

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



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

Planning Commission Minutes

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

November 15, 2022
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

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

2. Announcement: Compliance with Open Meeting Law

Minutes:

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

3. Roll Call

Minutes:

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

EXCUSED: COMMISSIONER WALSH

ALSO PRESENT: SETH FLOYD, Director of Community Development; PETER LOWENSTEIN, Deputy Planning Director; NICOLE EDDOWES, Community Development Coordinator; COUREY STEWART, Sr. Planner; ROBERT NOLAN, Senior Deputy Fire Chief and Fire Marshal; LUCIEN PAET, Engineering Project Manager; JAMES LEWIS, Deputy City Attorney IV; and ASHLEY FOSTER and BRIAN CARROLL, 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:

MEGAN MAGUIRE spoke on behalf of her father regarding Item 25. She stated that the subject site has been residential for over 40 years and needs to stay that way. She believed the builders, Fisher Brothers and Southern NV Rental Holdings, LLC, want to fit as much as they can on the 18-acre site and this was inappropriate for the neighborhood. MS. MAGUIRE expressed her opposition to this project and any other

project that has this type of population density.

DAVID DRAPER spoke on Items 25-26e and said he does not consent to the proposed project. He believed Southern NV Rental Holdings, LLC, failed to provide full disclosure to the people of Nevada, and this project will result in harm to families and homeowners in the Meadow Terrace neighborhood. He believed this was an example of corporate greed.

Two unidentified speakers wished to comment on Items 35 and 43; however, CHAIR SCHLOTTMAN asked them to do so when those items are heard.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of October 11, 2022.

Motion made by Jeff Rogan to Approve

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

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

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

Minutes:

NICOLE EDDOWES, Community Development Coordinator, announced the request to hold in abeyance Items 8a-8d to the December 13, 2022 Planning Commission Meeting, which was the applicant's second request. The applicant for Items 9a and 9b requested the items be withdrawn without prejudice. Additionally, the applicants for Items 28, 36, and 42a-42d requested the items be held in abeyance to the December 13, 2022 Planning Commission Meeting as well.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

CONSENT ITEMS:

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

7. 22-0504-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 30A - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 13-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 30A on 253.97 acres at the southwest corner of Lake Mead Boulevard and Park Drift Trail (APNs 137-21-701-002 and 137-22-301-015), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

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

ONE MOTION - ONE VOTE

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

8. ABEYANCE - 22-0363 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES INC. - OWNER: THE FOREST HILL FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the northeast corner of Regena Avenue and Kevin Way (APN 125-29-103-001), Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 8a-8d for related backup.

- 8a. ABEYANCE - 22-0363-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

Minutes:

See Item 6 for related discussion and Items 8-8d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

- 8b. ABEYANCE - 22-0363-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

Minutes:

See Item 6 for related discussion and Items 8-8d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

- 8c. ABEYANCE - 22-0363-VAR1 - VARIANCE - TO ALLOW A DEFERRAL FEE BASED ON RURAL STANDARDS WHERE URBAN STANDARDS ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 8-8d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

8d. ABEYANCE - 22-0363-TMP1 - TENTATIVE MAP - CENTENNIAL AND DURANGO 5 - FOR A PROPOSED 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 6 for related discussion and Items 8-8d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

9. ABEYANCE - 22-0422 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on the following Land Use Entitlement project requests on 10.00 acres at the northeast corner of Washburn Road and Alpine Ridge Way (APN 126-36-601-005), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 9a and 9b for related backup.

9a. ABEYANCE - 22-0422-GPA1 - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITIES) TO: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

Minutes:

See Item 6 for related discussion and Items 9-9b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

9b. ABEYANCE - 22-0422-ZON1 - REZONING - FROM: C-V (CIVIC) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

Minutes:

See Item 6 for related discussion and Items 9-9b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

10. 22-0449-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARLOS A. YERO LECHUGA - OWNER: LV BLVD GARCES HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,050 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 624 South Las Vegas Boulevard (APN 139-34-311-142), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 10-23. There being no one present to speak, he declared the Public Hearing closed for Items 10-23.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

NOTE: The video does not reflect the vote accurately, in that Chair Schlottman abstained from voting on Item 11, as he has an ongoing business relationship with the owner. He also abstained from voting on Item 12, as he may be an investor in that project. Lastly, he abstained from voting on Item 22, as he lives within the notification area and could be affected more than others. On Items 10-13, 20a and 20b, 21, and 23, Commissioner Cherry disclosed that he has a financial interest located within the notification area of those projects. It does not affect him any greater or lesser; therefore, he would vote on those items.

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

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

11. 22-0457-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHNNY YANCY - OWNER: STICKY 7, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 1511 South Commerce Street (APN 162-03-210-007), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

NOTE: The video does not reflect the vote accurately, in that Chair Schlottman abstained from voting on this item, as he has an ongoing business relationship with the owner. Commissioner Cherry disclosed that he has a financial interest located within the notification area of this project. It does not affect him any greater or lesser; therefore, he would vote on the item.

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

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

12. 22-0470-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 18 BIN, LLC - OWNER: 1060 BROADWAY, LLC - For possible action on a Land Use Entitlement project request FOR A GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 107 East Charleston Boulevard, Suites #150 and #155 (APN 139-33-801-021), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

NOTE: The video does not reflect the vote accurately, in that Chair Schlottman abstained from voting on this item, as he may be an investor in the project. Commissioner Cherry disclosed that he has a financial interest located within the notification area of this project. It does not affect him any greater or lesser; therefore, he would vote on the item.

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

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

13. 22-0480-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOCAR VENTURES, LLC - OWNER: XYZ HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED AUTOMOBILE RENTAL USE at 723 South Casino Center Boulevard (APN 139-34-310-075), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

NOTE: Commissioner Cherry disclosed that he has a financial interest located within the notification area of this project. It does not affect him any greater or lesser; therefore, he would vote on the item.

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

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

14. 22-0482-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 300 DECATUR, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,046 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE at 300 South Decatur Boulevard (APN 138-36-601-004), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

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

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

15. 22-0491-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PASHA, LLC - OWNER: BEFHA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 2934 Lake East Drive (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

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

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

16. 22-0494-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JETT GAMING, LLC - OWNER: BELL REAL ESTATE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 1601 Industrial Road (APN 162-04-609-002), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

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

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

17. 22-0519-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way on Sky Vista Drive, generally located between Far Hills Avenue and Carmel Cliff Avenue, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

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

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

18. 22-0526-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLEAR CHANNEL OUTDOOR, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC ILLUMINATION TO AN EXISTING OFF-PREMISE SIGN on 4.42 acres at 6151 West Charleston Boulevard (APN 163-01-101-001), C-V (Civic) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

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

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

19. 22-0529-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CENTURY GAMING TECHNOLOGIES - OWNER: CENTENNIAL 215 PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A GAMING ESTABLISHMENT, RESTRICTED LICENSE [1 TO 5 MACHINES] USE on 0.79 acres at 6460 Centennial Center Boulevard (APN 125-28-111-002), T-C (Town Center) Zone [GC-TC

(General Commercial - Town Center) Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

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

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

20. 22-0530 - PUBLIC HEARING - APPLICANT: ACG DESIGN - OWNER: LS VENTURES, LLC - For possible action on the following Land Use Entitlement project requests on 0.11 acres located on the south side of Main Street, approximately 115 feet south of Gass Avenue (APNs 139-34-310-008 and 139-34-310-009), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 10 for related discussion and Items 20a and 20b for related backup.

- 20a. 22-0530-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,544 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,435 SQUARE-FOOT OUTDOOR PATIO

Minutes:

See Item 10 for related discussion and Items 20-20b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

NOTE: Commissioner Cherry disclosed that he has a financial interest located within the notification area of this project. It does not affect him any greater or lesser; therefore, he would vote on the item.

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

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

- 20b. 22-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY 1,701 SQUARE-FOOT COMMERCIAL DEVELOPMENT

Minutes:

See Item 10 for related discussion and Items 20-20b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

NOTE: Commissioner Cherry disclosed that he has a financial interest located within the notification area of this project. It does not affect him any greater or lesser; therefore, he would vote on the item.

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

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

21. 22-0532-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALEXANDER MAZZOLA - OWNER: SM SQUARED INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request

FOR AN AUTOMOBILE RENTAL USE at 726 South Casino Center Boulevard (APN 139-34-310-030), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

NOTE: Commissioner Cherry disclosed that he has a financial interest located within the notification area of this project. It does not affect him any greater or lesser; therefore, he would vote on the item.

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

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

22. 22-0539-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 2033 FREMONT STREET OWNER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 33-UNIT EXPANSION TO AN EXISTING 13-UNIT HOTEL, RESIDENCE WITH WAIVERS OF TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.66 acres at 2033 Fremont Street (APN 139-35-802-005), T4-C (T4 Corridor) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

NOTE: The video does not reflect the vote accurately, in that Chair Schlottman abstained from voting on this item, as he lives within the notification area and could be affected more than others.

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

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

23. 22-0608-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HALO.CAR - OWNER: 1001 S. MAIN STREET, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 1001 South Main Street (APN 139-33-811-027), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 8a-8d and 9a and 9b

NOTE: Commissioner Cherry disclosed that he has a financial interest located within the notification area of this project. It does not affect him any greater or lesser; therefore, he would vote on the item.

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

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

PUBLIC HEARING ITEMS

24. ABEYANCE - 22-0417 - PUBLIC HEARING - APPLICANT: UMER MALIK - OWNER: UNITED STATES OF AMERICA - For possible action on the following Land Use Entitlement project requests on a portion of 28.43 acres at the southeast corner of Centennial Parkway and Shaumber Road (APN 126-25-201-013), Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

This item was heard subsequent to Item 52.

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 24-24f.

COUREY STEWART, Sr. Planner, reported that the proposed commercial development meets the goals outlined in the La Madre Foothills Area Plan by providing commercial development at a major intersection located west of the 215 Beltway; therefore, staff recommended approval of all entitlements. He noted that additional letters of protest were received since publication. In addition, if approved, staff had additional conditions to read into the record.

ATTORNEY STEPHANIE ALLEN, appearing on behalf of Green Valley Grocery and the applicant, explained that this item was abeyed in order to hold another neighborhood meeting at COMMISSIONER TOUSSAINT'S request. MS. ALLEN became involved in the application at that time, noting Green Valley Grocery has a letter of intent on the subject property for a proposed convenience store. While she believed the neighbors would prefer there to be no gas station, she appreciated them meeting with her and working with her on additional conditions of approval. MS. ALLEN summarized a list of conditions offered on behalf of Green Valley Grocery and the property owner, noting the conditions have not been approved by the neighbors, but they were an offer being made by the applicant.

MS. ALLEN acknowledged that there were a number of questions from the neighbors regarding traffic in the area. One question pertained to a nearby stoplight, which MS. ALLEN pointed out on the overhead. Additionally, the neighbors asked if the proposed two-story office building could be reduced to one story. On behalf of the property owner, she could not agree to that; however, she noted the two-story office building is 37 feet tall and the concerned neighbors live across the 215 Beltway and will not be immediately impacted. The neighbors also wished to limit one of the drive-throughs to no fast food; however, she pointed out that there is no off-ramp on Centennial Parkway and Shaumber Road, and the commercial center is intended more for the neighbors. She appreciated staff's recommendation for approval and acknowledged the efforts of the neighbors. She hoped they appreciated that Green Valley Grocery wants to be a good neighbor.

JANA BUCKLEY said they live across the 215 Beltway and attended the neighborhood meeting. She pointed out that gas pumps are not listed on the agenda, and she proposed the inclusion of EV (electric vehicle) pumps. MS. BUCKLEY asked the applicant to consider what the residents of the neighborhood would like, pointing out there is no sit-down restaurant in the area.

KEVIN BUCKLEY acknowledged that Green Valley Grocery is a good company; however, the residents still do not want gasoline, alcohol, and gaming in the neighborhood. He noted there is a school nearby that may be too close for alcohol-related use.

TIMOTHY O'BRIEN believed MS. ALLEN misspoke and said there is no mention of a gas station, but there is mention of a convenience store and a car wash. If approved, he felt the application cannot be approved for a gas station and only what was read from the agenda.

MS. ALLEN admitted that she failed to mention the EV stations and proceeded to explain that Green Valley Grocery is designing sites with EV stations, which require Shell Recharge to approve and sign off on them. She believed the applicant was happy to design them, but she could not agree to a condition to provide EV stations. MS. ALLEN also relayed the strong preference for a restaurant in the area, which the property owner is aware of. With regard to the gas station, NICOLE EDDOWES, Community Development Coordinator, stated that a gas station is generally an ancillary use to a primary one. In this situation, the primary use is the convenience store.

COMMISSIONER TOUSSAINT thanked MS. ALLEN for representing the item and the Buckleys for

attending the neighborhood meeting. She commented that this was one of the nicest neighborhood meetings she had been to, and she believed MS. ALLEN went above and beyond to make the project harmonious and compatible. She believed the homeowners will eventually enjoy the project.

Subsequent to the motion for approval, MR. STEWART read the conditions of approval for the record, which MS. ALLEN agreed with.

See Items 24a-24f for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 24-24f.

- 24a. ABEYANCE - 22-0417-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)

Minutes:

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

Motion made by Donna Toussaint to Approve Items 24a-24f subject to condition(s) with amended conditions for Items 24e and 24f

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

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

- 24b. ABEYANCE - 22-0417-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)

Minutes:

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

Motion made by Donna Toussaint to Approve Items 24a-24f subject to condition(s) with amended conditions for Items 24e and 24f

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

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

- 24c. ABEYANCE - 22-0417-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER AND WINE USE

Minutes:

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

Motion made by Donna Toussaint to Approve Items 24a-24f subject to condition(s) with amended conditions for Items 24e and 24f

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

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

- 24d. ABEYANCE - 22-0417-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED (1 TO 5 MACHINES) USE

Minutes:

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

Motion made by Donna Toussaint to Approve Items 24a-24f subject to condition(s) with amended conditions for Items 24e and 24f

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

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

- 24e. ABEYANCE - 22-0417-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

Minutes:

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

Motion made by Donna Toussaint to Approve Items 24a-24f subject to condition(s) with amended conditions for Item 24f and adding the following conditions on Item 24e as read for the record:

- A. The automated car wash hours of operation shall be limited to 6:00 a.m. to 9:00 p.m. daily.
- B. Provide noise attenuation measures in relation to the carwash.

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

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

- 24f. ABEYANCE - 22-0417-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 4,000 SQUARE-FOOT CONVENIENCE STORE WITH 1,400 SQUARE-FOOT FULL SERVICE CAR WASH AND 10,000 SQUARE-FOOT OFFICE/RETAIL SHELL BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER WHERE SUCH IS REQUIRED

Minutes:

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

Motion made by Donna Toussaint to Approve Items 24a-24f subject to condition(s) with amended conditions for Item 24e and amending Condition 5 and adding the following conditions on Item 24f as read for the record:

5. An Exception from Title 19.08 is hereby approved, to allow 52, 36-inch box trees where 66 trees are required within the perimeter landscape buffers.

- A. The site shall be limited to a maximum of six fuel dispensing pumps. A revised site plan shall be submitted for review and approval to the Department of Community Development depicting a maximum of six fuel dispensing pumps prior to or at the same time application is made for a building permit.
- B. Exterior lighting shall be in conformance with Title 19.08 to mitigate light pollution.
- C. A Master Sign Plan shall be required for the subject site.
- D. Ingress and egress from Centennial Parkway shall be limited to right-in/right-out movements only.
- E. The developer shall install 36-inch box trees instead of 24-inch box trees within the perimeter landscape buffers.

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

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

25. ABEYANCE - 22-0441-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NV RENTAL HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FROM: TOD-2 (TRANSIT ORIENTED DEVELOPMENT - LOW) TO: GC

(GENERAL COMMERCIAL) on 18.67 acres at the southeast corner of Richfield Boulevard and Wilmington Way (APNs Multiple), Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

Items 25, 26-26e, and 47 were heard together.

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 25, 26-26e, and 47.

PETER LOWENSTEIN, Deputy Planning Director, reported that the subject site is a conglomeration of 111 parcels with the majority of the parcels composing what is known as the Richfield Village subdivision. The area is approximately 21.7 gross acres in size and is bordered by Wilmington Way to the north, Wyandotte Street to the east, Richfield Boulevard to the west, and the homes along the southern alignment of Milo Way with the exception of 2813 Milo Way. In July of 2021, the City of Las Vegas adopted the Las Vegas 2050 Master Plan, which introduced new land use place types and reassigned various parcels, including the subject sites, to a new land use designation that was to be effective for a period of at least three years. As part of that adopted ordinance, only the City can initiate a change of the newly adopted designations during that three-year period. The City has initiated the change of land use designation in conjunction with the proposed Development Agreement.

The City is proposing to enter into a Development Agreement to provide for an orderly and consistent plan of redevelopment for the subject site. The agreement calls for the development of a 1,341 residential unit mixed-use development spread throughout the site in various building types, which include townhomes, mid-rise, and high-rise for an aggregate density of 74.5 dwelling units per acre. Building heights have been restricted across the site from west to east to transition the building form with sensitivity to the adjacent residential uses. Permissible uses are listed within the Development Standards and Special Use Permits have been required for all uses that typically have distance separations from residential uses.

Staff found that the proposed Development Agreement is in conformance with the provisions of Nevada Revised Statutes 278.0201 and is consistent with the goals, objectives, and policies of the 2050 Master Plan on infill redevelopment and quality neighborhoods, as well as that of the goals of Redevelopment Plan Area 2 by encouraging redevelopment in order to create an urban environment with a high level of concern for architectural, landscape, and urban design and land use principles. Staff, therefore, recommended approval of the proposed Development Agreement and all associated applications.

ATTORNEY JENNIFER LAZOVICH, appearing on behalf of the applicant, showed a site plan of the subject site. They have worked on this project for a while, and she explained things that were part of the Development Agreement she thought were important for the buffering of the homes to the west of the site. Initially, Richfield Boulevard had two streets that were connected to the existing single-family home development, so as they developed the site, they began with the east side and then transitioned to more intense uses closer to Wyandotte Street. More specifically, that buffer along Richfield Boulevard will include a 40-foot-wide pedestrian walkway and meandering path. This will create additional space and visual buffering from the homes to the west. The multi-family townhomes will be limited to a maximum height of 50 feet although the height will transitionally increase moving east. She also pointed out by way of reference that the existing building on the property is taller than those proposed. In addition, they made sure there were no driveways that connect to Wilmington Way, and they maintained access along Milo Way to connect to Richfield Boulevard. If a traffic study deems it necessary, the developer will connect Wyandotte Street with Rancho Drive. During the neighborhood meeting, individuals expressed concerns about any connection from Milo Way to Richfield Boulevard. That access has since been eliminated, and all vehicular traffic from this project will move eastbound and travel north to Teddy Drive.

MS. LAZOVICH said \$500 from each unit will go to Las Vegas Fire and Rescue to purchase equipment, and an agreement has been reached with the Las Vegas Metropolitan Police Department that includes training for management and other best practices. In addition, they are providing 2.7 acres of open space, which is about 10 percent of the overall property. She corrected that the Staff Report references a high number of commercial spaces, but she estimated that the amount is lower. Two neighborhood meetings were held, but they have tried to take the nearby single-family residences into consideration when planning this project. She pointed out that Richfield Boulevard has a light on Sahara Avenue and another at Teddy Drive. The community that is located

immediately west of Richfield Boulevard has streets that never go west. Residents have also voiced concerns about the heavy traffic that accrues at the light on Richfield Boulevard for cars that want to turn left on Sahara Avenue. It was her understanding that the Public Works Department was looking into this, and she stressed that this issue exists today before any development on this project occurred.

PATRICIA EFAW said she has been at her home for 30 years. She admitted that MS. LAZOVICH has been nice, but there are many concerns related to traffic, and she believed everyone will use Richfield Boulevard for access. The subject site is also close to a school, and the plans only include one parking spot per unit, which will result in overflow parking throughout the neighborhood. She understood the owner's also have property closer to AREA15, and she wished they moved their commercial buildings to the area along Rancho Drive.

R. ROCKWELL voiced concerns about traffic and said it will only be a matter of time until a child is hurt. He opined that Wyandotte Street should be expanded to four lanes and Teddy Drive should be expanded to three lanes. Speed bumps should also be installed on Richfield Boulevard to Sahara Avenue, especially near the school. He put a radar outside Palace Station and noticed cars going over 100 MPH, and he suggested an underground parking garage. He also suggested an onramp onto the freeway off of Sahara Avenue, which will alleviate many problems. This area will never accommodate 4,000 vehicles, and the project should be eliminated.

JAMES MORAN said they have owned the property since February 2, 1961. He attended Rexville Elementary School and is a lifelong member of the community. He was at the second community meeting and said most residents were very angry and in opposition. Someone told him that there may be alcohol sold at the commercial buildings, which concerned him greatly. MR. MORAN was present with a neighbor, and he said they drove out onto Richfield Boulevard and believed there was no way to make that street wider. The school's pick-up and drop-off times cause an extreme backup in the area and this will only make it worse. He hoped these things would be taken into consideration and stressed that this will be dangerous for the children in the area.

MS. LAZOVICH appreciated the comments from the neighbors and understood the item was emotional. She pointed out that a master traffic study was completed and reviewed by the City. She confirmed alcohol uses are contemplated within the commercial uses on the site, and they were aware of the school across the street. Finally, she said these are more boutique commercial spaces, and they are meant to be complimentary and not create more traffic.

CHAIR SCHLOTTMAN said he was at the neighborhood meeting and heard the frustration. He asked if the commercial component is concentrated in the center of the development, and MS. LAZOVICH said there is no commercial of any kind on Richfield Boulevard. The neighborhood would welcome commercial use, but the applicant wished to put it along Fisher Promenade. The Chair noted that if more commercial space came into the neighborhood, it would come back as an SDR (Site Development Review) in the future, and the neighbors would be given a voice. Further, he acknowledged the possibility of drivers going up Wilmington Way and turning right on Richfield Boulevard, but they may be deterred if there are speed bumps. He was also under the impression that the applicant would be open to signage to prohibit drivers from cutting through the neighborhoods. MS. LAZOVICH clarified for the Chair that the development agreement states what the maximum height of the buildings could be, but not all buildings may be that high. Any alcohol uses would also come back to the Commission, and no individual commercial uses are being approved at this time. Additionally, they expect that all commercial uses are meant to be complimentary and serve the residents that are living there.

CHAIR SCHLOTTMAN asked LUCIEN PAET, Engineering Project Manager, about retiming the traffic light or adding a left-hand turn lane at Richfield Boulevard and Sahara Avenue. MR. PAET said he was not aware of any plans for Richfield Boulevard, but they can investigate further. CHRISTINA KARANIKOLAS, Assistant City Traffic Engineer, said the Public Works Department is looking at the signal timing, and she agreed with the neighbors that the south lane is very narrow. She said much of the time gets eaten up because it takes pedestrians 45 seconds to cross the west leg, the south leg is a dedicated left turn lane and a right-through lane. Further, the left turn lane is not protected, and it takes drivers longer to turn if there is a lot of pedestrian traffic. She said the City is still looking into what can be changed, and pedestrian safety remains a high priority.

The Chair asked staff to look into the matter further and bring it up at the City Council meeting, as it was important to the neighbors. MS. KARANIKOLAS confirmed for the Chair that staff will update the traffic study as the development proceeds.

CHAIR SCHLOTTMAN said there will be more infill developments as the City progresses. He wished to ensure there were protections in place in order to develop the property as least impactful as possible.

COMMISSIONER CHERRY asked if the townhomes are for sale, to which MS. LAZOVICH said everything is for rent. She also confirmed that anybody can visit the open spaces on the property. The Commissioner said he knows the area well, and he supported the application.

See Item 4 for related discussion.

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

26. ABEYANCE - 22-0442 - PUBLIC HEARING - APPLICANT/OWNER: SOUTHERN NV RENTAL HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 18.67 acres at the southeast corner of Richfield Boulevard and Wilmington Way (APNs Multiple), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 4 and 25 for related discussion and Items 26a-26e for related backup.

- 26a. ABEYANCE - 22-0442-ZON1 - REZONING - FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL)

Minutes:

See Items 4 and 25 for related discussion and Items 26a-26e for related backup.

Motion made by Sam Cherry to Approve Items 26a-26e subject to condition(s)

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

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

- 26b. ABEYANCE - 22-0442-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 200-FOOT TALL BUILDING WITHIN THE 175-FOOT AIRPORT OVERLAY DISTRICT

Minutes:

See Items 4 and 25 for related discussion and Items 26a-26e for related backup.

Motion made by Sam Cherry to Approve Items 26a-26e subject to condition(s)

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

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

- 26c. ABEYANCE - 22-0442-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT

Minutes:

See Items 4 and 25 for related discussion and Items 26-26e for related backup.

Motion made by Sam Cherry to Approve Items 26a-26e subject to condition(s)

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

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

26d. ABEYANCE - 22-0442-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY

Minutes:

See Items 4 and 25 for related discussion and Items 26-26e for related backup.

Motion made by Sam Cherry to Approve Items 26a-26e subject to condition(s)

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

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

26e. ABEYANCE - 22-0442-TMP1 - TENTATIVE MAP - VEGAS RISING - FOR A PROPOSED FOUR-LOT COMMERCIAL SUBDIVISION

Minutes:

See Items 4 and 25 for related discussion and Items 26-26e for related backup.

Motion made by Sam Cherry to Approve Items 26a-26e subject to condition(s)

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

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

27. ABEYANCE - 22-0483 - PUBLIC HEARING - APPLICANT: UMER MALIK - OWNER: UNITED STATES OF AMERICA - For possible action on the following Land Use Entitlement project requests on a 5.83 acre portion of 16.89 acres on the south side of Centennial Parkway, approximately 675 feet west of Alpine Ridge Way (APN 126-25-101-010), Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 27-27d.

COUREY STEWART, Sr. Planner, reported that the proposed Tentative Map does not meet the minimum lot size requirements set forth by the Interlocal Agreement for Area B, as 3,000 square-foot lots are proposed, where 10,000 square feet is the minimum required; therefore, staff recommended denial of all entitlements. He noted that additional letters of protest were received since publication.

UMER MALIK requested these items be held in abeyance until the January 10, 2023 Planning Commission Meeting, as they are still working with the neighbors.

See Items 27a-27d for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 27-27d.

27a. ABEYANCE - 22-0483-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

Minutes:

See Item 27 for related discussion and Items 27-27d for related backup.

Motion made by Donna Toussaint to Hold in Abeyance Items 27a-27d to 1/10/2023

NOTE: Commissioner Rogan abstained from voting on Items 27a-27b as he is an attorney for Clark County and deals with matters, such as this, as part of his day job, noting he cannot vote on matters that contradict or could contradict the Interlocal Agreement between the County and City.

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

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

- 27b. ABEYANCE - 22-0483-ZON1 - REZONING - FROM: U (UNDEVELOPED) [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)

Minutes:

See Item 27 for related discussion and Items 27-27d for related backup.

Motion made by Donna Toussaint to Hold in Abeyance Items 27a-27d to 1/10/2023

NOTE: Commissioner Rogan abstained from voting on Items 27a-27b as he is an attorney for Clark County and deals with matters, such as this, as part of his day job, noting he cannot vote on matters that contradict or could contradict the Interlocal Agreement between the County and City.

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

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

- 27c. ABEYANCE - 22-0483-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED AND NONSTANDARD CUL-DE-SACS WHERE A STANDARD CUL-DE-SAC OR HAMMERHEAD TERMINUS IS REQUIRED

Minutes:

See Item 27 for related discussion and Items 27-27d for related backup.

Motion made by Donna Toussaint to Hold in Abeyance Items 27a-27d to 1/10/2023

NOTE: Commissioner Rogan abstained from voting on Items 27a-27b as he is an attorney for Clark County and deals with matters, such as this, as part of his day job, noting he cannot vote on matters that contradict or could contradict the Interlocal Agreement between the County and City.

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

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

- 27d. ABEYANCE - 22-0483-TMP1 - TENTATIVE MAP - CENTENNIAL & SHAUMBER SINGLE-FAMILY RESIDENTIAL - FOR A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 27 for related discussion and Items 27-27d for related backup.

Motion made by Donna Toussaint to Hold in Abeyance Items 27a-27d to 1/10/2023

NOTE: Commissioner Rogan abstained from voting on Items 27a-27b as he is an attorney for Clark

County and deals with matters, such as this, as part of his day job, noting he cannot vote on matters that contradict or could contradict the Interlocal Agreement between the County and City.

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

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

28. 22-0092-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROMIE C. HERNANDEZ, JR. AND BRITTANY A. HERNANDEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR TWO EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [RECREATIONAL VEHICLE CANOPY AND STORAGE CANOPY] WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [DETACHED CARPORT] WHERE 15 FEET IS REQUIRED, THE HEIGHT OF TWO EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [RECREATIONAL VEHICLE CANOPY AND STORAGE CANOPY] TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED, A ZERO-FOOT SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE (CLASS II) [STORAGE CANOPY], ACCESSORY STRUCTURES (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED AND A THREE-FOOT FRONT YARD SCREEN WALL WHERE TWO FEET IS ALLOWED on 0.70 acres at 3919 Helen Avenue (APN 138-12-110-030), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

29. 22-0350 - PUBLIC HEARING - APPLICANT: AVI AND ADAM SCHLESINGER - OWNER: 3RD STREET, LLC – For possible action on the following Land Use Entitlement project requests on 0.64 acres at 1214 South 3rd Street (APN 162-03-110-028), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

COUREY STEWART, Sr. Planner, reported that the proposed parking lot fails to comply with minimum Title 19 standards regarding landscaping, parking stall dimensions, and mechanical equipment screening. Furthermore, it fails to comply with the Vision 2045 Downtown Las Vegas Master Plan, which strives to combat the urban heat island effect; therefore, staff recommended denial of both entitlements. He noted that additional letters of support were received since publication.

MICHAEL PARK appeared on behalf of the applicant and said the project is a 12,500-square-foot adaptive reuse with a new parking lot north of the building. Parking is for building tenants.

COMMISSIONER CHERRY thought it was nice to see this project move forward. He asked that 12 shrubs be added to the landscaping, striking Condition 5 (on Item 29b). MR. PARK confirmed the applicant was amenable to this.

See Items 29a and 29b for related backup.

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

- 29a. 22-0350-VAR1 - VARIANCE - TO ALLOW AN 11-FOOT ONE-WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM REQUIRED AND TO ALLOW AN 18-FOOT STALL DEPTH WHERE 20 FEET IS THE MINIMUM REQUIRED

Minutes:

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

Motion made by Sam Cherry to Approve Items 29a and 29b subject to condition(s) with amended conditions for Item 29b

NOTE: Chair Schlottman abstained from voting on Items 29a and 29b as he is under contract with the owner. Commissioner Cherry disclosed that he has a financial interest in a property within the notification area. It does not affect him any greater or lesser; therefore, he would vote on the project.

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

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

- 29b. 22-0350-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PERMANENT PARKING LOT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Sam Cherry to Approve Items 29a and 29b subject to condition(s) and striking Condition 5 on Item 29b

NOTE: Chair Schlottman abstained from voting on Items 29a and 29b as he is under contract with the owner. Commissioner Cherry disclosed that he has a financial interest in a property within the notification area. It does not affect him any greater or lesser; therefore, he would vote on the project.

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

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

30. 22-0351-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TYLER MARWITZ - OWNER: SCG, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED THREE-STORY, EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.18 acres at 524 North 7th Street (APN 139-34-512-042), R-4 (High Density Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the proposed deviations from Title 19 development standards for setbacks and parking are necessary to achieve the stated goals as expressed in the Vision 2045 Downtown Las Vegas Master Plan. Due to the irregular shape of the site and an RTC (Regional Transportation Commission of Southern Nevada) bus stop on either side of Bonanza Road within approximately 200 feet of the site, staff was able to support the proposed project and recommended approval. She noted that additional letters of protest were received since publication.

KEN SMALL, SSA Architecture and the architect for the project, appeared with TYLER MARWITZ, the project manager for the project. MR. SMALL said the property is oddly shaped as a result of the expansion of Bonanza Road, and this has affected traffic conditions with regard to the driveways. The applicant has agreed to have an entrance off of the alley, which already exists and is comparable to what other neighbors have done. He shared and reviewed the site plan and landscaping plan, noting the project will look like townhomes from the street side. Additionally, he shared the floor plans, which are all one-bedroom units, and noted there will be wheelchair-accessible units. He shared the north and south elevations, noting the exterior of the building will include stucco. Lastly, he shared several 3D (three-dimensional) images and photos of the ground floor view.

COMMISSIONER WILLIAMS said this was an interesting project and makes the best use of an unusual plot of land.

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

31. 22-0474 - PUBLIC HEARING - APPLICANT/OWNER: OWENS 110, LLC - For possible action on the following Land Use Entitlement project requests on 2.41 acres on the south side of Owens Avenue, approximately 988 feet east of Lamb Boulevard (APN 140-29-101-003), Ward 3 (Diaz). Staff recommends APPROVAL on 22-0474-ZON1. Staff recommends DENIAL on 22-0474-VAR1 and 22-0474-SDR1.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 31-31c.

NICOLE EDDOWES, Community Development Coordinator, reported that staff recommended approval of the requested rezoning as the R-MHP (Residential Mobile/Manufactured Home Park) zoning district is a legacy district and the proposed R-3 (Medium Density Residential) zoning district would support a higher density multi-family development than the existing R-MHP zoning district would allow while conforming to the policies of the existing M (Medium Density Residential) General Plan designation.

While a multi-family residential development in this location is supported by the Las Vegas 2050 Master Plan, such development needs to be designed in such a way as to be more sensitive to adjacent properties to the east and meet Title 19 residential adjacency standards; therefore, staff recommended denial of the requested Variance and Site Development Plan Review. She noted that additional letters of support and protest were received since publication.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of the applicant and said the subject site is located on Owens Avenue and Lamb Boulevard. The site is master planned for R-3, which allows 25.49 dwelling units per acre. The applicant did not request a General Plan Amendment, but there will be a zone change, which conforms to the Master Plan. She illustrated on the overhead that the proposed project will be a multi-family project consisting of one-, two-, and three-story buildings. The one entrance and exit will come off of Owens Avenue, and on either side of that driveway are two, two-story buildings, and the three-story building is to the rear of the site. Additionally, there is a Variance request for the residential adjacency setback requirement, which she pointed out on the site plan. This was requested because the project is 20 feet short of the 78 feet distance requirement. Outside of that, the applicant is in compliance with all other aspects of the code, and she noted there is perimeter landscaping around the site, as well as parking and other amenities located at the rear of the site.

LANITA HUTH said the surrounding area is densely packed, noting the 89110 ZIP Code had the highest percentage of COVID-19 cases in Nevada. She had concerns about adding an additional 47 units, which will add more cars to the neighborhood. Additionally, she said the majority of the individuals living in the nearby

trailer court are seniors, and it has distressed them to know that they may become evicted, considering there are other empty lots. In response to MS. HUTH'S concerns, MS. LAZOVICH said the area has been master planned for density, and the density of this project will be less than what is allowed. She also pointed out there is a mix of one-, two-, and three-bedroom units, so there may not be as many cars on site.

Regarding traffic, CHAIR SCHLOTTMAN noticed that Owens Avenue is at 30 percent of capacity and Lamb Boulevard is at 58 percent of capacity. LUCIEN PAET, Engineering Project Manager, confirmed that both capacities will increase by one percent each. He noted there is no traffic study required for the development because the amount of traffic it will generate does not meet the threshold to require a traffic study.

CHAIR SCHLOTTMAN said he reviewed the application and said it is tough when there are conversions from a manufactured home into something different. He believed there were certain things required by state law to accommodate those individuals, and he felt this project was similar to others that have been previously approved within the area.

COMMISSIONER ROGAN referenced the Staff Report and believed the application was only recommended for denial because of the residential adjacency setback requirement. In looking at the height of the building, it is 26 feet, and normally, any residential neighbor would be able to build their home up to 35 feet. In the past, he has supported these types of Variance requests. He also noted that the landscaping plan shows a large number of trees on the perimeter. With the landscaping plan and the request not being a significant deviation from the residential adjacency setback requirement, he could support the application.

See Items 31a-31c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 31-31c.

- 31a. 22-0474-ZON1 - REZONING - FROM: R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

Minutes:

See Item 31 for related discussion and Items 31-31c for related backup.

Motion made by Jeff Rogan to Approve Items 31a-31c subject to condition(s)

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

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

- 31b. 22-0474-VAR1 - VARIANCE - TO ALLOW A 58-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 78 FEET IS REQUIRED

Minutes:

See Item 31 for related discussion and Items 31-31c for related backup.

Motion made by Jeff Rogan to Approve Items 31a-31c subject to condition(s)

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

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

- 31c. 22-0474-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 46-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Minutes:

See Item 31 for related discussion and Items 31-31c for related backup.

Motion made by Jeff Rogan to Approve Items 31a-31c subject to condition(s)

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

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

32. 22-0478-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DEVARIM 18, LLC - For possible action on a Land Use Entitlement project request FOR A 6,723 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 140-FOOT DISTANCE SEPARATION FROM A CITY PARK AND A 360-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED at 921 West Owens Avenue, Suite #170 (APN 139-28-517-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that although the subject property is within 360 feet of a church and 140 feet of a park, there is no direct access to the site from either. Instead, the tenant space is accessed through a portion of the building not facing the church or park. Staff recommended approval of the requested Special Use Permit. She noted that additional letters of protest were received since publication.

EDGAR MONTALVO appeared representing the applicant/owner and explained that this project is for a banquet hall that can hold quinceaneras, weddings, and other events. Operating hours will be from 6:00 p.m. to 12:00 a.m. and 7:00 p.m. to 1:00 a.m. on Fridays and Saturdays and very rarely on Sundays. The applicant has operated in Clark County with a liquor license for many years but was forced to relocate.

COMMISSIONER WILLIAMS liked that something would be going into the shopping center and supported the application.

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

33. 22-0484-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: AMMCO CONSTRUCTION, LLC - OWNER: COX FAMILY TRUST AND COX ORLO E. JR. - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A SINGLE-FAMILY RESIDENTIAL BUILDING ADDITION at 4008 Tyler William Lane (APN 138-01-810-031), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant created a self-imposed hardship by proposing to construct a house addition that fails to comply with Title 19 standards; therefore, staff recommended denial of the requested Variance. He noted that additional letters of support were received since publication.

ANDREA ACUNA spoke about the Variance request for a six-foot side yard setback, where 10 feet is required. She showed a floor plan on the overhead of a pantry addition that will be located at the rear of the home, noting the reason is for additional space. She displayed the elevations of the addition, which will match the exterior of

the home. Additionally, she showed a site plan of the property and other homes in the area with similarly built additions. The HOA (homeowners association) and neighbors were in support of the project. The homeowners love the home, and they wished to remain in it.

TERRY HALVERSON said she has lived in the neighborhood for over 30 years and has been involved in the community and its board for the same length of time. She believed the neighborhood to be a gem with 46 homes located in a gated community. There are eight homes that have made home additions, and she noted the board takes these additions seriously. Because of this, the neighborhood has been kept up nicely, and resale values have stayed high. She supported the request.

CRAIG HALVERSON identified himself as serving on the design committee and also spoke in support of the project.

BARRY SCHULTZ, President of the HOA, said the homeowners are wonderful neighbors and believed they have met all of the requirements. He submitted a postcard on behalf of another neighbor for the record.

COMMISSIONER WILLIAMS liked the level of due diligence done for this project. He also noted the request is compatible with the existing structure as well as the neighborhood.

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

34. 22-0489 - PUBLIC HEARING - APPLICANT: NEIL CAPIN - OWNER: 600 EAST SAHARA, LLC - For possible action on the following Land Use Entitlement project requests on 2.59 acres at the northeast corner of Sahara Avenue and 6th Street (APN 162-03-801-099), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 34-34b.

COUREY STEWART, Sr. Planner, reported that the proposed car wash development does not align with the City of Las Vegas 2050 Master Plan, nor the Beverly Green/Southridge Neighborhood Plan. The future vision of this area calls for better walkability with less automobile-dependent uses; therefore, staff recommended the denial of both entitlements. He noted that additional letters of protest and support were received since publication.

ATTORNEY DAVID BROWN appeared on behalf of the applicant and said this request was for a Special Use Permit and Site Development Plan Review. He stated that the property has an interesting history, noting it has been vacant for a few years and was once a Marie Callender's. The applicant understood that it does not fit within the 2050 Master Plan, but it does fit well within the neighborhood. The subject site is surrounded by Commercial uses, and there are residences further to the north. He explained that the Waiver will relocate the car wash to be centrally located on the site away from the neighbors in order to reduce noise.

CHAIR SCHLOTTMAN confirmed with MR. BROWN that the applicant hired a surveyor and conducted canvassing of the commercial tenants and residential neighbors. Currently, the site is blighted and attracts homeless individuals. Everyone surveyed was excited about this project.

CHAIR SCHLOTTMAN indicated he has heard mixed thoughts about the proposed project but believed something needed to go on the property, as there could be less desirable uses put there. The Chair did not think this was like typical car washes and confirmed with MR. BROWN that the business would operate from 7:00 a.m. to 8:00 p.m.

COMMISSIONER CHERRY thought this project was a good fit for the neighborhood.

See Items 34a and 34b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 34-34b.

34a. 22-0489-SUP1 - SPECIAL USE PERMIT - FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING USE

Minutes:

See Item 34 for related discussion and Items 34-34b for related backup.

Motion made by Sam Cherry to Approve Items 34a and 34b subject to condition(s)

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

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

34b. 22-0489-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,593 SQUARE-FOOT CAR WASH DEVELOPMENT WITH A WAIVER OF TITLE 19 BUILDING ORIENTATION REQUIREMENTS

Minutes:

See Item 34 for related discussion and Items 34-34b for related backup.

Motion made by Sam Cherry to Approve Items 34a and 34b subject to condition(s)

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

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

35. 22-0490-VAR1- VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALEXA RAY - For possible action on a Land Use Entitlement project request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING AND TO ALLOW A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.14 acres at 1036 Oakey Boulevard (APN 162-03-716-009), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

COUREY STEWART, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a house addition and shed that fails to comply with Title 19 development standards; therefore, staff recommended denial of the requested Variance. He noted additional letters of support were received since publication.

MARCUS FIFITA, Better Place Construction, appeared representing ALEX RAY, a first-time homebuyer and CCSD (Clark County School District) teacher. MR. FIFITA stated that the request is for an addition to the home that was constructed before MS. RAY purchased the home. His company was hired to bring the applicant into compliance with the code enforcement issue. They reviewed the property and began the documentation for their engineering division to bring the home into compliance. During that process, it was noted that a Variance was needed. They have reached out to the neighbors who were in support. As part of the application process, MR. FIFITA noted that one of the Planners also indicated there is an auxiliary structure in the back of the property that was part of the original construction for the home. A Variance request was also included for this structure, which he showed a photo of.

NATALIE LIN, a homeowner on Oakey Boulevard, stated that the subject property is next to her home, and she did not believe the application conforms to the historical home structure in the surrounding neighborhood, which is known as the historic Huntridge neighborhood. She indicated that the neighborhood prides itself on the vintage value of the homes and their preservation. The homes have at least 16 feet between them with a wall dividing the yards down the center. MS. LIN asserted that every neighbor on Oakey Boulevard from Maryland Parkway to 10th Street has kept in strict compliance with the original plans by which the historical homes were built. She also felt the neighbor was acting in bad faith and was disingenuous as the sheds have already been built despite the pre-building permit requirement. Additionally, the structure is being used as a second bathroom and is situated 18 inches from the wall. MS. LIN stated that the structure is too close to her home and indicated that she has met with Clark County, and there is no history of any permit. She felt the structure should be removed.

MR. FIFITA said the previous homeowner was an investor in the area and was notified by staff that a permit was needed. This individual contacted MR. FIFITA to start the permitting process but then sold the home. The new homeowners were informed of the process. He showed several photos of similarly built structures within the neighborhood as well as several photos of the subject property. MR. FIFITA noted that they have tried to make contact with MS. LIN but have not received a response back. They have been working with the Building and Safety Division to bring the home into conformance and are awaiting approval on a permit application in order to proceed with others.

CHAIR SCHLOTTMAN said he reviewed this application, and he is not big on supporting sheds that are built to the property line. He knows there might be certain sheds in the neighborhood, but those are not being considered. Secondly, he did not think the structure was harmonious and compatible with the neighborhood. He suggested matching the shed to the rest of the house and reintegrating the roof with the ridge. MR. FIFITA commented that the homeowners have spent \$25,000 to replace the roof. The Chair said he has had a property where the person started adding and building to the property line, and he was not okay with it. There are other sheds but those are not being considered at the moment.

COMMISSIONER CHERRY agreed with the Chair and said he could support the application if the roof line followed the rest of the home. He asked if a Variance could be given with the utility access easement to the rear of the property, pointing out the power lines nearby. DEPUTY CITY ATTORNEY JAMES LEWIS said it is possible that there is a utility access easement on the property, and it is possible there is not. He thought it looked like there was a pole behind the shed but could not determine if there was an alley to the rear of the subject property. MR. FIFITA believed there was an alley. MR. LEWIS believed the access to the utility would be in the alley and did not think there would be an issue granting a Variance in this situation. COMMISSIONER CHERRY wished to see the addition be more compatible with the home itself. MR. FIFITA said they will work with the applicant on the cost to address the addition and confirmed they would work to bring the roof line into conformance.

NICOLE EDDOWES, Community Development Coordinator, suggested the item be held in abeyance so that the applicant could prepare an elevation that can be approved or denied. COMMISSIONER CHERRY liked this idea, and MR. FIFITA was also in agreement with the 60-day abeyance.

See Item 4 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

The meeting was recessed from 9:05 a.m. to 9:17 a.m.

Motion made by Sam Cherry to Hold in Abeyance to 1/10/2023

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

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

36. 22-0497-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,300 SQUARE-FOOT MODULAR MEDICAL AND DENTAL OFFICE BUILDING WITH A WAIVER OF TITLE 19.08 COMMERCIAL DEVELOPMENT STANDARDS on 30.12 acres at the northeast corner of Kings Way and Teddy Drive (APN 162-08-513-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

37. 22-0518 - PUBLIC HEARING - APPLICANT: AMIT ARORA - OWNER: BARRY BECKER - For possible action on the following Land Use Entitlement project requests on 0.90 acres at the southeast corner of Jones Boulevard and Vegas Drive (APN 138-25-101-001, C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, reported that staff found both proposed Special Use Permits for Alcohol Off-Premise Beer/Wine and one to five gaming machines to be appropriate and compatible with the area, as the subject site meets all distance separation requirements. Staff recommended approval of both. She noted that an additional letter of protest was received since publication.

SUNNY ARORA said they have applied for two licenses, one for off-premise alcohol and one for gaming, noting they have received staff's approval.

CASEY CURRY (phonetic) and MIKE LYNCH spoke in opposition to the application and expressed concerns about what types of businesses could occupy the space.

COMMISSIONER WILLIAMS said listening to the residents' concerns is not taken lightly. He was familiar with the area and believed the application was for a bona fide business looking to move into the area.

See Items 37a and 37b for related backup.

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

- 37a. 22-0518-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,500 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE

Minutes:

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

Motion made by Anthony Williams to Approve Items 37a and 37b subject to condition(s)

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

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

37b. 22-0518-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

Minutes:

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

Motion made by Anthony Williams to Approve Items 37a and 37b subject to condition(s)

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

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

38. 22-0521 - PUBLIC HEARING - APPLICANT: CEDAR STREET COMPANIES - OWNER: 123 IMPERIAL, LLC - For possible action on the following Land Use Entitlement project requests on 2.28 acres at 123 West Imperial Avenue (APN 162-04-507-011), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, reported that currently, Mixed-Use is not permitted in industrial zoning categories such as C-M (Commercial/Industrial) or M (Industrial) zoning districts. Modern advances in noise canceling technologies and environmental regulations have increased compatibility with residential developments in industrial zoning districts when done so in a mixed-use-style development. As such, the Vision 2045 Downtown Las Vegas Master Plan recommends amending the development regulations to enable mixed-use within industrial zones. In the interim, the applicant is requesting to rezone to the C-PB (Planned Business Park) zoning district, as it is the least intensive industrial zoning district that allows Mixed-Use, and staff recommended approval of this request.

With the site's close proximity to neighboring districts such as the Arts District and the Gateway District, the proposed mixed-use development will support the Vision 2045 Downtown Las Vegas Master Plan's intended vision of creating compact, vibrant, urban environments that focus on higher-density mixed-use developments around nodes of activity; therefore, staff recommended approval of the Variance for a varying drive aisle width, the Special Use Permit for a Mixed-Use development, and the accompanying Site Development Plan Review. She noted that additional letters of support were received since publication.

ATTORNEY ELIAS GEORGE, counsel for the applicant, said the project site includes a seven-story ground-up mixed-use development and is located along Commerce Street and West Imperial Avenue. He noted it is an unusual intersection because of the private right-of-way located on West Imperial Avenue, which MR. ELIAS pointed out on an aerial map of the subject site. Currently, there is a pallet yard in that space, which sits on 2.28 acres zoned M, and the applicant requested to rezone the site to C-PB. The change in zoning will allow for the development of mixed-use so long as a Special Use Permit is issued. The building will be seven stories with 311 units and 324 parking spaces. There is also 5,000 square feet of commercial space fronting Commerce Street with over 6,000 square feet of amenity lobby space. He showed the third floor, which will include a pool area, an outdoor grass area and dog run, and a two-story gym space. He showed renderings of what the proposed project will look like and requested the Commissioners' approval.

COMMISSIONER CHERRY complimented the renderings and appreciated MR. GEORGE for presenting to the Art District. He asked for the incorporation of an art component that faces the Arts District, to which MR. GEORGE said that is something also important to the developer, who hoped to incorporate artwork along Commerce Street and West Imperial Avenue.

CHAIR SCHLOTTMAN spoke about another apartment development on 3rd Street and California Avenue that

would include a few hundred units. He thought it was great to see these types of developments coming to the Arts District as housing is needed. The Chair confirmed with MR. GEORGE about the dog run on the third floor of the building, which was submitted as part of an amended plan to the application. COMMISSIONER CHERRY pointed out to staff that this amenity is something the Commissioners are looking for in downtown development applications.

See Items 38a-38d for related backup.

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

38a. 22-0521-ZON1 - REZONING - FROM: M (INDUSTRIAL) TO: C-PB (PLANNED BUSINESS PARK)

Minutes:

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

Motion made by Sam Cherry to Approve Items 38a-38d subject to condition(s)

NOTE: Commissioner Cherry disclosed that he has a project within the notification area. This does not affect him any greater or lesser; therefore, he would vote on Items 38a-38d.

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

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

38b. 22-0521-VAR1 - VARIANCE - TO ALLOW A 22-FOOT DRIVE AISLE WHERE 24 FEET IS THE MINIMUM REQUIRED

Minutes:

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

Motion made by Sam Cherry to Approve Items 38a-38d subject to condition(s)

NOTE: Commissioner Cherry disclosed that he has a project within the notification area. This does not affect him any greater or lesser; therefore, he would vote on Items 38a-38d.

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

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

38c. 22-0521-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT

Minutes:

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

Motion made by Sam Cherry to Approve Items 38a-38d subject to condition(s)

NOTE: Commissioner Cherry disclosed that he has a project within the notification area. This does not affect him any greater or lesser; therefore, he would vote on Items 38a-38d.

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

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

38d. 22-0521-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 311 MULTI-FAMILY RESIDENTIAL UNITS AND 5,009 SQUARE

FEET OF COMMERCIAL SPACE WITH A WAIVER OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Sam Cherry to Approve Items 38a-38d subject to condition(s)

NOTE: Commissioner Cherry disclosed that he has a project within the notification area. This does not affect him any greater or lesser; therefore, he would vote on Items 38a-38d.

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

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

39. 22-0523 - PUBLIC HEARING - APPLICANT: CNB PARTNERS VEGAS, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on the following Land Use Entitlement project requests on 2.75 acres at 450 Fremont Street, Suite #310 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 39-39b.

COUREY STEWART, Sr. Planner, reported that the proposed nightclub development has been approved by the Fremont Street Experience and can be conducted in a harmonious and compatible manner with the surrounding uses within the Neonopolis complex; therefore, staff recommended approval of both entitlements. He noted that additional letters of support were received since publication.

ATTORNEY MAREN PARRY believed the Staff Report was comprehensive and the Commissioners had most of the information they needed. She briefly emphasized that there are two aspects of the proposed project, one is a request for on-premise full alcohol use that is in the vacant space previously occupied by Telemundo. The second is for outdoor simulated skydiving, which she demonstrated on a site plan. MS. PARRY explained that a technology called AERODIUM will be installed on the roof, showing a rendering of the machine. She emphasized the Nightclub use was requested for flexibility in an event space, and they do not anticipate operating an actual nightclub. Additionally, there will be amusement machines on site, but no gaming. Lastly, there will be on-site consumption of alcohol only and no packaged liquor will be sold, nor will alcohol be allowed on the roof.

COMMISSIONER WILLIAMS thanked MS. PARRY for articulating the project in its entirety, which he thought was cool and in a good location.

See Items 39a and 39b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 39-39b.

- 39a. 22-0523-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 15,700 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 2,599 SQUARE-FOOT OUTDOOR PATIO

Minutes:

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

Motion made by Anthony Williams to Approve Items 39a and 39b subject to condition(s)

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

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

- 39b. 22-0523-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED NIGHT CLUB WITH OUTDOOR PATIO AND COMMERCIAL RECREATION (OUTDOOR) [OUTDOOR SKY DIVING] FACILITY WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Minutes:

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

Motion made by Anthony Williams to Approve Items 39a and 39b subject to condition(s)

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

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

40. 22-0527 - PUBLIC HEARING - APPLICANT/OWNER: THOMAS CHARLES BURGER, JR. - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 1405 Golden Oak Drive (APN 163-03-210-010), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 40-40b.

COUREY STEWART, Sr. Planner, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct house additions and a casita that fails to comply with Title 19 development standards; therefore, staff recommended denial of both entitlements. He noted that additional letters of support were received since publication.

THOMAS BURGER, the property owner, said he requested the application as his 95-year-old mother's health has taken a turn for the worst. He would like to modify the home by building a casita for her to live in as well as expanding some of the rooms in case additional help is needed.

JOE BRODSKY said he lives across the street and is on the board of the HOA (homeowners association). He spoke in support of the application and felt it is an improvement and enhancement for the neighborhood. He also believed this request will allow for greater use of space in a unique situation.

COMMISSIONER ROGAN said he met with MR. BURGER and visited his home, which the Commissioner asserted is well maintained. The neighbors support the application and this is similar to an application submitted by MR. BURGER many years ago.

See Items 40a and 40b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 40-40b.

- 40a. 22-0527-VAR1 - VARIANCE - TO ALLOW A 45-FOOT FRONT YARD SETBACK WHERE 55 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK ON THE SOUTH AND A SIX-FOOT SIDE YARD SETBACK ON THE NORTH WHERE 10 FEET IS REQUIRED FOR PROPOSED PRIMARY RESIDENCE ADDITIONS; AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR TWO PROPOSED ACCESSORY STRUCTURES (CLASS I AND CLASS II) [GUEST HOUSE AND POOL CABANA]

Minutes:

See Item 40 for related discussion and Items 40-40b for related backup.

Motion made by Jeff Rogan to Approve Items 40a and 40b subject to condition(s)

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

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

40b. 22-0527-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] USE

Minutes:

See Item 40 for related discussion and Items 40-40b for related backup.

Motion made by Jeff Rogan to Approve Items 40a and 40b subject to condition(s)

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

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

41. 22-0533 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 3.03 acres generally located at the southwest corner of Jefferson Avenue and D Street (APNs 139-27-201-005 and 006), Ward 5 (Cear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

This item was pulled forward and heard subsequent to Item 51.

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 41-41b.

COUREY STEWART, Sr. Planner, reported that the proposed trade school development can be conducted in a harmonious and compatible manner with the surrounding area. It supports the goals and policies of the 2050 Master Plan, Vision 2045 Downtown Master Plan, The HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan, and the West Las Vegas Plan; therefore, staff recommended approval of both entitlements. He noted that additional letters of support were received since publication.

SAM TOLMAN, Architectural Project Manager for the City of Las Vegas, and MICHELE BRIGIDA, Carpenter Sellers Del Gatto Architects and architect on the project, were present and concurred with staff's recommendation.

COMMISSIONER ROGAN noticed the delivery driveway opens onto a public right-of-way and asked if it could be relocated. MS. BRIGIDA said the building serves as a trade school and supports CSN (College of Southern Nevada). They conceptualized the south side of the property to be open for community gathering opportunities. She noted the loading area is concealed by a roll-off that will blend with the mint metal façade that complements the campus feel. The depth of the driveway does not allow for semi trucks and will be utilized by box trucks for deliveries. She confirmed the vehicles will back onto the street as needed but will work with the scheduling of the school and within the hours of operation.

CHAIR SCHLOTTMAN asked for an explanation of the roll-off screening. MS. BRIGIDA showed renderings of the south side of the building near the lobby, pointing out that it will serve as a welcoming opportunity for the students and the community. She also showed several areas of the building where local artists will be hired to paint murals. The roll-off screening will blend into the façade to create a four-sided piece of architecture, and they wished to emulate the mint of the Historic Westside School.

COMMISSIONER CHERRY complimented the project and thought it was beautiful. He believed it complemented the surrounding area but thought there should be some consideration about how the building will interact with Jefferson Avenue. MS. BRIGIDA and MR. TOLMAN concurred, and MR. TOLMAN said they will adapt this project to the north side of Jefferson Avenue.

COMMISSIONER DE SALVIO asked if this will be a trade school or a training center. MS. BRIGIDA said the facility will house programs such as construction, a welding lab, manufacturing, a health care lab, and computer

labs. SYLVIA KIM, Associate Vice President of Facilities Management for CSN, informed the Commissioner that this facility will be a training center for the workforce and will also offer pathways to degrees and higher education. It will fit the needs of the community and will include certification programs that aid individuals in obtaining careers.

COMMISSIONER WILLIAMS supported the project as it supports The HUNDRED Plan.

See Items 41a and 41b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 41-41b.

41a. 22-0533-ZON1 - REZONING - FROM: T4-N (T4 NEIGHBORHOOD) TO: T4-C (T4 CORRIDOR)

Minutes:

See Item 41 for related discussion and Items 41-41b for related backup.

Motion made by Anthony Williams to Approve Items 41a and 41b subject to condition(s)

NOTE: Commissioner Cherry disclosed that his company recently entered into a DDA (Disposition and Development Agreement) on a project within the notification area; however, the land had not been closed on, and he wished to make comments.

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

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

41b. 22-0533-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 15,062 SQUARE-FOOT TRADE SCHOOL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

Minutes:

See Item 41 for related discussion and Items 41-41b for related backup.

Motion made by Anthony Williams to Approve Items 41a and 41b subject to condition(s)

NOTE: Commissioner Cherry disclosed that his company recently entered into a DDA (Disposition and Development Agreement) on a project within the notification area; however, the land had not been closed on, and he wished to make comments.

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

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

42. 22-0534 - PUBLIC HEARING - APPLICANT: AMH DEVELOPMENT, LLC - OWNER: BABB INVESTMENT CO. - For possible action on the following Land Use Entitlement project requests on an 8.02 acre portion of 25.26 acres at the northwest corner of Isaac Newton Way and Metro Academy Way (APN 138-07-301-014), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 42a-42d for related backup.

42a. 22-0534-MOD1 - MAJOR MODIFICATION - FROM: OS-R (OPEN SPACE AND RECREATION) TO: ML (MEDIUM-LOW DENSITY) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION

Minutes:

See Item 6 for related discussion and Items 42-42d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

42b. 22-0534-VAC1 - VACATION - PETITION TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY (MICHELLI CREST WAY) AND U.S. GOVERNMENT PATENT EASEMENTS

Minutes:

See Item 6 for related discussion and Items 42-42d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023, which Commissioner Rogan confirmed would be amended administratively.

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

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

42c. 22-0534-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 61-LOT SINGLE-FAMILY, DETACHED RESIDENTIAL SUBDIVISION

Minutes:

See Item 6 for related discussion and Items 42-42d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023.

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

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

42d. 22-0534-TMP1 - TENTATIVE MAP - CHALLENGER ISAAC NEWTON - FOR A PROPOSED 61-LOT SINGLE-FAMILY, DETACHED RESIDENTIAL SUBDIVISION

Minutes:

See Item 6 for related discussion and Items 42-42d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 8a-8d, 28, 36, and 42a-42d to 12/13/2022 and Withdraw without Prejudice Items 9a and 9b

NOTE: Subsequent to the vote, staff clarified that Item 28 should be held in abeyance to 1/10/2023.

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

43. 22-0537 - PUBLIC HEARING - APPLICANT: THE WALTER HOVING HOME, INC. - OWNER: HORSE 15, LLC - For possible action on the following Land Use Entitlement project requests on 5.81 acres at the northeast corner of Horse Drive and Bradley Road (APNs 125-12-601-006 and 009), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 43-43b.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the proposed Convalescent Care Facility to be compatible with the surrounding development in the area, and the requested landscaping Waiver will not have a negative impact on the existing, surrounding residential developments. The applicant has provided the required Equestrian trail with required planting materials adjacent to Bradley Road, which staff determined will sufficiently screen the site from the right-of-way; therefore, staff recommended approval of the requested Special Use Permit and Site Development Plan Review. She noted that additional letters of protest were received since publication.

ATTORNEY LIZ OLSON appeared on behalf of the applicant. She explained that the applicant is the Walter Hoving Home, which is a non-profit organization that assists women with overcoming various types of abuse. They have been in operation since the late 1960s and have operated in Clark County since 2006. The organization helps women only, and the types of properties they like are in residential areas to allow women to have privacy and comfort.

The subject site is approximately six acres on Bradley Road and Horse Drive and is surrounded by residential areas. There is an existing church to the northeast and an existing elementary school to the southwest. The site is currently zoned R-E (Residence Estates) and a Special Use Permit and a Site Development Plan Review were requested for convalescent care, which does not require a zone change. Because of the location of the site, they have taken into consideration the neighbors and designed the site to buffer the neighbors as much as possible, as well as provide a building that fits in with a residential neighborhood. She displayed the site plan and landscaping plan on the overhead, pointing out that there is a single building centered on the site. There are two access points along Bradley Road, as well as parking along the right-of-way, and there are large open spaces behind the home. The only lights on the site will be on the building, and the lighting will be shielded from the residential areas. MS. OLSON indicated the building is setback 108 feet from the east property owners and 116 feet from the north, which compares to about 10 residential homes, up to two stories in height with a 35-foot setback, that could be built on the site instead. The one-story building will look like a residential building and will be less than 24 feet tall. They expect to have 25-30 women residents with preschool-aged children on the site, whom the women will have full custody of. She noted that the women are on a regimented schedule and do not have vehicles. They may attend classes, go out to church or attend group activities, and must be in their rooms at 9:00 p.m. Visitors can come on Saturdays and Sundays from 1:00 p.m. to 5:00 p.m., otherwise, visitors are not permitted. There will be eight to 10 employees, some of whom live onsite with the residents. MS. OLSON reiterated that this was not residential use, and nothing will be done that is generally done in a hospital. Additionally, all of the women onsite attend voluntarily and can leave when they choose to. She noted that BETH GRECO, President and CEO (Chief Executive Officer), was present to answer questions.

JULIANNE COLLMAR said the proposed project will surround her home, which she has lived in for 28 years. She asserted that they have fought hard to keep the area residential and equestrian zoned. She opposed this project and believed more residential homes with horses could be built instead.

GARY and LINDA ABBOTT said they live across from the subject site and stressed that the large acre lots in the area are zoned for equestrian use. They were concerned about the type of women that will be residents of the convalescent care facility.

BRIAN COOK spoke in opposition and believed the neighbors were not properly notified.

MS. OLSON said the applicant realized the area is for horses, and they must continue the equestrian trail down Bradley Road. To address the neighbors across Horse Drive, she pointed out that the building is setback 119 feet from the southern property line plus a 60-foot right-of-way.

COMMISSIONER ROGAN said he supported the program and believed it is something that is needed. He believed the project was harmonious and compatible with the area, and he did not have a problem with it.

COMMISSIONER DE SALVIO thanked the neighbors for coming out and said a lot of work went into this project. He acknowledged the large setbacks from the property lines and indicated that MS. OLSON was accurate in that if taller homes were built, the neighbors would be upset. He pointed out that there is no zone change, and if the applicant does not abide by what they have said on the record, the City may revoke their Special Use Permit. He confirmed that the equestrian trail will be continued, and he confirmed with MS. OLSON the delivery hours. MS. OLSON explained that deliveries will be during the day only and made along Bradley Road. The women and some employees will be living at the facility and will receive food and supplies. COMMISSIONER DE SALVIO believed the proposed project was a less intense use than what could be developed on the site and believed it fit with the area. He confirmed with MS. OLSON that she agreed with all conditions.

See Item 4 for related discussion and Items 43a and 43b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 43-43b.

43a. 22-0537-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME USE

Minutes:

See Items 4 and 43 for related discussion and Items 43-43b for related backup.

Motion made by Louis De Salvio to Approve Items 43a and 43b subject to condition(s)

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

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

43b. 22-0537-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 96-BED CONVALESCENT CARE FACILITY DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS

Minutes:

See Items 4 and 43 for related discussion and Items 43-43b for related backup.

Motion made by Louis De Salvio to Approve Items 43a and 43b subject to condition(s)

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

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

44. 22-0540-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARON SHEARER - For possible action on a Land Use Entitlement project request TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) [SHED] IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS PROHIBITED, TO NOT BE AESTHETICALLY COMPATIBLE, AND A THREE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED on 0.21 acres at 333 Falcon Lane (APN 138-36-219-005), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the subject Accessory Structure (Class II) [Shed] is not aesthetically compatible with the primary dwelling, is not a minimum of six feet from the primary dwelling as required by Title 19.06, and is located in front of the primary dwelling where such is prohibited. As no evidence of a unique or extraordinary circumstance related to the physical characteristics of the site was presented to warrant the requested Variance, the hardship is self-imposed and preferential in nature, and staff recommended denial. She noted that additional letters of protest were received since publication.

SHARON SHEARER, applicant/owner, said she was not aware that she needed a building permit and received a notice that she was in violation. At that time, she reached out to Code Enforcement and was informed that due to the setbacks and size of the structure, a Variance and a building permit were needed. MS. SHEARER said she moved into the home in March of 2022 and spoke to some of the neighbors about the shed. The individuals she spoke with had no opposition to the shed and loved what the homeowners have done to the property. She acknowledged reading over some of the other neighbors' concerns who cited that the improvements were not aesthetically pleasing; however, she noted this was because they have not finished making those improvements. MS. SHEARER commented that they purchased the shed from Sheds Direct and have built it to its specifications. Lastly, she explained that the shed was needed for additional space and said the shed is located nearest to Mayflower Lane, mentioning its distance from Falcon Lane and Mayflower Lane. In the future, they hoped to hire a contractor to incorporate the structure into the home.

COMMISSIONER ROGAN pointed out that the City had no documentation in support of the application and asked MS. SHEARER to provide her support documentation for the record. The Commissioner agreed with staff and did not think the structure was aesthetically compatible with the home. He also had concerns about its distance from the home and pointed out alternative solutions. COMMISSIONER WILLIAMS shared similar sentiments and could not support the application.

Subsequent to the motion and vote, SETH FLOYD, Director of Community Development, said this application originated with a Code Enforcement case. With the denial, the case will continue, and Code Enforcement will follow up with MS. SHEARER regarding the next steps.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

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

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

45. 22-0547 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on the following Land Use Entitlement project requests on 10.00 acres at the southeast corner of Fisher Avenue and Grand Canyon Drive (APN 125-31-601-014), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 45-45I.

NICOLE EDDOWES, Community Development Coordinator, reported that overall, the site provides single-family residential housing at a density that is comparable to adjacent properties. However, staff supports current code standards regarding building setbacks, private streets, and the required offsite improvements on the adjacent public streets; therefore, staff recommended denial of the requested Variances and Tentative Map. She noted that additional letters of protest were received since publication.

ATTORNEY STEPHANIE ALLEN appeared on behalf of Lennar Homes and said the subject property is located at Grand Canyon Drive and Fisher Avenue. The site was recently purchased by Lennar Homes at a BLM (Bureau of Land Management) auction. They will not be making a zone change and will comply with the R-E

(Residence Estates) zoning by constructing one-story homes on .50-acre lots. She displayed an aerial map on the overhead and pointed out that everything highlighted in green is located within the City and everything else is located within Clark County. She mentioned that the setback requirements for R-E developments within the City and County differ. MS. ALLEN shared the layout of the development, noting there are 17 lots proposed. The nine lots that face out to Fisher Avenue and Park Street are those with a request for 30-foot setbacks, which matches that of Clark County. The other two Variances will allow for an un-gated private road and streets to be in accordance with rural standards. These requests were voiced by the neighbors at a neighborhood meeting held on September 19th. MS. ALLEN indicated there was an additional request by the neighbors to flip the cul-de-sac along Fisher Avenue, which she stated was not possible, as it would affect elevation grading and sewer along Washburn Road. Lastly, the neighbors wished to minimize the view of the RV (recreational vehicle) garages from the exterior of the site, which MS. ALLEN confirmed was possible.

DAN DAVIS said he lives next to the subject site. He was opposed to the development currently presented, as he did not think the developer was following rural preservation standards. He was also concerned the new homeowners will not maintain the private street.

MS. ALLEN stated that the applicant wished to construct something similar to MR. DAVIS' development. She pointed out the proposed private street on the overhead, noting the applicant understood the maintenance requirement of Lennar Homes and the homeowners. Additionally, nine of the homes will front onto the road, which is typically in line with a rural preservation area. MS. ALLEN asserted that Lennar Homes put a lot of thought into being in line with rural preservation standards, as well as being harmonious and compatible with the surrounding neighborhoods.

COMMISSIONER TOUSSAINT supported the Variance requests and thought the project was harmonious and compatible with the community. She understood the concern regarding infill developments but thought this project would be a great addition to the area.

See Items 45a-45l for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 45-45l.

45a. 22-0547-VAR1 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 1

Minutes:

See Item 45 for related discussion and Items 45-45l for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45l subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45l.

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

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

45b. 22-0547-VAR2 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 2

Minutes:

See Item 45 for related discussion and Items 45-45l for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45l subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45l.

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

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

- 45c. 22-0547-VAR3 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 3

Minutes:

See Item 45 for related discussion and Items 45-45l for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45l subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45l.

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

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

- 45d. 22-0547-VAR4 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 4

Minutes:

See Item 45 for related discussion and Items 45-45l for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45l subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45l.

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

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

- 45e. 22-0547-VAR5 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 5

Minutes:

See Item 45 for related discussion and Items 45-45l for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45l subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45l.

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

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

- 45f. 22-0547-VAR6 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 6

Minutes:

See Item 45 for related discussion and Items 45-45I for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45I subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45I.

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

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

- 45g. 22-0547-VAR7 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 7

Minutes:

See Item 45 for related discussion and Items 45-45I for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45I subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45I.

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

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

- 45h. 22-0547-VAR8 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 8

Minutes:

See Item 45 for related discussion and Items 45-45I for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45I subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45I.

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

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

- 45i. 22-0547-VAR9 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 9

Minutes:

See Item 45 for related discussion and Items 45-45l for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45l subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45l.

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

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

- 45j. 22-0547-VAR10 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS IN GRAND CANYON DRIVE, FISHER AVENUE AND PARK STREET WHERE SUCH ARE REQUIRED, INCLUDING STREETLIGHTS, CURBS, GUTTERS AND SIDEWALKS

Minutes:

See Item 45 for related discussion and Items 45-45l for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45l subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45l.

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

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

- 45k. 22-0547-VAR11 - VARIANCE - TO ALLOW A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH ARE REQUIRED

Minutes:

See Item 45 for related discussion and Items 45-45l for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45l subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45l.

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

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

- 45l. 22-0547-TMP1 - TENTATIVE MAP - GRAND CANYON AND FISHER - FOR A 17-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:

See Item 45 for related discussion and Items 45-45I for related backup.

Motion made by Donna Toussaint to Approve Items 45a-45I subject to condition(s)

NOTE: Commissioner Rogan disclosed that this project is located within the Interlocal Agreement, but according to the Staff Report, it meets all requirements of the Interlocal Agreement. In addition, the applicant is not asking for a general plan or zoning change that would interfere with that agreement; therefore, he would vote on Items 45a-45I.

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

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

46. 22-0615 - PUBLIC HEARING - APPLICANT/OWNER: DAPPER COMPANIES - For possible action on the following Land Use Entitlement project requests on 6.33 acres at the northwest corner of Centennial Parkway and Durango Drive (APNs 125-20-402-008, 013 and 015; and 125-20-499-004, 005, 007 and 012), Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 46-46h.

COUREY STEWART, Sr. Planner, reported that the proposed shopping center expansion adheres to the overall intent of the Town Center Development Standards Manual. It will offer additional goods/services to the community residents and will be compatible with the existing development in the surrounding area; therefore, staff recommended approval of all requested entitlements. He noted that additional letters of protest were received since publication.

DIONICIO GORDILLO appeared on behalf of Dapper Companies and said that this application is the third phase in the expansion of an existing shopping center. Use permits are required for the on-site restaurants that will serve on-premise consumption of alcohol. The proposed uses are consistent and compatible with the existing shopping center and with the immediate surrounding area. He appreciated staff's recommendation for approval, noting the applicant concurred with their conditions of approval. He requested the Commissioners' approval.

COMMISSIONER TOUSSAINT thought this was a great project and commented that she loves Broken Yolk Cafe, which MR. GORDILLO said would be on the site.

See Items 46a-46h for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 46-46h.

- 46a. 22-0615-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [125-20-499-004, 007 AND 012]

Minutes:

See Item 46 for related discussion and Items 46-46h for related backup.

Motion made by Donna Toussaint to Approve Items 46a-46h subject to condition(s)

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

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

- 46b. 22-0615-MOD1 - MAJOR MODIFICATION - TO SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL TOWN CENTER LAND USE DESIGNATION [125-20-499-004, 007 AND 012]

Minutes:

See Item 46 for related discussion and Items 46-46h for related backup.

Motion made by Donna Toussaint to Approve Items 46a-46h subject to condition(s)

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

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

- 46c. 22-0615-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE [RESTAURANT] WITH A 2,098 SQUARE-FOOT PATIO AREA AND A WAIVER TO ALLOW SUCH USE ON A PARCEL CONSISTING OF 6.33 ACRES WHERE 50 ACRES IS REQUIRED FOR THE SERVICE COMMERCIAL SPECIAL TOWN CENTER LAND USE DESIGNATION

Minutes:

See Item 46 for related discussion and Items 46-46h for related backup.

Motion made by Donna Toussaint to Approve Items 46a-46h subject to condition(s)

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

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

- 46d. 22-0615-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 3,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE [RESTAURANT] WITH A 1,430 SQUARE-FOOT PATIO AREA AND A WAIVER TO ALLOW SUCH USE ON A PARCEL CONSISTING OF 6.33 ACRES WHERE 50 ACRES IS REQUIRED FOR THE SERVICE COMMERCIAL SPECIAL TOWN CENTER LAND USE DESIGNATION

Minutes:

See Item 46 for related discussion and Items 46-46h for related backup.

Motion made by Donna Toussaint to Approve Items 46a-46h subject to condition(s)

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

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

- 46e. 22-0615-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED 2,450 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE [RESTAURANT] WITH A 975 SQUARE-FOOT PATIO AREA AND A WAIVER TO ALLOW SUCH USE ON A PARCEL CONSISTING OF 6.33 ACRES WHERE 50 ACRES IS REQUIRED FOR THE SERVICE COMMERCIAL SPECIAL TOWN CENTER LAND USE DESIGNATION

Minutes:

See Item 46 for related discussion and Items 46-46h for related backup.

Motion made by Donna Toussaint to Approve Items 46a-46h subject to condition(s)

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

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

- 46f. 22-0615-SUP4 - SPECIAL USE PERMIT - FOR A PROPOSED 1,600 SQUARE-FOOT ALCOHOL, ON-PREMISE BEER/WINE USE

Minutes:

See Item 46 for related discussion and Items 46-46h for related backup.

Motion made by Donna Toussaint to Approve Items 46a-46h subject to condition(s)

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

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

- 46g. 22-0615-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 21,753 SQUARE-FOOT ADDITION TO AN EXISTING SHOPPING CENTER WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

Minutes:

See Item 46 for related discussion and Items 46-46h for related backup.

Motion made by Donna Toussaint to Approve Items 46a-46h subject to condition(s)

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

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

- 46h. 22-0615-TMP1 - TENTATIVE MAP - CENTENNIAL PARKWAY AND DURANGO DR. - FOR A ONE-LOT COMMERCIAL SUBDIVISION

Minutes:

See Item 46 for related discussion and Items 46-46h for related backup.

Motion made by Donna Toussaint to Approve Items 46a-46h subject to condition(s)

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

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

DIRECTOR'S BUSINESS:

47. ABEYANCE - 22-0450-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: SOUTHERN NV RENTAL HOLDINGS, LLC - For possible action on a request regarding the adoption of the Vegas Rising Development Agreement on approximately 18.67 acres at the southeast corner of Richfield Boulevard and Wilmington Way (APNs Multiple), Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 25 for related discussion.

Motion made by Sam Cherry to Approve

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

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

48. 22-0477-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19 regarding Attainable Housing Incentives, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

This item was heard subsequent to Items 41-41b.

CHAIR SCHLOTTMAN declared the Public Hearing open.

Through the use of a PowerPoint presentation, a copy of which was submitted and attached as backup, MARCO VELOTTA, Planning Project Manager, stated that this item is a proposed amendment to Title 19 that would incorporate several new provisions in an incentive program with respect to housing in the Unified Development Code. One of the underlining components of the 2050 Master Plan is the development pattern that shifts toward infill and transit-oriented development over time. This means that diversification of land use and building types, to align more commercial and residential development together along major arterial corridors, will bolster downtown and regional centers. To address these goals and improve the 2050 Master Plan's applicable outcomes, key actions, and implementation strategies, a number of items were recommended. These include diversifying and improving housing stock to include a range of building types appropriate for transit-oriented development, reducing the barriers for construction and development of housing, and incentivizing and actively assisting with the construction development and financing of housing.

Ultimately, to facilitate the implementation of a housing incentive program, the City Council has the authority to enact measures it deems necessary pursuant to NRS (Nevada Revised Statutes) 278.235 and the Las Vegas City Charter. The 2050 Master Plan highlights a variety of opportunities and challenges related to attainable housing availability and the amount of new missing middle units that are needed. He noted there are a number of recommendation strategies to do so in the land use and housing goals of the Land Use and Environment and the Economy and Education chapters. Some of these were followed up on in the 2022 annual report on the Master Plan at the Planning Commission meeting in September. In general, the City lacks housing types and choices, even though much of the housing stock is new and in relatively good condition, and much of the housing is either single-family or apartments. As a result, there is a lack and a widening chasm of missing middle housing.

MR. VELOTTA indicated that most of the major housing cost metrics that were evaluated under the 2050 Master Plan have not been improving, and a variety of impediments contribute to that, such as the number of households that are at 80 percent of area median income, which is high for Southern Nevada and has been growing over the years. Nearly a quarter of the City's residents spent about half of their income on housing and transportation combined. Further, less than two percent of the total housing units built in 2021 were considered affordable. Additionally, from a geographical perspective, most development has been suburban. The City's overall supply of housing that meets those definitions is about 8,500 with only 57 new units created between 2020 and 2021. Missing middle housing, which is commonly found in transit-oriented development or housing incorporated into a property alongside market-rate housing, can help fill that gap and align with the Master Plan's overall land use and housing strategies.

He indicated that each year, local governments across the state are required to submit a report, pursuant to state statute, to the Nevada Housing Division that details measures they've incorporated into their master plans and which of those have been used. Of the 12 measures that are listed in the statute, six are required. Under the 2021 reports, the City reported that four of those measures were being used of the seven that had been described under the previously adopted 2020 Master Plan, but with the adoption of the 2050 Master Plan, the City is now the first jurisdiction in the state to incorporate all 12 measures, assuming that this Text Amendment is adopted and several more alternatives are codified. Creating these additional measures would ensure ongoing statutory compliance.

The Text Amendment would be rolled out by the Department of Community Development and the Department of Neighborhood Services. He noted that KATHI THOMAS, Director of Neighborhood Services, has helped with reporting on affordable housing in the past. Currently, there are no definitions for housing within the Las Vegas Municipal Code with respect to the type and income thresholds, and several categories of definitions of various income levels would be aligned with the United States Department of Housing and Urban Development (HUD) to create a tiered incentive structure. The amendment would create housing criteria and procedures to facilitate acceptance of housing incentives, and ensure compliance with applicants and property owners. MR. VELOTTA noted that most criteria are modeled after programs established in other cities nationwide and within Nevada, including the Cities of Reno and Henderson. The length of compliance would be fixed at 30 years by means of a recorded agreement, and there would be a minimum number of required units. Typically, the minimum

amount is 10 units of the proposed development meeting income definitions; however, that depends on the land use type, which is similar to requirements in other cities. They would be applicable city-wide with the exception of rural uses but geared more towards transit-oriented uses and Downtown Las Vegas. Review and compliance would be managed by the Department of Neighborhood Services.

For any qualifying application, a prioritized review process would be established internally in an effort to accelerate the project, and this is recommended in common practice that would be applicable to any development type. Additionally, a density bonus would be an incentive to authorize a developer to build at a greater density than would otherwise be allowed under the general plan in exchange for developing a portion of qualified housing. For this incentive, all low, medium, and high general plan categories would be subject to a density bonus, excluding rural preservation uses, with greater bonuses aligned to the City's transit-oriented development categories. Similarly, a height bonus would be permitted for projects and properties in applicable categories in exchange for a certain percentage of affordable housing. These provisions would replace existing language to add more height for zoning categories in which height is already restricted to 12 stories at the most. Building permit and impact fee reductions would be created to reduce upfront development costs in exchange for developing a certain portion of units below 60 percent of the area median income. Because such fee reductions would impact the City's Building Enterprise Fund and fees collected, discretion must be given to the City on how much reduction can feasibly be granted. In addition, NRS requires criteria and hearings concerning the effect of reducing such fees, and that such a reduction does not adversely impair the ability of the City to pay interest, principles, and bonds from which those fees are pledged to impact the viability of either the Building Enterprise Fund or the General Fund. The amendment recommends such advisement and budgeting at least once per fiscal year by the Building and Safety Enterprise Fund Advisory Committee, the Directors of Community Development and Public Works, and the City Manager, subject to approval by the City Council. At a previous City Council meeting, the Council approved \$500,000 for this program using American Rescue Plan funding. Finally, the amendment would create a new housing trust fund specifically for property acquisition, construction, maintenance, or rehabilitation, and this provision would only codify its creation. Ultimately, if the Planning Commission and Council approve the Text Amendment, it will address a number of strategies detailed in the 2050 Master Plan, will help establish more tools for housing development in the City, and should help improve housing and land use outcomes within the Master Plan.

COMMISSIONER ROGAN liked the plan overall and thought it was a great idea to provide incentives for affordable housing; however, he expressed concern regarding heights, especially with regard to the Form-Based Code. MR. VELOTTA noted that most of those provisions will remain, and staff is still working on the transit-oriented zoning categories that apply to the general plan categories as amendments are made to the Form-Based Code. He informed the Commissioner that he was not aware of any changes to residential adjacency standards at the moment.

COMMISSIONER CHERRY wondered about additional height incentives for five-story buildings that have an affordable component. MR. VELOTTA confirmed that provision currently exists in the Form-Based Code and applies to those districts for which a rezoning has already taken place. This amendment would still address this. Lastly, the Commissioner wondered about the prevailing wage provision, to which PETER LOWENSTEIN, Deputy Planning Director, was unsure where the prevailing wage provision would go, but staff could further research it.

Subsequent to the motion and vote, COMMISSIONER DE SALVIO confirmed MR. LOWENSTEIN would look into the prevailing wage provision. DEPUTY CITY ATTORNEY JAMES LEWIS suggested the Commission start with the premise that public works are subject to prevailing wages.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve

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

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

49. 22-0564-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS
- Discussion for possible action on a request to approve the 2023 Planning Commission Meeting Schedule.
Staff has NO RECOMMENDATION.

Minutes:

By way of reading the item, CHAIR SCHLOTTMAN declared the Public Hearing open.

The Chair confirmed with COMMISSIONER ROGAN that there were no discrepancies with the proposed meeting schedule.

By way of calling for the motion, CHAIR SCHLOTTMAN 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-Louis De Salvio, Anthony Williams, Sam Cherry, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint;
Excused-Donald Walsh;

50. 22-0565-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS
- Discussion for possible action on a request for the Election of the 2023 Planning Commission Officers. Staff has NO RECOMMENDATION.

Minutes:

By way of reading the item, CHAIR SCHLOTTMAN declared the Public Hearing open.

The Chair nominated COMMISSIONER CHERRY as Vice Chair, which the Commissioner accepted.
COMMISSIONER TOUSSAINT nominated COMMISSIONER ROGAN as Chair. COMMISSIONER ROGAN accepted the nomination.

By way of calling for the motion, CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve Sam Cherry as Vice Chair

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

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

Motion made by Donna Toussaint to Approve Jeff Rogan as Chair

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

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

51. 22-0569-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS -
OWNER: JOHN MULL'S MEATS - For possible action on a Land Use Entitlement project request to designate
the property known as John Mull's Meats as a Historic Site on the City of Las Vegas Historic Property Register
as approved by the Historic Preservation Commission (22-0542-HPC1) at 3730 Thom Boulevard (APN 138-12-
601-006), Limited Commercial District (C-1), Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

This item was pulled forward and heard subsequent to the One Motion One Vote Agenda (Items 10-23).

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, said the City is proposing and staff recommended approval to add John Mull's Meats to the City of Las Vegas Historic Property Register. John Mull's Meats has

been a staple in the community, serving Las Vegas residents for over six decades, and is still owned and operated by the Mull family. Present were the owner/operator of John Mull's Meats and the City's Historic Preservation Officer to answer questions of the Commission. She noted that additional letters of support were received since publication.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

Motion made by Anthony Williams to Approve

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

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

52. 22-0623-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.06, 19.09, 19.10, 19.12 and 19.18 regarding permissive uses/tables, development standards and definitions, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

This item was pulled forward and heard subsequent to Item 48.

CHAIR SCHLOTTMAN declared the Public Hearing open.

FRED SOLIS, Planning Manager, said this Text Amendment cleans up Title 19 and the Form-Based Code (FBC). Through the use of a PowerPoint presentation, a copy of which was submitted and attached as backup, he explained that the FBC was first adopted in the Medical District in 2018, followed by the Fremont East District in 2019. Finally, it was adopted in the Historic Westside in late 2020. MR. SOLIS indicated there are two phases part of this update. The intent of Phase I is to streamline the FBC and make it more user-friendly by performing a number of cleanup updates for portions of Title 19, such as eliminating inconsistencies and reorganizing the land use tables into one. Currently, the FBC is organized so that each transect has its own use table, which is cumbersome. Secondly, staff added omitted uses to the FBC that were deemed appropriate for and compatible with the downtown area. Staff also cleaned up standardized FBC terms and definitions with the remainder of Title 19, as well as located all terms and definitions within Title 19.18. Staff clarified Live-Work as a use within the FBC and removed it as a building type.

Regarding Title 19, staff updated various uses and associated development standards. One highlight is the name change of Accessory Structure (Class I) to Accessory Dwelling Unit (ADU), and Accessory Structure (Class II) is now Accessory Structure. Staff felt this was more intuitive and easier to understand. Additionally, they corrected parking standard inconsistencies between 19.06 and 19.12, reorganized permitted use tables so that all residential uses are grouped together, removed Commercial and Other than Listed uses, and clarified the process for the Director to add uses that are not listed on the Permitted Use table.

MR. SOLIS reviewed the next steps, which included making the FBC more streamlined and user-friendly, as well as provide for additional design flexibility. Staff estimated this item would come before the Planning Commission by the Spring of 2024. Once both phases of the FBC are updated, staff will move forward with the implementation of the Arts District for the FBC.

The Chair appreciated the briefing by MR. SOLIS. He was aware that staff put a lot of time into this and appreciated their work.

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

Citizens Participation:

53. 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 recessed from 9:05 p.m. to 9:17 p.m. and was adjourned at 10:36 p.m.

Respectfully submitted:

Ashley Foster, CMC, Deputy City Clerk

Brian Carroll, Deputy City Clerk

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

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor