# Planning Commission Minutes

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

## December 10, 2019
**6:00 PM**

## BUSINESS ITEMS:

1. Call to Order

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

2. Announcement: Compliance with Open Meeting Law

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

3. Roll Call

Minutes:
PRESENT: CHAIR CHERRY and COMMISSIONERS SCHLOTTMAN, TOUSSAINT, WILLIAMS (excused at 7:41 p.m.), ROGAN, and CHATTAH

EXCUSED: COMMISSIONER DE SALVIO

ALSO PRESENT: ROBERT SUMMERFIELD, Planning Director, ERIC McCAMMOND, Sr. Management Analyst, SOPHIA PRINCE, Planner I, LUCIEN PAET, Engineering Project Manager, BRIAN HALVORSON, Assistant Fire Protection Engineer, ASHLEY FOSTER, GABRIELA PORTILLO-BRENNER, and CHEYENNE LaRANCE, Deputy City Clerks

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

Minutes:
None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of November 12, 2019.

Motion made by Trinity Haven Schlottman to Approve

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

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

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

Minutes:
ERIC McCAMMOND, Sr. Management Analyst, stated that the applicant wished to abey Item 8 to the 1/14/2020 meeting; this was the second abeyance request for this item. The applicant for Items 13-18 wished to abey these items to the same meeting; this was the first abeyance request for these items. Lastly, the applicant for Item 26 requested for the item to be stricken from the agenda.

COMMISSIONER CHATTAH wished to hear from the applicant of Item 8. SCOT RUTLEDGE, Argentum Partners, appeared representing the applicant and believed there was a miscommunication. He explained that the applicant had requested abeyance in writing to Planning Department staff on October 31st for this item to be held in abeyance to the 1/14/2020 and was not ready to present at the moment. MR. RUTLEDGE was aware that some members of the public were present and was willing to hear from them; however, with regard to taking any action, he wished to abey the item.

COMMISSIONER CHATTAH asked why abeyance was being requested. MR. RUTLEDGE confirmed he was not prepared to present at the moment. The Commissioner acknowledged there were people present to speak on the matter. She added she had attended the town hall meetings held by the applicant and believed people were ready to hear the item. She motioned to Deny the abeyance request.

Subsequent to COMMISSIONER SCHLOTTMAN'S motion regarding the housekeeping items, COMMISSIONER ROGAN requested Item 21 be held in abeyance to the 1/14/2020 meeting as well.

Motion made by Sigal Chattah to Deny the request to Hold in abeyance Item 8 to 1/14/2020

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

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

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 13-18 and Strike Item 26

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

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

Motion made by Jeff Rogan to Hold in abeyance Item 21 to 1/14/2020

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

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

## ONE MOTION - ONE VOTE

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

7. TMP-77769 - TENTATIVE MAP - OBSIDIAN - SUMMERLIN VILLAGE 21 PARCEL M - APPLICANT: WOODSIDE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 94-UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.93 acres at the northwest corner of Kindle Corner Way and Carriage Hill Drive (APN 137-23-410-002), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-77755]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote subject to condition(s) except Item(s) None

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

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

## PUBLIC HEARING ITEMS

8. ABEYANCE - SUP-77274 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CRT, LLC - OWNER: PALENSKY PROPERTIES I, LTD - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-77173]. Staff recommends APPROVAL.

Minutes:
ACTING VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed Marijuana Dispensary meets all Title 19 Special Use Permit (SUP) requirements and staff has found the proposed use to be compatible with existing uses in the area. Staff recommended approval. He noted that additional letters of protest were received since publication.

SCOT RUTLEDGE, Argentum Partners, stated that he sent e-mails to SOPHIA PRINCE, Planner I, and COMMISSIONER CHATTAH requesting abeyance. He understood the application is contentious but the applicant reached out to the neighbors about their concerns and held two neighborhood meetings. Because of the current concerns surrounding the application, the applicant wished to discuss things further with the neighbors. He felt confident the application met the City's requirements and was prepared for any conditions of approval necessary.

The following individuals spoke in opposition: MARYANNE and DAN GOODSELL, LORRAINE KUSUHARA, owner of the Neonopolis, WAYNE COOK, KIMBERLY HUGHES, CHERYL-LYNN ADAMS, SHAUNA DELAMARE, FRAN and FRANK ABBOTT, MACK MILLER, JOYCE and MIKE HAZARD, and ANTHONY RUGGIERO. The individuals cited concerns of the neighborhood suffering property damage, an increase in crime and hospitalizations, illegal drug trafficking, change in the character of the neighborhood, and the proposed location being too close to family-oriented businesses.

MR. RUTLEDGE believed neighbors generally show up to public hearings when they are in opposition. Since the last neighborhood meeting, the applicant has canvassed the ward and 250 residents of Ward 2 were in support of the application, which MR. RUTLEDGE pointed out using a map with red dots representing the residents who are in support within The Lakes and the surrounding neighborhoods near the proposed location.

He expressed the applicant's desire to have a meeting with COMMISSIONER CHATTAH to discuss some of the concerns of the neighbors in opposition. He indicated there has not been an increase in crime in the neighborhoods adjacent to dispensaries, and he has spoken to the Las Vegas Metropolitan Police Department (Metro) about the matter. Understanding the fears of the neighbors, the applicant has agreed to be conditioned to be the best possible neighbor and chose this particular location because it is a commercial area. MR. RUTLEDGE mentioned that the applicant's current location is in Clark County and has calculated that over

2,000 people travel to the Clark County location from Ward 2 and thought the proposed location would be a good way to service this customer base.

COMMISSIONER TOUSSAINT said she was familiar with the area, lived there for 20 years and is invested in the community. She understood the neighbor's concerns; however, she believed the application was compatible with the area and stated that the Planning Commission cannot only approve dispensaries in Wards 1, 3, and 5. The Commissioner indicated she has received various forms of support but those in support are oftentimes afraid to come to the meetings to speak.

COMMISSIONER ROGAN echoed COMMISSIONER TOUSSAINT'S sentiments, stating that there have been dispensaries approved in similar locations. He believed if dispensaries are to exist, the Marijuana Dispensary use must be spread out among the entire city and not limited to specific areas. He supported the application.

COMMISSIONER CHATTAH said a similar application was submitted for the proposed location and pulled because of overwhelming opposition. She believed the burden of conditions and requests should be on the applicant, not on the Planning Commission, and felt the applicant has not met the burden at the moment.

See Item 6 for related discussion.

ACTING VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

NOTE: CHAIR CHERRY abstained from voting on this item as his family is in the cannabis industry.

COMMISSIONER SCHLOTTMAN disclosed that he has worked on many of these types of facilities in the past; however, he is not associated with nor has he worked with the applicant or owner. His independence of judgment would not be affected by voting on this item.

The initial motion for Denial by COMMISSIONER CHATTAH failed with COMMISSIONERS SCHLOTTMAN, TOUSSAINT, WILLIAMS, and ROGAN voting No, COMMISSIONER CHATTAH voting Yes, CHAIR CHERRY abstaining and COMMISSIONER DE SALVIO excused.

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

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

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

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

Minutes:
CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the subject site is located in the C-V (Civic) zoning district, which allows for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The submitted Justification Letter date stamped October 1, 2019, indicates the soccer facility will only be used for programming needs and activities of the Masonic Temple members and its affiliates. A condition of approval has been added to prohibit the commercial operation of the field.

However, the submitted Site Plans do not provide sidewalk improvements required by Title 19 Complete Street development standards and the applicant has provided no evidence of a unique or extraordinary circumstance to support the requested Variance. Staff recommended denial of both applications. He noted that additional Neighborhood Meeting Notes were in the Commissioners' Supplemental Information Packet.

RICKI BARLOW stated that a neighborhood meeting was held on December 3rd at the Masonic Memorial Temple with a total of 22 people in attendance. He explained the multi-flex space (soccer facility) was designed to assist the Masonic Temple with the ability to generate revenue to help offset increasing operational expenses. The facility received funding from an angel donor within the community in exchange for use of the facility for a little league soccer club between the hours of 5:00 p.m. to 8:30 p.m. Within this multi-flex space, two LED (light-emitting diode) light poles will be installed with their lumens directed onto the field, eliminating all lighting concerns from property owners east of the subject site.

MR. BARLOW indicated the applicant and neighbors have agreed to support the Variance with conditions. The neighbors were concerned that the installation of a sidewalk would not take place; however, he affirmed that it would. He explained that originally the donor did not attach the installation of the sidewalk with the installation of the soccer field; therefore, a Variance was requested to allow time to raise additional funds or to include the cost of the installation in a future construction loan. MR. BARLOW mentioned speaking with the Councilman of Ward 5 who informed him of a way and a source to have the sidewalk installed sooner rather than later.

Additionally, it was agreed upon that there will be decorated wrought-iron fencing within the development and residents will be informed of ongoing activities and programming taking place at the Masonic Temple via the President of the Rancho Manor Neighborhood Association and the utilization of their social media platforms.

On behalf of the Masonic Temple, he thanked the Ward 5 staff and KELLY WOODS, Special Assistant to the Council, JONATHAN BOYLES, Sr. Planner, and the Rancho Manor community, represented by TERA ANDERSON, for their assistance.

JOSEPH FRAGIADAKIS, a resident of the Rancho Manor community, expressed concerns about the facility used for commercial purposes, as there was no guarantee that those renting the facility would be neighborly.

STEVE CAMPBELL, a resident, believed he was outside of the 1,000-foot notification radius of the subject site. He thought this was wrong as what happens at the entrance of the neighborhood affects the entire neighborhood. He said the Masonic Temple is very charitable and honorable but noted trust applies both ways. He did not like how the item came about and did not think the Masonic Temple wished to address anything from the past; therefore, MR. CAMPBELL does not trust them to be good neighbors. In addition, he emphasized the need for a sidewalk for safety.

DENISE WINEMILLER said the subject site is located behind 40 homes that will be affected by noise, lights, and traffic and having a soccer facility only for use by the Masonic Temple is not conducive.

MS. ANDERSON introduced herself and stated that she found an archive of meeting minutes dating back to 1975 pertaining to the dialogue of a park. She thanked the Masonic Temple and MR. BARLOW for facilitating dialogue. MS. ANDERSON acknowledged the concerns of the residents but should the Planning Commission choose to approve the application, there were conditions the neighbors wished to include, which she explained and pertained to the trajectory of the lighting, the installation of a sidewalk and an activities and programming schedule of the facility. Should the application not be approved, she asked that the temporary chain-link fencing be removed.

MR. BARLOW said there were 22 residents who participated in the neighborhood meeting, a majority of which agreed with the conditions presented by MS. ANDERSON. The applicant was agreeable to these and working with the Councilman's office and the neighbors, he assured a sidewalk would be installed.

Regarding the commercial use of the property, MR. BARLOW said currently the Masonic Temple rents out their indoor space and has been doing this for years. He asserted the Masonic Temple is a non-profit and not a private organization and must find creative ways to bring in additional income.

CHAIR CHERRY thanked MR. BARLOW for reaching out to him.

In response to several questions from COMMISSIONER ROGAN, MR. BARLOW indicated the bleachers at the facility are to accommodate the parents who wish to watch the youth practice; however, he offered to remove the bleachers if necessary. He asserted the applicant is not looking to hold any tournaments at the facility, which would only be used for practice and will only operate until 8:30 p.m., which the residents were agreeable to. The temporary chain-link fencing will be removed and a decorative wrought-iron fence will be installed. The applicant desires to install a sidewalk, but there are no funds to install a sidewalk now as the funds that were allotted were specifically earmarked for the soccer practice facility.

ROBERT SUMMERFIELD, Planning Director, confirmed if the Variance is granted, it has been put on the record the applicant's intent to install a sidewalk; however, there is no obligation for the applicant to install a sidewalk unless a subsequent condition is added that before future development is to occur, a sidewalk must be completed. This condition would be added to the Site Development Plan Review (SDR). MR. BARLOW affirmed the applicant was happy to oblige.

Regarding the lighting, MR. BARLOW informed COMMISSIONER WILLIAMS that there will be two light poles 39-feet tall, with the direction of the lights pointing down, which he pointed out on the Site Plan using the overhead. The wrought-iron fence will be six-feet tall.

COMMISSIONER WILLIAMS thanked MR. BARLOW and the residents for coming back to continue the conversation. He understood MR. CAMPBELL'S comments regarding trust and thought going forward, past disagreements must be amended. He was prepared to make a motion on the proposed project but wished to identify specific conditions to ensure the applicant was agreeable to meeting these conditions. First, the Commissioner wished for all lighting on the field to be off by 8:30 p.m. Also, he conditioned that access to the field be given to the residents and there be no pets permitted on the field. Additionally, the field is not to be used as a commercial enterprise or rented for profit. Lastly, the field is to be used for practice only. MR. BARLOW was agreeable to these added conditions. COMMISSIONER WILLIAMS asked MR. BARLOW to explain what access to the field would look like for the residents. MR. BARLOW said for security and liability purposes, residents must go to the security office adjacent to the multi-flex space and ask for permission to unlock the gate for the time in which they would like to utilize the facility. This was communicated to the residents at the neighborhood meeting as well.

COMMISSIONER ROGAN wondered who would enforce no commercial use of the facility. MR. SUMMERFIELD replied the Code Enforcement Division will accept complaints and noted the Masonic Temple and the subject site are not zoned for any type of commercial activity. If it is determined that there is a revenue-generating activity occurring, then the applicant will be in violation of their conditions of approval as well as the code.

COMMISSIONER SCHLOTTMAN wished to include within COMMISSIONER WILLIAMS' conditions the assurance that the lighting will not be intrusive to people driving down the street.

MR. SUMMERFIELD reviewed the added conditions for Item 10. He reiterated that an existing condition already limits the facility to the use of the Masonic Temple not to lease the facility to outside groups. MR. BARLOW affirmed for the Chair that the applicant was agreeable to these conditions. ASSISTANT CITY ATTORNEY BRYAN SCOTT asked if there was a timeframe to remove the temporary chain-link fencing. MR. SUMMERFIELD said that would be up to the Commissioner. He believed most of the subject site's improvements have been completed and thought the fencing was ready to go. MR. BARLOW stated that the applicant was ready to go with the installation of the wrought-iron fencing as well as the lighting. He believed everything would be completed within 30-45 days. It was also identified that a covenant agreement exists as part of Condition 7 of the Variance requiring the installation of a sidewalk with regard to the future development of the street, and in response to a question from COMMISSIONER SCHLOTTMAN, MR. SUMMERFIELD stated that a condition could be added to the SDR that prior to the submittal of any future proposed development on the subject site, a sidewalk must be completed.

Regarding Item 9, subsequent to the two motions, which both failed, MR. SUMMERFIELD stated that Item 9 will move forward to City Council with no recommendation.

See Item 10 for related backup.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

NOTE: The initial motion for Approval by COMMISSIONER WILLIAMS resulted in a tie vote with CHAIR CHERRY and COMMISSIONERS TOUSSAINT and ROGAN voting No and COMMISSIONER DE SALVIO excused.

Failed For: 3; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 1

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

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

Minutes:
See Item 9 for related discussion and Items 9 and 10 for related backup.

Motion made by Anthony Williams to Approve subject to condition(s) and adding the following conditions:

A. All lighting shall be downward facing and shall not create a visual impact on the right of way.

B. Sidewalk installation shall be prior to any additional or future development applications to be submitted to the City.

C. Lighting shall be turned off by 8:30 p.m.

D. All temporary improvements to be removed within 30 days of final permit review.

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

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

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

Minutes:
CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the subject site is located within an existing shopping corridor and has been included in the Las Vegas Redevelopment Area. There are existing residential neighborhoods to the south and west. While the proposed sign does meet Title 19 Special Use Permit requirements, it does not adhere to Objective 2.4 of the Las Vegas 2020 Master Plan or the Las Vegas Redevelopment Plan. A similar application was heard by Planning Commission and was denied in December of 2014. Staff recommended denial of this application. He noted there is a revised elevation drawing in the Commissioners' Supplemental Information Packet.

ATTORNEY JAY BROWN appeared representing the applicant and introduced JUSTIN MICHAELS, Principal Architect, who was also present. MR. BROWN said the Special Use Permit is being requested for a double-sided, digital 14-foot by a 48-foot off-premise sign to be located at 3838 Meadows Lane. The sign will auto-dim in the evening to reduce glare, is invisible to the residents to the south of the subject location, and is surrounded by parking lots to the north, west, and east. He noted the applicant's commitment to allocate a percentage of the screen time to public service announcements. He reiterated that the proposed sign complies with all Title 19 requirements.

MR. BROWN stated that they have met with COMMISSIONER ROGAN and COUNCILMAN KNUDSEN and the appearance of the sign has been improved based upon their feedback. He requested approval.

COMMISSIONER ROGAN said he generally dislikes large signage but reviewed prior billboards that have been approved by the Planning Commission and thought it would disingenuous to oppose this item due to past precedence. He appreciated meeting with the applicant and them improving upon the design of the sign.

CHAIR CHERRY declared the Public Hearing closed.

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

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

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

12. MOD-77683 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 7.02 acres at 5750 Sky Pointe Drive (APN 125-27-402-005), Ward 6 (Fiore) [PRJ-77440]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that while the applicant's justification letter proposes uses very similar to those historically conducted at the subject site, the proposed Special Land Use Designation would allow other uses that are too intense for adjacent residential developments to the north and east. Staff recommended denial. He noted that an additional letter of support was received since publication.

DAVID BROWN, representing the owner of the property, said the subject site was developed as a car dealership in 1997 and operated for several years; however, the property is now vacant as the tenant has left. Before the Planning Commission was the first step of the applicant trying to re-establish the auto-oriented use that this site was designed for. Currently, the sale of vehicles is not permitted within the area; however, a Text Amendment is forthcoming and expected to be approved in February. MR. BROWN explained that the reason for the separate applications was to avoid any delays. The owner has a lease in place with Enterprise for 10 years with four, five-year options and the use permit will move forward as soon as the amendment is approved. He noted a neighborhood meeting was held with no opposition and the applicant requested approval.

CHAIR CHERRY indicated he met with the applicant and spoke with COMMISSIONER DE SALVIO who was in support.

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

13. ZON-77758 - REZONING - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 10.00 acres at the southeast

corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion and Items 14-18 for related backup.

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 13-18 to 1/14/2020 and Strike Item 26

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

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

14. MOD-77759 - MAJOR MODIFICATION RELATED TO ZON-77758 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: PF-TC (PUBLIC FACILITIES - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion and Items 13-18 for related backup.

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 13-18 to 1/14/2020 and Strike Item 26

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

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

15. SUP-77761 - SPECIAL USE PERMIT RELATED TO ZON-77758 AND MOD-77759 -PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Special Use Permit FOR A PROPOSED GATED COMMUNITY WITH PRIVATE STREETS WITH A WAIVER TO ALLOW ONE GATED ENTRANCE WHERE TWO ENTRANCES ARE REQUIRED at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

Minutes:
See Item 6 for related discussion and Items 13-18 for related backup.

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 13-18 to 1/14/2020 and Strike Item 26

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

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

16. VAC-77763 - VACATION RELATED TO ZON-77758, MOD-77759, SUP-77761 AND SDR-77762 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Petition to Vacate City of Las Vegas right-of-way, sewer, drainage, construction and trail easements at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion and Items 13-18 for related backup.

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 13-18 to 1/14/2020 and Strike Item 26

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

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

17. SDR-77762 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77758, MOD-77759, SUP-77761 AND VAC-77763 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF TOWN CENTER STREETSCAPE, WALL HEIGHT AND SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

Minutes:
See Item 6 for related discussion and Items 13-18 for related backup.

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 13-18 to 1/14/2020 and Strike Item 26

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

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

18. TMP-77764 - TENTATIVE MAP RELATED TO ZON-77758, MOD-77759, SUP-77761, VAC-77763 AND SDR-77762 - BREMERTON - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Tentative Map FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW PRIVATE STUB STREETS THAT EXCEED ONE PER 660 FEET on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

Minutes:
See Item 6 for related discussion and Items 13-18 for related backup.

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 13-18 to 1/14/2020 and Strike Item 26

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

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

19. VAR-77775 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW ZERO-FOOT SIDE YARD SETBACKS WHERE 10 FEET IS REQUIRED on 1.49 acres at 3301 Meade Avenue (APN 162-08-303-006), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77441]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that while the proposed use is appropriate for the subject site and surrounding area, the site design fails to meet minimum Title 19 development standards. The applicant has provided no evidence of a unique or extraordinary circumstance to support the requested Variance. Staff recommended denial.

DAVE MICHAEL, Construction Manager for StorAmerica - Guardian Storage Centers and representative of NSA Property Holdings, LLC, indicated an application had come before the Planning Commission previously for the subject property with the request for a landscape buffer. He explained the request, which would allow for covered RV (recreational vehicle) parking on the interior of the property for security reasons. He displayed Google Earth maps of similar properties and pointed out that many of the surrounding properties have similar uses and are on zero-foot lot lines.

See Item 20 for related backup.

CHAIR CHERRY declared the Public Hearing closed.

NOTE: Due to technical difficulties, the video did not capture the final vote.

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

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

20. SDR-77776 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77775 - PUBLIC HEARING - APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 119-UNIT, 19,425 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.49 acres at 3301 Meade Avenue (APN 162-08-303-006), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77441]. Staff recommends DENIAL.

Minutes:
See Item 19 for related discussion and Items 19 and 20 for related backup.

NOTE: Due to technical difficulties, the video did not capture the final vote.

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

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

21. VAR-77766 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD FOSTER - For possible action on a request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL SOLID BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.46 acres at 1916 West Oakey Boulevard (APN 162-04-210-089), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77716]. Staff recommends DENIAL.

Minutes:
This item was brought forward at the request of COMMISSIONER ROGAN and was acted upon after Item 6.

See Item 6 for related discussion.

Motion made by Jeff Rogan to Hold in abeyance to 1/14/2020

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

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

22. WVR-77741 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: SILVER CLOUD PROPERTIES, LLC - For possible action on a request for a Waiver of the Appendix F Interim Downtown Las Vegas Development Standards TO ALLOW UTILITY EQUIPMENT WITHIN THE PUBLIC RIGHT-OF-WAY at 1212 and 1214 South

Main Street (APN 162-03-110-101), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77739]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

SOPHIA PRINCE, Planner I, reported that staff is not able to support utility placement in direct conflict with Appendix F, Interim Downtown Las Vegas Development Standards, and recommended denial. If approved, staff has added conditions of approval to allow placement within the alley. She noted that an additional letter of support was received since publication.

ROBERT GURDISON appeared on behalf of the applicant and commented on a problem the applicant is experiencing in regards to installing fire sprinklers in existing buildings and putting the backflow preventers in an appropriate place. He explained that approximately 20 years ago, the City of Las Vegas developed a mandate with Las Vegas Valley Water District to remove utilities along the north/south running alleyways and to locate those appurtenances along California Avenue and Colorado Avenue east/west running streets. This would encumber the end cap owners in red and blue on the document MR. GURDISON displayed on the overhead to be encumbered with the Reduced Pressure Detector Assemblies (RPDA) of the interior properties.

He further explained that when the applicant began to proceed with the installation of fire sprinklers for a restaurant, the landowner decided they do not want to be encumbered with the backflow preventer. This has stalled the installation of the fire sprinklers and MR. GURDISON, Public Works Department staff and Planning Commission staff have met with the Las Vegas Valley Water District and agreed the best location for the RPDA would be in the alleyway along Colorado Avenue versus the applicant's original proposal of California Avenue. The Las Vegas Valley Water District also agreed that the water pressure is sufficient and the RPDA in the alleyway with a thin profile would work since it has worked in other applications in the downtown area. He requested the approval of relocating the RPDA into a public right-of-way with a private line noting that the private line will provide fire sprinklers to other property owners to tap into.

MR. GURDISON mentioned that the Public Works Department staff and the Las Vegas Valley Water District discussed installing a master RPDA on each end of the alleyway with a connecting eight-inch line between the east and west running streets that would increase the pressure and would allow for other interior properties to connect and improve their buildings.

He informed CHAIR CHERRY the alleyway is 20 feet wide and the RPDA being provided is 12 inches off of the wall. The box itself is approximately four feet, and there will be some bollards that will occupy another foot; therefore, the remaining footage is approximately 14 to 14 and one-half feet.

CHAIR CHERRY said he is familiar with the area and would support the application.

COMMISSIONER SCHLOTTMAN said he was at a meeting with MR. GURDISON and MIKE JANSSEN of the Public Works Department, FRED SOLIS of the Planning Department, and TOM BURKART tried to get the RPDAs off the sidewalk. This is something important and something the Commissioner has been looking at for some time. He stated that at last month's meeting, there was a similar project across the street that had a narrow style of the RPDA in the alleyway. The Commissioner noted one of the perks of having an RPDA is that multiple people can tie into them.

COMMISSIONER SCHLOTTMAN noticed in the backup there was an RPDA on the sidewalk versus in the alleyway. He wondered if this was just an old exhibit. MR. GURDISON replied that is correct stating that since the meeting with the Las Vegas Valley Water District, the consensus with the Las Vegas Valley Water District and the City is to put it in the alleyway so that the RPDA is out of sight, which accomplishes the City's goals as well as allows for fire sprinklers.

COMMISSIONER SCHLOTTMAN would like to see the installation of RPDAs in alleyways on more projects in the Arts District as this issue has been prevalent in the downtown area. He asked LUCIEN PAET, Engineering Project Manager, if this is something staff could work with the Las Vegas Valley Water District to address and provide an update to the Planning Commission. MR. PAET said there was more information he needs to learn on the matter and as new updates are given to him, he can share them with the Planning Commission.

CHAIR CHERRY agreed with COMMISSIONER SCHLOTTMAN'S thoughts, commenting on the significant cost difference depending upon where the RPDA is installed, which could discourage businesses from operating in the area.

COMMISSIONER SCHLOTTMAN noted that time is also of the essence when it comes to obtaining building and civil permits. He also mentioned the City's concerns with how to organize a reimbursement program, because the City does not have a mechanism to allow other developers to tie into the line and reimburse the developer who installed the RPDA.

CHAIR CHERRY declared the Public Hearing closed.

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

NOTE: Due to technical difficulties, the video did not capture the final vote.

CHAIR CHERRY and COMMISSIONER SCHLOTTMAN disclosed that they are both doing projects within the notification area but would not be affected any greater or lesser than anyone else; therefore, they would be voting on this item.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

23. SUP-77832 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-BREO II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 8,000 SQUARE-FOOT NIGHTCLUB USE WITH A 2,063 SQUARE-FOOT OUTDOOR SEATING AREA at 517 Fremont Street, Suites #110 and #150 (APN 139-34-611-016), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz) [PRJ-77831]. Staff recommends APPROVAL.

Minutes:
ACTING VICE CHAIR SCHLOTTMAN declared the Public Hearing open.

SOPHIA PRINCE, Planner I, reported that the proposed nightclub use is within both the Downtown Entertainment Overlay and Fremont East District. The Special Use Permit is required as a result of it being located within 1,500 feet of a school. Staff concluded that this proposal is in keeping with the intent of the Downtown Entertainment Overlay and recommended approval. She noted additional letters of support were received since publication.

ACTING VICE CHAIR SCHLOTTMAN said the Special Use Permit is for a nightclub and believed the use is compatible with the area.

ACTING VICE CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

NOTE: Due to technical difficulties, the video did not capture the final vote.

CHAIR CHERRY abstained from voting on this item as his company has a financial interest in the parent company of T-BREO II, LLC.

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

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

24. SDR-77756 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 214 S 11TH ST, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW ZERO-FOOT

SIDE YARD SETBACKS WHERE FIVE FEET IS REQUIRED, 12 PARKING SPACES WHERE 26 ARE REQUIRED AND A REDUCTION IN LANDSCAPE BUFFER REQUIREMENTS on 0.17 acres at 214 South 11th Street (APN 139-34-712-086), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-77717]. Staff recommends APPROVAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

SOPHIA PRINCE, Planner I, reported that the proposed Site Development Plan Review for a Multi-Family Residential Development use includes Waivers and Exception requests concerning setbacks, landscaping, and parking. Despite those requests, staff has found the proposal to be compatible with the existing development in the surrounding area, and the overall vision of the Founder's District which encourages corridor redevelopment that includes mixed-use residential, creative office space over ground-floor retail, and community-oriented amenity spaces. Staff recommended approval. She noted that an additional letter of support was received since publication.

KRISTEN GOODELL identified herself as the architect of the project and representing the owners. She agreed with the conditions of approval and requested approval.

COMMISSIONER SCHLOTTMAN thought this to be a great project near the Founder's District and would love to see more similar projects built in the area.

CHAIR CHERRY declared the Public Hearing closed.

NOTE: CHAIR CHERRY disclosed that he is working on a project just outside the notification area but did not believe this would affect him any greater or lesser than anyone else.

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

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

25. SDR-77783- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ARTISTIC IRON WORKS - OWNER: KAREN M BAILEY AND THOMAS PRATO 2003 LIVING TRUST - For possible action on a request for a Major Amendment to approved Site Development Plan Review (SDR-5835) FOR AN EXISTING OUTDOOR PLAZA WITH A WAIVER OF REQUIRED PERIMETER LANDSCAPE STANDARDS on 1.47 acres at 105 West Charleston Boulevard (APN 162-04-506-008), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77416]. Staff recommends DENIAL.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

SOPHIA PRINCE, Planner I, reported that the subject site is being reviewed as a result of an open Code Enforcement case dating back to August of 2018. The request is to develop the site's perimeter areas, as it is currently existing, and to waive the landscape buffer requirements. Both requests are in direct opposition to the Vision 2045 Downtown Las Vegas Master Plan, which calls for a greener downtown and the promotion of urban forestry. Staff recommended denial. She noted that an additional letter of support was received since publication, as well as a supplemental sheet concerning Code Enforcement.

JACQUELYNN RONDEAU, representing Artistic Iron Works, asked that the landscaping requirements be waived to keep the ironwork along the outside of the building.

COMMISSIONER SCHLOTTMAN said he usually likes to see landscaping but Artistic Iron Works has always had their ironwork along the outside of the building, which is cool, unique, and recognizable by many. He thought the art would be more of a benefit to the community than trees as there is a large concrete berm along Charleston Boulevard that would inhibit shade from the trees.

CHAIR CHERRY commented that he feels at home when he sees the ironwork and would support the application.

CHAIR CHERRY declared the Public Hearing closed.

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

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

## DIRECTOR'S BUSINESS:

26. DIR-77790 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on a report on the City of Las Vegas 2050 Master Plan, All Wards. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Hold in abeyance Items 13-18 to 1/14/2020 and Strike Item 26

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

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

27. TXT-77913 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Titles 19.12 and 19.18 related to the Beer/Wine/Cooler On- and Off-Sale Establishment use and LVMC Title 6.50 related to the Ancillary Winery license and fees, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:
CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the amendment will allow Ancillary Wineries to be licensed and operate when approved via a Special Use Permit for a Beer/Wine/Cooler On- and Off-Sale Establishment. Staff has no recommendation.

JOHN BEAR, TCB Vegas, appeared representing Pine Hollow Winery, which has successfully operated a craft winery in another state and has decided to open a location in Nevada. He noted the City does not have an ordinance that allows for a craft winery use even though there is one that allows for a craft brewery use. A meeting was held with COUNCILMAN CREAR, who thought this was a good idea, and Planning Department staff, who helped draft this Text Amendment in order to allow for a craft winery within the city. Once the Text Amendment is approved, the applicant can begin to look for a location.

BARBARA DiVIRGILIO, Owner of Pine Hollow Winery, introduced herself and said they have come from Pennsylvania for the sole purpose of opening a winery within the city of Las Vegas. The wine is handcrafted and made primarily from fruit, which is sourced from the local farmers market and vineyards in Reno. She did not believe they would have much impact on the city other than being a place where patrons can come and sit quietly while enjoying fine wine in a smoke-free, no gambling atmosphere.

CHAIR CHERRY supported the application.

COMMISSIONER TOUSSAINT thought this was a great idea and would also support the application.

CHAIR CHERRY declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

## Citizens Participation:

28. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:
COMMISSIONER SCHLOTTMAN acknowledged the 25th wedding anniversary of COMMISSIONER DE SALVIO.

In response to several questions from COMMISSIONER SCHLOTTMAN regarding the adoption of the Form-Based Code and parking standards, ROBERT SUMMERFIELD, Planning Director, informed the Commissioner that the City Council has adopted both the regulations and updated zoning for the pilot area of the Medical District and the Fremont East District in its entirety. Staff is actively working on the implementation of the code in the Historic Westside District followed by the Arts District and an item would come before the Planning Commission sometime early in 2020. Additionally, a Text Amendment would be coming before the Planning Commission in January that would address parking as it relates to the code.

At the request of COMMISSIONER ROGAN, MR. SUMMERFIELD affirmed staff would work to schedule a briefing on the Form-Based Code for the new Commissioners.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted:

___________________________________
Ashley Foster, Deputy City Clerk

___________________________________
Gabriela Portillo-Brenner, Deputy City Clerk

___________________________________
Cheyenne LaRance, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:
City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive