avenue (APN 139-29-801-009), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-77484]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 30 and 31.

JONATHAN BOYLES, Sr. Planner, gave the staff report. The subject site is located in the C-V zoning district, which allows any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The submitted justification letter date stamped 10/01/2019 indicates the soccer facility will only be used for the programming needs and activities of the Masonic Temple members and its affiliates. A condition of approval has been added to prohibit the commercial operation of the field.

However, when a site is improved in the City of Las Vegas, it is customary to require the installation of all incomplete improvements surrounding the site so they match what exists in the surrounding area. Currently, sidewalk improvements have not been installed adjacent to this portion of the site along Mesquite Avenue. Staff supports current complete street development standards; therefore, staff does not support the request for the Variance to defer sidewalk improvements or the associated Site Development Plan Review for the proposed soccer field and recommends denial of both applications. Additional letters of protest were received since publication.

RICKI BARLOW, with Las Vegas Access and Associates, appeared on behalf of the applicant. He regarded this development as one that will enhance the neighborhood. He congratulated DAVID KLEIN, Deputy Fire Marshal, on his retirement and thanked him for doing a very good job for the City during his years of service.

He continued presenting the project and went through a PowerPoint presentation from his iPad. A copy of the presentation was not submitted for the record. From an aerial view, he went over the surrounding boundaries, Rancho Drive to the west and US-95 to the north, and went over other aerial views of the property, pointing out the field's landscaping buffer along the southeast portion and another landscaping buffer adjacent to the residential properties.

MR. BARLOW proceeded and went over the questions asked at the two neighborhood meetings and the one meeting with the Council representative, and he provided answers: This will not be a community park and the field will be fenced in to keep the bad elements out. The partial soccer field will be temporary for younger children, ages 6-9, and the Masonic Temple members and their affiliates will be able to use it for their events. Rancho Manor residents will also have access. They intend to come back in the future with a development plan, which is the reason for the Variance request for no sidewalks to be installed at this time. There will be no lighting into the residential properties, and the lights will be required to be turned off by 9:00 p.m. The field will be available to rent as part of the Masonic Temple is currently rented out. The property for the field is the best location because it aligns with the Field of Dreams and has plenty of parking. The landscaping buffers to the south and east will suffice screen the homes.

JOSEPH FRAGIADAKIS opposed the proposed project, and indicated that he was not notified of a neighborhood meeting. He received a flyer placed on his property to join them for practice, so he did not consider it be an informational meeting. To him, it was more of an unveiling. He went to one meeting thereafter to obtain more information. He remarked that when the Temple was being built, residential properties already existed and the owners agreed to the Temple, provided a community park be constructed. He emphasized there are a lot of unhappy people in Rancho Manor with this proposed project.

BILL SPISOLETTI, Rancho Manor resident, alleged that there is a field already on the property that was not depicted in MR. BARLOW'S photos. He read an email he sent to COMMISSIONER WILLIAMS expressing concerns regarding construction beginning before a neighborhood meeting was being held and no notification provided, potential for construction of other projects without proper vetting and in violation of codes, intended installation of intrusive lighting towers for nighttime games to neighbors, possibility of the soccer field being a commercial enterprise open to all and danger of not installing a sidewalk. He showed a photo and explained that due to lack of sidewalks, the nearby residents walk on rocks and the cars driving through come very close to the curb. A copy of the email was not submitted for the record.

TARA ANDERSON, nearby resident who regarded herself as technically being the neighborhood association president, said that the residents have no opposition to the Temple developing their property; however, they need

to fulfill some of the commitments made as part of the development of the Masonic Temple in exchange for a community park. Without appropriate discussions amongst the residents and the applicant, the field should not be constructed, because they still need to have discussions on the desired use. She feared the proposed field may be commercial in nature and not for civic use. She felt there should be more discussion to receive input of the residents. In trying to develop the neighborhood, there should be adequate off-site improvements included.

STEVE CAMPBELL said he did not receive a flyer and no one reached out to the residents. Although he was not totally against the field, he was adamantly opposed to the manner in which the applicant has handled this matter. They need to address a lot of concerns, such as hours of operation and lighting,

MR. BARLOW commented that the temple has been around for many years and there have been ongoing issues for many years, but there are neighbors that are in support of the field. He assured the Commissioners that he participated in all the conversations where variances and setbacks were discussed. He was not opposed to the installation of sidewalks, as long as they can be installed when the building is erected, not as part of the field construction. The Temple is committed to continued discussions with the residents. He considered this a great opportunity for the Temple and the neighbors. He requested approval with the project as submitted and assured the Commissioners that he would continue to work with the residents.

CHAIR CHERRY recalled that the only time he voted in support of no sidewalks was for development projects in rural areas. He observed that this site is surrounded with developments with sidewalks.

COMMISSIONER WILLIAMS said it would be difficult for him to support having no sidewalks; however, he regarded the need for addressing the concerns of the residents as the bigger challenge. He offered to hold both applications in abeyance in order to meet with the residents to give them an opportunity to voice their concerns.

COMMISSIONER ROGAN supported the abeyance. He suggested addressing some of the concerns and researching what was promised by the Temple. He asked if the soccer field would be leased for \$20,000, to which MR. BARLOW replied that the field is intended for the Temple's use and not for leasing out. Moreover, he advised COMMISSIONER ROGAN that he reviewed the record and saw no promises made regarding the allegation that a community park would be constructed. COMMISSIONER ROGAN said that providing any documentation proving that would be a good course of action.

COMMISSIONER ROGAN then asked why the field was not constructed a long time ago, especially with all the code violations through the years. MR. BARLOW explained that the City allowed them to lay turf but some of the members decided to put up fencing and let the youth use the property; however, it turned out to be in violation of the code. Subsequently, he was contracted to try to bring it into compliance.

CHAIR CHERRY said he would have a problem with the field being used commercially because, from personal experience, he knows that leagues make a lot of noise and require strong lighting in the fields. MR. BARLOW explained that it would only be a half soccer field for younger children. The Chair reiterated his strong concern for using it commercially, noting his observation that the property along the east was open for access to the field.

COMMISSIONER WILLIAMS recommended coming back with a better site plan and motioned for denial of VAR-77522 due to lack of sidewalks; however, CHAIR CHERRY indicated that it would be best to send the applications to Council for consideration at the same time. MR. BARLOW asked for abeyance of both applications to allow him to meet with the residents.

Subsequently, COMMISSIONER WILLIAMS decided to hold both matters in abeyance, requiring a neighborhood meeting. MR. BARLOW indicated that meetings were held at the request of COUNCILMAN CREAR but hardly anyone attended despite mailing notifications beyond a 1,000-foot radius. PETER LOWENSTEIN, Deputy Planning Director, provided options for notifying the residents, such as having the Planning Department mail notifications of a neighborhood meeting for a fee. He did suggest requiring an affidavit of mailing by the applicant be submitted to Planning. COMMISSIONER WILLIAMS recommended to MR. BARLOW that they provide notification through City staff, and MR. LOWENSTEIN provided the requirement for mailing under Nevada Revised Statutes. The Chair remarked that there were several people who came forward requesting a meeting, and COMMISSIONER WILLIAMS felt there were plenty of opportunities to include the residents.

CHAIR CHERRY noted that there is a condition prohibiting commercial use.

COMMISSIONER DE SALVIO asked if the property was leased to a third party, and MR. BARLOW denied that allegation. ASSISTANT CITY ATTORNEY BRYAN SCOTT suggested that such discussion be left for when the applications come back to the Commission after abeyance. CHAIR CHERRY hoped the concerns will be addressed then.

See Item 31 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 30 and 31.

Motion made by Anthony Williams to Hold in Abeyance Items 30 and 31 to 12/10/2019

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

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

31. SDR-77523 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77522 - PUBLIC HEARING - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE - For possible action on a request for a Major Amendment to a previously approved Rezoning (Z-0011-02) TO ADD AN EXISTING SOCCER FIELD TO A FRATERNAL ORGANIZATION DEVELOPMENT on 7.82 acres at 2200 West Mesquite Avenue (APN 139-29-801-009), C-V (Civic) Zone, Ward 5 (Cear) [PRJ-77484]. Staff recommends DENIAL.

Minutes:

See Item 30 for related discussion and Items 30 and 31 for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 30 and 31 to 12/10/2019

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

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

32. VAR- 77535 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD CRAVEN - For possible action on a request for a Variance TO ALLOW A PROPOSED 18-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 14 FEET IS ALLOWED on 0.54 acres at 6433 West Ann Road (APN 125-35-102-006), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-77355]. Staff recommends DENIAL.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

SOPHIA PRINCE, Planner I, reported that according to the submitted justification letter, the applicant is proposing an RV garage in the rear yard, but is unable to move the structure due to an existing leach field. The structure fails to meet maximum height standards while within 10 feet of the rear yard. Earlier coordination between the leach field or proposing a shorter structure would have allowed conformance to the Title 19 requirements; therefore, staff recommends denial of this Variance. Additional support letters were received since publication.

RICHARD CRAVEN said he has a lot of people coming onto his property to look at his cars, so he would like to build a metal garage for them in the backyard of his horse property. He worked with his neighbors to address any of their possible concerns. He requested approval. CHAIR CHERRY appreciated MR. CRAVEN following the process before building the garage.

COMMISSIONER TOUSSAINT said the neighbors are in support, and she discussed with MR. CRAVEN that the structure's location was selected because the septic tank cannot be moved and that the building will have the same color scheme of the main structure. The Commissioner commented that granting variances is difficult because they set precedent.

CHAIR CHERRY declared the Public Hearing closed.

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

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

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

33. SUP-77538 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-BREO II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 8,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 2,063 SQUARE-FOOT OUTDOOR SEATING AREA at 517 Fremont Street, Suites #110 and #150 (APN 139-34-611-016), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77469]. Staff recommends APPROVAL.

Minutes:

VICE CHAIR DE SALVIO declared the public hearing open for Items 33 and 34.

SOPHIA PRINCE, Planner I, reported that the subject site previously hosted two independent Tavern-Limited Establishments. The applicant has now proposed an expansion onto the roof, as well as shared access through the rear patio area. Staff has determined that the addition to the existing commercial building is harmonious with the area and is in keeping with the intent of the Downtown Entertainment Overlay and Fremont East District as outlined in the Vision 2045 Downtown Las Vegas Master Plan. Staff recommends approval. An additional protest letter was received since publication.

BRIAN WOLFE, representing the applications, agreed with the conditions and thanked staff for their assistance.

COMMISSIONER SCHLOTTMAN fully supported the project, adding that it is a good fit for the area.

After the vote on Item 34, PETER LOWENSTEIN, Deputy Planning Director, announced that Items 33 and 34 were final action unless appealed within 10 days.

See Item 34 for related backup.

VICE CHAIR DE SALVIO declared the Public Hearing closed.

NOTE: CHAIR CHERRY abstained on 33 and 34 because his family has a financial interest with the parent company.

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

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

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

34. SDR-77539 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77538 - PUBLIC HEARING - APPLICANT/OWNER: T-BREO II, LLC - For possible action on a request for a Site Development Plan Review TO ADD 4,000 SQUARE FEET OF FLOOR AREA TO AN EXISTING 4,000 SQUARE-FOOT COMMERCIAL SPACE WITH 2,063 SQUARE FEET OF OUTDOOR SEATING AREA on 0.14 acres at 517 Fremont Street, Suites #110 and #150 (APN 139-34-611-016), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77469]. Staff recommends APPROVAL.

Minutes:

See Item 33 for related discussion and Items 33 and 34 for related backup.

NOTE: CHAIR CHERRY abstained on 33 and 34 because his family has a financial interest with the parent company.

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

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

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

35. SUP-77518 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: EARL M MORIMOTO TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN USE at 3838 Meadows Lane (APN 139-31-510-021), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77452]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Louis De Salvio to Hold in Abeyance Item 35 to 12/10/2019

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

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

DIRECTOR'S BUSINESS:

36. TXT-77552 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Development Uses section of the Town Center Development Standards Manual to allow Motor Vehicle Sales (Used) in the GC-TC (General Commercial - Town Center) Special Land Use District with the approval of a Special Use Permit, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVEN GEBEKE, Planning Supervisor, gave the report. This request is to amend the Town Center Development Standards Manual to allow the Motor Vehicle Sales (Used) use via approval of a Special Use Permit within the GC-TC (General Commercial-Town Center) special land use district throughout all of the Town Center Master Plan area. Currently, used vehicle sales are permitted as a conditional use in the GC-TC special land use district, but only within a specific geographical area known as the "Automall Area". This amendment would remove the geographical constraint and allow the use within that district anywhere within the extent of the Town Center plan area, if approved via a Special Use Permit. Staff has no recommendation.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve

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

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

37. TXT-77780- TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Minimum Special Use Permit Requirements for the Beer/Wine/Cooler Off-Sale Establishment use in LVMC Title 19.12 Permissible Uses, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVEN GEBEKE, Planning Supervisor, reported that this request is to amend LVMC (Las Vegas Municipal Code) Title 19.12.070 by amending Minimum Special Use Permit Requirement Number 7 for the Beer/Wine/Cooler On- and Off-Sale Establishment use. This amendment will allow a Waiver of the required distance separation from a church/house of worship, school, individual care center licensed for more than 12 children, or City park to be requested for retail establishments having 15,000 square feet of building area instead of the current requirement of 20,000 square feet under specific circumstances. Staff has no recommendation.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve

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

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

38. DIR-77619 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to approve the 2020 Planning Commission Meeting Schedule. Staff recommends APPROVAL.

Minutes:

After calling this item forward to hear it subsequent to the One Motion One Vote Agenda, CHAIR CHERRY declared the Public Hearing open.

COMMISSIONER SCHLOTTMAN felt there was no need for two meetings a month without short-term rental applications, which made the meetings significantly longer. He suggested going back to monthly meetings, emphasizing that it would help staff as well. CHAIR CHERRY added that should they go back to monthly meetings, staff had the ability to adjust the schedule back to bi-monthly meetings. PETER LOWENSTEIN, Deputy Planning Director, informed the Commissioners that staff is monitoring the number of applications and relaying that information to the City Manager. They do have the ability to vacate meetings based on scarcity of projects.

CHAIR CHERRY supported going back to one meeting per month, and COMMISSIONER ROGAN supported it as well, noting that there is always the ability to pull items forward for discussion to not keep the applicants and residents waiting.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Louis De Salvio to Deny

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

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

39. DIR-77620 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request for the Election of the 2020 Planning Commission Officers. Staff has NO RECOMMENDATION.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

This item was heard after Item 38, which was heard after the One Motion One Vote Agenda.

CHAIR CHERRY commented on the importance of having a good rotation among the Commissioners. He nominated COMMISSIONER DE SALVIO as Chair for 2020, and he accepted and thanked everyone for their support after he was voted in as Chair.

COMMISSIONER DE SALVIO then nominated COMMISSIONER SCHLOTTMAN as Vice Chair for 2020.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Sam Cherry to Approve the nomination of Lou De Salvio as Chair

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

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

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

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

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

Citizens Participation:

40. 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:

The meeting was recessed from 6:19 p.m. to 6:22 p.m. (to raise COMMISSIONER CHATTAH on the telephone for Items 38 and 39) and was adjourned at 8:02 p.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk

Ashley Foster, Deputy City Clerk

Cheyenne LaRance, Deputy City Clerk

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

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