

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

December 13, 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, DE SALVIO, TOUSSAINT, WILLIAMS, and WALSH

EXCUSED: COMMISSIONER CHERRY

ALSO PRESENT: SETH FLOYD, Director of Community Development; NICOLE EDDOWES, Community Development Coordinator; FRED SOLIS, Planning Manager; STEVE SWANTON, Sr. Planner; SHERRI SHOUP, Deputy Fire Marshal; LUCIEN PAET, Engineering Project Manager; JAMES LEWIS, Deputy City Attorney IV; CHEYENNE LaRANCE, Sr. Deputy City Clerk, and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

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

Minutes:

None.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of November 15, 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, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
Excused-Sam Cherry;

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 requests to hold Items 11a-11d, 20a-20b, 30a-30b, 33, and 39a-39c to the meeting of January 10, 2023, withdraw without prejudice Items 10a-10d and 25a-25d, and to strike Item 37. She also noted that the correct ward for Items 40a-40b is Ward 5.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

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. 22-0502-TMP1 - TENTATIVE MAP - VERDIN SUMMERLIN V22 (PARCEL I) - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 160-LOT SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL SUBDIVISION on 13.45 acres at the southwest corner of Kestrel Creek Avenue and Kettle Bend Road (APN 137-23-114-001), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Special Land Use Designation], 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, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh;
Excused-Sam Cherry;

8. 22-0563 - APPLICANT: PRAYER MOUNTAIN/INTERNATIONAL CHURCH OF LAS VEGAS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC., ET AL - For possible action on the following Land Use Entitlement project requests at the southwest corner of Cliff Shadows Parkway and Clark County 215 (APNs 137-12-401-001, 011 and 040; and 137-12-410-003), PD (Planned Development) and C-V (Civic) Zones, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Items 8a-8c for related backup.

- 8a. 22-0563-EOT1 - EXTENSION OF TIME - VARIANCE - FOURTH EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-55721) TO ALLOW 119 PARKING SPACES WHERE 338 SPACES ARE REQUIRED ON A PORTION OF 4.99 ACRES (APN 137-12-401-011)

Minutes:

See Items 8-8c for related backup.

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, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Excused-Sam Cherry;

- 8b. 22-0563-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOURTH EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-55723) FOR A PROPOSED TWO-STORY, 35-FOOT TALL, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND SCHOOL WITH WAIVERS OF LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT WHERE THREE-FOOT, SIX-INCH WALLS ARE REQUIRED AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS WHERE SEVEN FEET IS REQUIRED

Minutes:

See Items 8-8c for related backup.

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, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Excused-Sam Cherry;

- 8c. 22-0563-EOT3 - EXTENSION OF TIME - VACATION - FIFTH EXTENSION OF TIME OF AN APPROVED PETITION TO VACATE (VAC-55722) U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND NOVAT STREET

Minutes:

See Items 8-8c for related backup.

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, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Excused-Sam Cherry;

9. 22-0568 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS - For possible action on the following Land Use Entitlement project requests on 22.77 acres at 555 East Washington Avenue (APN 139-26-201-012), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 9a and 9b for related backup.

- 9a. 22-0568-EOT1 - EXTENSION OF TIME - VARIANCE - SECOND EXTENSION OF TIME OF AN APPROVED VARIANCE (VAR-74336) TO ALLOW A PROPOSED BUILDING TO NOT BE PLACED AT THE ESTABLISHED SETBACK LINE AND TO ALLOW THE PROPOSED PARKING LOT TO BE LOCATED ALONG THE STREET FRONTAGE WHERE SUCH IS NOT ALLOWED IN THE CIVIC ZONING DISTRICT

Minutes:

See Items 9-9b for related backup.

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, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Excused-Sam Cherry;

- 9b. 22-0568-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - SECOND EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-74337) FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED CIVIC REVIEW (CV-0001-92) FOR A PROPOSED ONE-STORY, 6,148 SQUARE-FOOT BUILDING AND PARKING LOT EXPANSION TO AN EXISTING 250,000 SQUARE-FOOT GOVERNMENT FACILITY

Minutes:

See Items 9-9b for related backup.

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, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Excused-Sam Cherry;

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.

10. 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 10a-10d for related backup.

- 10a. 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 10-10d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 10b. 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 10-10d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 10c. 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 10-10d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 10d. 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 10-10d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

11. 22-0528 - PUBLIC HEARING - APPLICANT: JOHNSON DEVELOPMENT ASSOCIATES, INC. - OWNER: OSO BLANCA PLACE, LLC - For possible action on the following Land Use Entitlement project requests on 1.34 acres located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road (APN 125-21-215-001), T-C (Town Center) Zone [PF-TC (Public Facilities) and UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designations], Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 11a-11d for related backup.

- 11a. 22-0528-MOD1 - MAJOR MODIFICATION - FROM: PF-TC (PUBLIC FACILITIES) TO: UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION

Minutes:

See Item 6 for related discussion and Items 11-11d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 11b. 22-0528-SUP1 - SPECIAL USE PERMIT - TO ALLOW A MINI-STORAGE FACILITY USE

Minutes:

See Item 6 for related discussion and Items 11-11d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 11c. 22-0528-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED ON THE WEST SIDE OF OSO BLANCA ROAD, APPROXIMATELY 1,106 FEET SOUTH OF ELKHORN ROAD

Minutes:

See Item 6 for related discussion and Items 11-11d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 11d. 22-0528-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, THREE-STORY, 858-UNIT MINI-STORAGE DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

Minutes:

See Item 6 for related discussion and Items 11-11d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

12. 22-0573-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BECKER EQUITIES, LLC, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate the north 30 feet of Regena Avenue between Juliano Road and Durango Drive, and to Vacate U.S. Government Patent Easements generally located at the northwest corner of Regena Avenue and Juliano Road (APNs 125-29-501-002 through 005, 007, 008, 010 and 011), Ward 4 (Anthony) and unincorporated Clark County. Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 12-19b, 21 and 22. There being no one present to speak, he declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

13. 22-0576-SUP1- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BLVD TATTOO LAS VEGAS - OWNER: RICHARD N. DIAMOND - For possible action on a Land Use Entitlement project request for a PROPOSED TATTOO PARLOR/ BODY PIERCING STUDIO USE at 906 South 6th Street, Suite #105 (APN 139-34-410-201), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 12 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

14. 22-0582-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERENDIPITY EVENTS - OWNER: BEHFA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,388 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 2902 Lake East Drive (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

Minutes:

See Item 12 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

15. 22-0584-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GEORGE ROSS - OWNER: TEN 15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request FOR AN ALCOHOL, ON-PREMISE FULL USE AT AN EXISTING RESTAURANT on 4.30 acres at 1120 South Maryland Parkway, Suite 140 (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 12 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

16. 22-0588- PUBLIC HEARING - APPLICANT: DAPPER COMPANIES - OWNER: CHICKS DIG SCARS, LLC - For possible action on the following Land Use Entitlement project requests on 1.13 acres at 1001 South 1st Street (APN 139-34-401-011), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 12 for related discussion and Items 16a and 16b for related backup.

- 16a. 22-0588-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 30,570 SQUARE-FOOT ALCOHOL, ON-PREMISE, FULL USE WITH 32,131 SQUARE FEET OF OUTDOOR PATIO SPACE

Minutes:

See Item 12 for related discussion and Items 16-16b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

16b. 22-0588-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PARKING LOT RECONFIGURATION

Minutes:

See Item 12 for related discussion and Items 16-16b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

17. 22-0589 - PUBLIC HEARING - APPLICANT/OWNER: SILVER CLOUD PROPERTIES II, LLC - For possible action on the following Land Use Entitlement project requests on 0.08 acres at 1216 South Main Street (APN 162-03-110-100), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 12 for related discussion and Items 17a and 17b for related backup.

17a. 22-0589-SUP1 - SPECIAL USE PERMIT - FOR A 2,850 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 125 SQUARE-FOOT OUTDOOR PATIO

Minutes:

See Item 12 for related discussion and Items 17-17b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

17b. 22-0589-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 850 SQUARE FOOT ADDITION TO AN EXISTING BUILDING WITH A 125 SQUARE-FOOT OUTDOOR PATIO

Minutes:

See Item 12 for related discussion and Items 17-17b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

18. 22-0590-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BETTER ASSETS, INC. - For possible action on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ADDITION TO A SINGLE-FAMILY DWELLING on 0.16 acres at 1900 Cedar Avenue (APN 139-35-610-013), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:

See Item 12 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

19. 22-0593 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 15.45 acres generally located at the northeast corner of Clark Avenue and 7th Street (APNs 139-34-710-038, 039, and 139-34-712-018), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 12 for related discussion and Items 19a and 19b for related backup.

- 19a. 22-0593-VAC1 - PETITION TO VACATE - TO VACATE 9TH STREET PUBLIC RIGHT-OF-WAY FROM LEWIS AVENUE TO CLARK AVENUE

Minutes:

See Item 12 for related discussion and Items 19-19b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

- 19b. 22-0593-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PHASED DEVELOPMENT PLAN CONSISTING OF NEW CLASSROOM BUILDINGS AND PARKING LOT RECONFIGURATIONS WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR AREA 2

Minutes:

See Item 12 for related discussion and Items 19-19b for related backup.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

20. 22-0595 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 5.31 acres at the southeast corner of Mayflower Lane and Upland Boulevard (APN 138-36-201-001), C-V (Civic) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 20a and 20b for related backup.

- 20a. 22-0595-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS

Minutes:

See Item 6 for related discussion and Items 20-20b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 20b. 22-0595-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 52,072 SQUARE-FOOT PRIMARY PUBLIC SCHOOL

Minutes:

See Item 6 for related discussion and Items 20-20b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

21. 22-0609-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate public utility, sewer and drainage easements; and public right-of-way generally located on the north side of Kyle Canyon Road, approximately 1,000 feet west of Oso Blanca Road, Ward 6 (Fiore). Staff recommends APPROVAL.

Minutes:

See Item 12 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

22. 22-0610-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: KB HOME LAS VEGAS, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located on the north side of Ann Road, approximately 1,025 feet west of Shaumber Road, Ward 4 (Anthony). Staff recommends APPROVAL.

Minutes:

See Item 12 for related discussion.

Motion made by Jeff Rogan to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 10a-10d, 11a-11d and 20a-20b

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

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

PUBLIC HEARING ITEMS

23. ABEYANCE - 22-0454 - PUBLIC HEARING - APPLICANT: PANTHER ACQUISITIONS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 12.23 acres on the north side of Alta Drive, approximately 2,115 feet east of Hualapai Way (APN 138-31-101-004), Ward 2 (Seaman). Staff recommends APPROVAL on 22-0454-GPA1 and 22-0454-ZON1. Staff recommends DENIAL on 22-0454-VAR1 and 22-0454-SDR1.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 23-23d.

STEVE SWANTON, Sr. Planner, reported that the proposed General Plan Amendment and Rezoning will be compatible with the adjacent designations and districts, and these changes are consistent with the City's policies and plans. Staff, therefore, recommended approval of these requests. Since the last abeyance, staff received plans for the proposed medical campus development that indicate a parking deficiency of approximately 17 percent. There is no availability of overflow parking on the adjacent properties or on Alta Drive. As the hardship is self-imposed, staff recommended denial of the Variance and Site Development Plan Review. He noted that additional documents of protest were submitted after publication.

JOHN CURRAN, Prospect Street, said the City Council approved a Disposition and Development Agreement last July to acquire and develop this 12.2-acre site, for which they are paying fair market value and are required to build a medical office campus that is at least 100,000 square feet. Speaking to the site plan, he said there will be two three-story medical office buildings totaling 167,000 square feet. They are also proposing two pads for future development up to a total of 20,000 square feet. He noted they are in the final stages of construction on a similar medical office project just a few hundred feet west of this, and they are excited to continue that positive momentum on this project. MR. CURRAN said he has been in regular contact with the neighbors to better understand and mitigate any concerns. As such, they are proposing to build a three-foot landscape berm on the northern perimeter to help mitigate any potential light pollution into the surrounding residential area in addition to installing 36-inch box trees along Alta Drive with a widened sidewalk. The landscape plan and building aesthetic is appropriate for the area, and MR. CURRAN was confident that they are adequately parked. The site will also have a surplus of handicap parking spaces.

ROBERT WEISS appeared on behalf of several of his neighbors that live in Canyon Terrace, which is located north of this project. While they prefer for the development to not occur, they understand that this is unlikely. The vehicular traffic associated with this project is of concern, given that headlights and taillights will be pointed directly at their homes. He presented photos, which were submitted and attached as backup, that showed various angles of the project. He said the trees surrounding the site are planted 30 feet apart and will not provide an adequate visual barrier. Another photo showed a property south of Alta Drive with trees that are planted 15 feet apart in a zig-zag pattern. This, in combination with lower-level plants, would eliminate the vehicular lighting concerns. Therefore, he asked for the pine trees to be planted 15 feet apart in a zig-zag pattern on the northern and eastern sides of the property. MR. WEISS also advised that he asked the applicant for a lighting plan and they were told it was forthcoming, but he still has not received anything.

MR. CURRAN said he has met with MR. WEISS and his neighbors, and they believe the three-foot berm will be sufficient. Further, MR. CURRAN said there is about 1,000 feet between buildings, which should eliminate any lighting pollution concerns, and they believe this will be a great project.

COMMISSIONER WALSH said the Councilwoman and the community fully supports the project, and he did not have any problems with the current landscape plan.

DEPUTY CITY ATTORNEY JIM LEWIS confirmed through MR. SWANTON that the current plans reflect the three-foot landscape berm and no additional conditions were needed.

COMMISSIONER ROGAN felt MR. WEISS' requests were fair, and although he would still support the project, he requested that MR. CURRAN meet with him again and consider installing additional landscaping.

COMMISSIONER DE SALVIO confirmed through MR. CURRAN that 36-inch box trees were already reflected in their landscape plan. He also clarified for the Commissioner that the two pads were accounted for in the parking variance. They will be a maximum of 20,000 square feet if they are developed, although MR. CURRAN believes they will be much smaller.

MR. CURRAN accepted all conditions.

See Items 23a-23d for related backup.

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

- 23a. ABEYANCE - 22-0454-GPA1 - GENERAL PLAN AMENDMENT - FROM: PR-OS (PARKS, RECREATION AND OPEN SPACE) TO: SC (SERVICE COMMERCIAL)

Minutes:

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

Motion made by Donald Walsh to Approve Items 23a-23d subject to condition(s)

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

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

- 23b. ABEYANCE - 22-0454-ZON1 - REZONING - FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL)

Minutes:

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

Motion made by Donald Walsh to Approve Items 23a-23d subject to condition(s)

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

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

- 23c. 22-0454-VAR1 - VARIANCE - TO ALLOW 891 PARKING SPACES WHERE 1,068 SPACES ARE REQUIRED

Minutes:

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

Motion made by Donald Walsh to Approve Items 23a-23d subject to condition(s)

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

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

- 23d. 22-0454-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 187,000 SQUARE-FOOT MEDICAL OFFICE CAMPUS CONSISTING OF TWO THREE-STORY BUILDINGS AND TWO FUTURE PAD SITES

Minutes:

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

Motion made by Donald Walsh to Approve Items 23a-23d subject to condition(s)

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

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

24. ABEYANCE - 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 APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Sr. Planner, said since the November 15, 2022 Planning Commission meeting, the building elevations of the proposed medical office have been revised to conform to Title 19 commercial building façade standards. The waiver of these standards that was originally requested is no longer needed. As the proposed office will be compatible with current and surrounding development, staff recommended approval.

CRAIG LUCAS, KGA Design, explained the project is for a medical and dental building located on the northeast corner of Teddy Drive, and it would only be used by Station Casinos employees. When they originally submitted the project, staff felt the architectural compatibility did not fit with the surrounding area. They have since added exterior elements such as canopies, metal siding and decorative metal screening. The facility will be used for standard procedures and there will be no overnight stays.

CHAIR SCHLOTTMAN recalled staff's recommendation for denial at the last Planning Commission meeting, and he was glad the applicant revised the plans to make it more aesthetically pleasing. He understood that Station Casinos have plans to install these at their other locations, and he offered his support.

MR. LUCAS accepted all conditions.

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

25. ABEYANCE - 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 25a-25d for related backup.

- 25a. ABEYANCE - 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 25-25d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 25b. ABEYANCE - 22-0534-VAC1 - VACATION - PETITION TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY (MICELLI CREST WAY) AND U.S. GOVERNMENT PATENT EASEMENTS

Minutes:

See Item 6 for related discussion and Items 25-25d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

25c. ABEYANCE - 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 25-25d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

25d. ABEYANCE - 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 25-25d for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

26. 22-0409-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALFREDO ESPINOZA - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.15 acres at 2113 Poplar Avenue (APN 139-35-611-023), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, said staff found there are no hardships imposed by the site's physical characteristics, and staff found the applicant's hardship is preferential in nature and recommended denial of the Variance. She noted that additional letters of support were received since publication.

ADRIAN PLATA, Residential Design, displayed photos of the patio cover in violation. He said the owner will install a fire wall, cut the overhang back and add a gutter to bring the structure into compliance.

CHAIR SCHLOTTMAN said many other accessory structures have been approved in this neighborhood. He asked when the final plans would be ready to submit to the City, to which MR. PLATA replied a month and a half.

MR. PLATA accepted all conditions.

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

27. 22-0536 - PUBLIC HEARING - APPLICANT/OWNER: LIAM PROPERTIES, LLC SERIES 3 - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 820 South 6th Street (APN 139-34-410-198), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on 22-0536-WVR1. Staff recommends APPROVAL on 22-0536-SUP1.

Minutes:

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

STEVE SWANTON, Sr. Planner, reported that staff found there are no hardships imposed by the site's physical characteristics, and the applicant's hardship is preferential in nature. Staff recommended denial of the Variance, and he noted that additional letters of support were received since publication.

LANCE BERREY, PGAL LLC, said the owner is ready to move forward with the project.

CHAIR SCHLOTTMAN was glad to see the investment going into this property. He was concerned pedestrians could not be seen as cars pull out on to 6th Street, but he later realized that there is a one-way exit planned.

MR. BERREY accepted all conditions.

See Items 27a and 27b for related backup.

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

- 27a. 22-0536-WVR1 - WAIVER - TO ALLOW A FIVE-FOOT TALL SOLID PERIMETER WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED

Minutes:

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

Motion made by Jeff Rogan to Approve Items 27a and 27b subject to condition(s)

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

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

- 27b. 22-0536-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED HOTEL, MOTEL OR HOTEL SUITES USE

Minutes:

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

Motion made by Jeff Rogan to Approve Items 27a and 27b subject to condition(s)

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

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

28. 22-0559-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS JIMADOR MEXICAN GRILL, INC. - OWNER: VESTAR BEST IN THE WEST PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,956 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH 642 SQUARE FEET OF OUTDOOR DINING WITH WAIVERS TO ALLOW A 136-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 100-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED at 2040 North Rainbow Boulevard (APN 138-23-215-005), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Sr. Planner, reported that the proposed Alcohol, On-Premise Full use is located within an established shopping center designed to accommodate a variety of uses, including this type of use. The shopping center is separated from protected uses by an 80-foot collector street and a 100-foot primary arterial street. Therefore, staff found the proposed use can be conducted in a harmonious and compatible manner with the surrounding area and recommended approval.

ERIC BEAL, Saltzman, Mugan and Dushoff, appreciated staff's recommendation of approval and offered to answer any questions.

COMMISSIONER WILLIAMS felt this project would be harmonious and compatible with the area.

MR. BEAL accepted all conditions.

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, Trinity Haven Schlottman, Jeff Rogan, Donna Toussaint, Donald Walsh; Excused-Sam Cherry;

29. 22-0561 - PUBLIC HEARING - APPLICANT: AMG AUTO SALES - OWNER: CAPELLA CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 0.45 acres at 3730 Capella Avenue, Suites #1 through #6 (APN 162-08-410-009), M (Industrial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 29-29c.

NICOLE EDDOWES, Community Development Coordinator, explained staff found the subject site is not physically suited for the proposed auto-repair-garage, major use, as evidenced by the requested Variances for both parking and no outdoor storage screening. The applicant has also requested approval for the use of chain link fencing and razor wire, which staff did not support. Therefore, staff recommended denial of both requested Variances and the Special Use Permit.

Applicant CARLOS PITTELLI said he was trying to figure out how to get approval.

COMMISSIONER ROGAN said he was happy to meet with MR. PITTELLI over the next month.

See Items 29a-29c for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 29-29c.

- 29a. 22-0561-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 28 ADDITIONAL SPACES ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 29a-29c to 1/10/2023

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

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

- 29b. 22-0561-VAR2 - VARIANCE - TO ALLOW NO OUTDOOR STORAGE SCREENING WHERE SUCH IS REQUIRED AND TO ALLOW CHAIN LINK FENCING WITH RAZOR WIRE WHERE SUCH MATERIALS ARE PROHIBITED

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 29a-29c to 1/10/2023

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

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

- 29c. 22-0561-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR USE

Minutes:

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

Motion made by Jeff Rogan to Hold in Abeyance Items 29a-29c to 1/10/2023

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

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

30. 22-0567 - PUBLIC HEARING - APPLICANT: WESTERN TRADES CONSTRUCTION, LLC - OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 1.20 acres at 1405 North Sandhill Road (APN 140-30-505-001), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Item 6 for related discussion and Items 30a and 30b for related backup.

- 30a. 22-0567-VAR1 - VARIANCE - TO ALLOW 38 PARKING SPACES WHERE 40 ARE REQUIRED

Minutes:

See Item 6 for related discussion and Items 30-30b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 30b. 22-0567-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 28-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 6 for related discussion and Items 30-30b for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

31. 22-0571 - PUBLIC HEARING - APPLICANT: CROSS CONSTRUCTION - OWNER: LE FAMILY TRVST, LLC - For possible action on the following Land Use Entitlement project requests on 0.46 acres at 3270 North Buffalo Drive (APN 138-10-403-027), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

STEVE SWANTON, Sr. Planner, said staff found that these requests were self-created hardships that are not related to the physical characteristics of the property; therefore, staff recommended denial of the two Variances and Site Development Plan Review with conditions if approved.

BURT CRAIG appeared representing the application and said they are looking to build this addition for offices for the doctors that are already working in the facility.

COMMISSIONER TOUSSAINT wished she could have met with MR. CRAIG, and she agreed with staff's recommendation of denial. MR. CRAIG said to the east is a dog park and to the south is a gas station, and the side that is seen from the street will be stuccoed to match the building.

See Items 31a-31c for related backup.

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

- 31a. 22-0571-VAR1 - VARIANCE - TO ALLOW THREE ADDITIONAL PARKING SPACES WHERE SIX ADDITIONAL SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT

Minutes:

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

Motion made by Donna Toussaint to Deny Items 31a-31c

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

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

- 31b. 22-0571-VAR2 - VARIANCE - TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 14 FEET IS REQUIRED

Minutes:

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

Motion made by Donna Toussaint to Deny Items 31a-31c

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

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

- 31c. 22-0571-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW [Z-0007-90(2)] FOR A PROPOSED 813 SQUARE-FOOT ADDITION AND 234 SQUARE-FOOT EXISTING ADDITION TO AN EXISTING SINGLE-STORY, 5,870 SQUARE-FOOT OFFICE BUILDING

Minutes:

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

Motion made by Donna Toussaint to Deny Items 31a-31c

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

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

32. 22-0572-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: J DAPPER - OWNER: J CHRISTOPHER AND JAIME M. DAPPER - For possible action on a Land Use Entitlement project request TO ALLOW THE TOTAL FLOOR AREA OF ALL ACCESSORY STRUCTURES TO BE 88 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED AND A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.99 acres at 2500 Pinto Lane (APN 139-32-702-008), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:

This item was trailed and heard subsequent to Items 35a-35b at the request of GEORGE ROSS, Dapper Companies.

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Director, said staff found the requested Variance to be a self-imposed hardship and recommended denial. She noted that additional letters of support were received since publication.

RYAN ALLORD, RADstudio, explained that the first variance request pertains to the distance separation between the primary dwelling and a detached accessory structure, for which they plan to add a door for access between the accessory structure (garage) and the primary dwelling. The second variance request pertains to allowing the floor area of all accessory structures to be 88 percent of the primary dwelling floor area where 50 percent is the maximum allowed. MR. ALLORD said there are four non-compliant existing accessory structures, which they discovered during the permitting process, and they are proposing an additional 960-square feet of outdoor kitchen space. He noted that while 88 percent sounds like a significant increase, 66 percent of the parcel is still open space.

COMMISSIONER ROGAN said he met with the applicant and acknowledged the large lot sizes in this area. He was in support of the application, but asked if there were any opposing comments from the neighbors. MR. ALLORD said there was no opposition received in response to the mailers. One neighbor reached out with opposing comments, but it was cleared up as the neighbor was confused as to what structures were existing and what the applicant was proposing.

MR. ALLORD accepted all conditions.

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

33. 22-0579-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 40,430 SQUARE-FOOT COMMUNITY LIBRARY WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.54 acres on the west side of Martin L King Boulevard approximately 400 feet south of Mount Mariah Drive (APN 139-21-313-014), C-PB (Planned Business Park) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

34. 22-0580-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIANA N. RIVAS TORRES- For possible action on a Land Use Entitlement project request TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR AN EXISTING PATIO COVER [CARPORT]; TO ALLOW A 15-FOOT TALL PATIO COVER [CARPORT] WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED; TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CORRAL]; TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [BARNHOUSE] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED; TO ALLOW A SIX-FOOT TALL FRONT YARD WALL WITH A THREE-FOOT SOLID WALL BASE HEIGHT WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED; AND TO ALLOW A 26-FOOT ON-CENTER DISTANCE BETWEEN PILASTERS WHERE 24 FEET IS THE MAXIMUM ALLOWED FOR AN EXISTING FRONT YARD WALL on 1.14 acres at 6151 Donald Nelson Avenue (APN 125-14-607-004), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the requested Variance to be a self-imposed hardship and recommended denial. She noted that an additional letter of protest was received since publication.

ANDREA ACUNA appeared representing the application, and she explained the owners were not aware that the structures were built without a permit until they were notified by the City. She displayed elevations and photos of the existing carport, horse corral and barn house. The structures match the height of the main dwelling, and they were all painted to match. She also explained that the horse corral is close to the property line in order to prevent the horses from leaning on the block wall and knocking it down. Many neighbors have similar structures, and she reiterated that these additions existed when the owners purchased the home in October 2020. Speaking to the front wall, MS. ACUNA said the addition provides better curb appeal, and it is only one foot higher than the maximum required. She added that there is 26 feet between pilasters, which is two feet beyond the maximum. In closing, she said the owner has cleaned up the property and she received approval from one of her neighbors. She also displayed an aerial view of the neighborhood with markings depicting the homes that have similar horse corrals and hay barns.

COMMISSIONER DE SALVIO said he is very familiar with this neighborhood, and he has not heard of any complaints. He commended the owner for cleaning up the property and said it is harmonious and compatible with the surrounding area.

MS. ACUNA accepted all conditions.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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

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

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

35. 22-0581- PUBLIC HEARING - APPLICANT/OWNER: BUENOS AIRES AIR CONDITIONING & HEATING, INC.
- For possible action on the following Land Use Entitlement project requests on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

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

STEVE SWANTON, Sr. Planner, reported that the proposed building addition is compatible with the existing and surrounding development; however, the use of razor wire on perimeter walls and fences is not compatible with the surrounding development and increases the height of walls and fences above code allowances. Staff, therefore, recommended denial of both the requested Variance and Site Development Plan Review. If approved, a condition of approval will require permits to be obtained for any wall or structure that was built without a permit, including the razor wire.

GILBERT MORALES appeared representing the owner, who has occupied the property for a long time. He described the surrounding area, which is mostly commercial property, and noted that this area is prone to break-ins. He felt their additions were harmonious and compatible with the area and offered to answer any questions.

COMMISSIONER WILLIAMS said while the development is harmonious and compatible, he could not support the razor wire. MR. MORALES said they would be amenable to removing the razor wire, but they would need to install something else to make sure the wall could not be scaled. The Commissioner said he was not at liberty to inform the owner how to secure his property, and inquired about conditioning the removal of the razor wire. NICOLE EDDOWES, Community Development Coordinator, said a condition could be added, and she further advised that wrought iron could be used to substitute the razor wire.

CHAIR SCHLOTTMAN confirmed through staff that the 10-foot wall includes an eight-foot fence with two feet of razor wire. He agreed that razor wire has never been allowed, and opined that 120 days to remove it and obtain their building permits was sufficient.

MR. MORALES said he and the owner accepted all conditions.

See Items 35a and 35b for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 35-35b.

- 35a. 22-0581-VAR1 - VARIANCE - TO ALLOW EXISTING 10-FOOT TALL PERIMETER WALLS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED

Minutes:

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

Motion made by Anthony Williams to Approve Items 35a and 35b subject to condition(s) with amended conditions for Item 35b

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

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

- 35b. 22-0581-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 3,073 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-STORY, 1,548 SQUARE-FOOT BUILDING

MAINTENANCE SERVICE AND SALES DEVELOPMENT AND FOR EXISTING WALLS AND FENCES
TO INCLUDE RAZOR WIRE

Minutes:

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

Motion made by Anthony Williams to Approve Items 35a and 35b subject to condition(s) and adding the following condition as read for the record:

A. The razor wire shall be removed within 120 days of final approval.

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

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

36. 22-0586 - PUBLIC HEARING - APPLICANT: MOJAVE GROUP, LLC - OWNER: ISO DEVELOPMENT PARTNERS 1, LLC - For possible action on the following Land Use Entitlement project requests on 0.14 acres at 308 North 14th Street (APN 139-35-212-025), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

These items were heard subsequent to Item 32

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 36-36d.

STEVE SWANTON, Sr. Planner, said staff determined the proposed R-4 (High Density Residential) zoning district would be inconsistent and incompatible with the surrounding area, which consists predominately of medium density, multi-family residential developments that are zoned for no more than 50 units per acre, whereas R-4-zoned developments could far exceed this amount. If approved, the proposed development would be 136 units per acre. Staff found the proposed development to be overbuilt, as evidenced by the need for multiple variances, waivers and exceptions of Title 19 standards and, therefore, recommended denial of all requests, subject to conditions if approved.

ATTORNEY JENNIFER LAZOVICH explained that the site is located at Stewart Avenue and 14th Street, and immediately across the street is the backside of a gated senior living community, which has no access to 14th Street. The topography changes drastically on the parcel, which drove the need for some of the variances. They also needed to account for a sewer line that runs through multiple properties. Everyone will enter through gates off of 14th Street, and there will be one handicap parking space on site. The first half of the building will be two stories in height, whereas the second half will be three stories. The developer wanted windows on both sides of the units, and they offered to make the north side windows longer to bring more light into the units. Speaking to the parking variance, MS. LAZOVICH said the developer was attracted to this site because of the proximity to Downtown Las Vegas and the nearby senior facility. Because they face the backside of the facility, there are very few cars parking on the street. Kimley-Horn was hired to perform a parking analysis, and their study reaffirmed that there was plenty room for street parking, except on Saturday nights at 6:00 p.m. Further, they do not believe that the tenants living in one of these 19-studio-apartment units will have more than one car if they have one at all. A voluntary neighborhood meeting was held on November 28th, but no neighbors attended. A few calls came in, and all were supportive except for one.

CHAIR SCHLOTTMAN met with the owner, SHAUN KRIEDEMANN, six to eight months ago, and the Commissioner expressed that he does not like projects that do not provide any parking. After walking the property, he understood the constraints due to the topography of the site. He recalled other projects that have been granted parking waivers, and there have been no issues. People who work Downtown typically do not own cars, and these studio projects have made him more supportive of granting waivers; however, he stressed the importance of these projects being brought to fruition before anything more is approved so the parking can be assessed to ensure a burden is not being placed on the neighborhood.

COMMISSIONER ROGAN said cars impede on density, and he agreed that people who live and work downtown typically do not own cars. He was glad no commercial space was incorporated into the project, and he offered his support.

COMMISSIONER WILLIAMS opined that this jump starts the redevelopment of Downtown and supported the project.

MS. LAZOVICH accepted all conditions. She wished the Commission Happy Holidays and thanked COMMISSIONERS DE SALVIO and TOUSSAINT for their service.

See Items 36a-36d for related backup.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 36-36d.

- 36a. 22-0586-ZON1 - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL)

Minutes:

See Item 36 for related discussion and Items 36-36d for related backup.

Motion made by Jeff Rogan to Approve Items 36a-36d subject to condition(s)

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

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

- 36b. 22-0586-VAR1 - VARIANCE - TO ALLOW A 6,098 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS THE MINIMUM ALLOWED AND A 13-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED

Minutes:

See Item 36 for related discussion and Items 36-36d for related backup.

Motion made by Jeff Rogan to Approve Items 36a-36d subject to condition(s)

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

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

- 36c. 22-0586-VAR2 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE 28 SPACES ARE REQUIRED

Minutes:

See Item 36 for related discussion and Items 36-36d for related backup.

Motion made by Jeff Rogan to Approve Items 36a-36d subject to condition(s)

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

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

- 36d. 22-0586-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 19-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Item 36 for related discussion and Items 36-36d for related backup.

Motion made by Jeff Rogan to Approve Items 36a-36d subject to condition(s)

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

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

37. 22-0587-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL SHAI DADON - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL SOLID FRONT YARD FENCE WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED on 0.15 acres at 2816 Lakecrest Drive (APN 138-16-615-021), R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

38. 22-0591 - PUBLIC HEARING - APPLICANT: S.T. ENTERPRISES, LLC - OWNER: ZELZAH SHRINE TEMPLE, INC. - For possible action on the following Land Use Entitlement requests on a portion of 2.26 acres located on the north side of Sahara Avenue, approximately 330 feet east of Eastern Avenue (APN 162-01-401-004), 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 38-38b.

NICOLE EDDOWES, Community Development Coordinator, explained staff determined the requested Waivers and Exceptions of required perimeter and interior landscaping highlight the fact that the site is not physically suited for the proposed car wash. The lack of trees will only add to the heat island effect Las Vegas endures during the summer months. Furthermore, the applicant is requesting approval for the use of chain link fencing, which is a prohibited material. The proposed car wash development is an auto-oriented land use that does not further the goals of the Downtown South area plan, which indicates the need for diverse, infill housing, mixed-use, and transit-oriented development. Therefore, staff recommended denial of the requested Special Use Permit and Site Development Plan Review.

ATTORNEY LEXA GREEN said the subject site is a 2.6-acre parcel located near the intersection of Sahara Avenue and Eastern Avenue. The applicant is proposing to develop a full-service car wash and auto detailing development on a 1.5-acre portion of the site, which is currently zoned C-1 (Limited Commercial). The development will consist of a 4,814-square foot car wash tunnel, 36 vacuum bays and sufficient space for cars to queue. They believed this location was appropriate for the use, given they are surrounded by existing commercial uses and the proximity to the major intersection. Speaking to the landscape waivers, MS. GREEN said the northern portion of the site runs adjacent to a park, and the chain link fence is comparable to what is seen on other developments in the area. Further, they are providing the required number of trees along the eastern boundary and canopies are installed throughout the site to assist with the heat island effect. Lastly, she noted that the applicant is withdrawing their request to allow for a zero-foot buffer on the eastern perimeter where eight feet is required. They were originally proposing a 10-foot walkway but have reduced it to two feet to allow room for landscaping.

CHAIR SCHLOTTMAN appreciated that the landscape waiver for the eastern perimeter was removed, and he did not have an issue with the waiver for the northern perimeter. He asked her to further explain where the chain link fence is located, and MS. GREEN said it is along the boundary with the park on the northern portion of the site. MS. EDDOWES said when the project was originally submitted, it did not meet the Fire

Department's requirement for on-site circulation. When the applicant revised their plans, they introduced a lane in the adjacent parcel, which is currently secured with chain link, and that revision made that parcel included on this application. The Chair was concerned that by approving this, chain link fencing would be allowed there forever. MS. GREEN said the chain link fence will not be there forever, and the applicant is willing to work with staff on a solution. CHAIR SCHLOTTMAN advised that the chain link fencing would need to be removed in order to gain his support, to which MS. GREEN agreed to.

MS. GREEN accepted all conditions.

See Items 38a and 38b for related backup.

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

38a. 22-0591-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

Minutes:

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

Motion made by Jeff Rogan to Approve Items 38a and 38b subject to condition(s) with amended conditions for Item 38b

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

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

38b. 22-0591-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,814 SQUARE-FOOT FULL SERVICE CAR WASH DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW CHAIN LINK FENCING WHERE SUCH MATERIAL IS PROHIBITED

Minutes:

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

Motion made by Jeff Rogan to Approve Items 38a and 38b subject to condition(s), amending Conditions 3-5, and adding the following condition as read for the record:

A. The chain link fencing shall be removed upon final approval.

3. All development shall be in conformance with the site plan and landscape plan date stamped 12/13/22; and building elevations date stamped 10/20/22, except as amended herein.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot wide landscape buffer on a portion of the north perimeter and a five-foot wide landscape buffer on a portion of the west perimeter where eight-feet is required.

5. An Exception from Title 19.08 is hereby approved, to allow two interior parking lot end caps with 24-inch box trees where nine are required at parking row end caps.

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

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

39. 22-0592 - PUBLIC HEARING - APPLICANT: INVESTAR USA - OWNER: EL WALKER, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 0.64 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-016 and 139-34-810-122), C-1 (Limited Commercial) and

R-1 (Single Family Residential) Zones, Ward 3 (Diaz). Staff recommends APPROVAL on 22-0592-ZON1. Staff recommends DENIAL on 22-0592-SUP1 and 22-0592-SDR1.

Minutes:

See Item 6 for related discussion Items 39a-39c for related backup.

- 39a. 22-0592-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.16 ACRES AT 613 SOUTH 8TH STREET [APN 139-34-810-122]

Minutes:

See Item 6 for related discussion and Items 39-39c for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 39b. 22-0592-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MULTI-FAMILY RESIDENTIAL USE

Minutes:

See Item 6 for related discussion and Items 39-39c for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

- 39c. 22-0592-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SIX-STORY, 113-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19 BUILDING SETBACK, RESIDENTIAL ADJACENCY SETBACK, LOT COVERAGE, PARKING AND PERIMETER LANDSCAPE BUFFER STANDARDS

Minutes:

See Item 6 for related discussion and Items 39-39c for related backup.

Motion made by Jeff Rogan to Hold in Abeyance Items 11a-11d, 20a-20b, 30a-30b, 33 and 39a-39c to 1/10/2023, Withdraw without prejudice Items 10a-10d and 25a-25d and Strike Item 37

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

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

40. 22-0614 - PUBLIC HEARING - APPLICANT: WOW BUILD CO ONE, LLC - OWNER: HARVEY M. MILLER FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 1.09 acres at the northeast corner of Vegas Drive and Simmons Street (APN 139-20-801-012), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project. [NOTE: The correct ward is Ward 5 (Crear)].

Minutes:

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

NICOLE EDDOWES, Community Development Coordinator, said staff determined the requested Waivers and Exceptions of required perimeter and interior landscaping and a Waiver for building orientation on a corner lot

highlight the fact that the site is not physically suited for the proposed car wash. The lack of trees will only add to the heat island effect Las Vegas endures during the summer months. The proposed car wash development is an auto-oriented land use that does not align with the City of Las Vegas 2050 Master Plan for the West Las Vegas Area, which calls for infill housing and transit-oriented development for the subject area. Transit-oriented development corridors and neighborhood centers are prime areas for higher density development. Therefore, staff recommended denial of the requested Special Use Permit and Site Development Plan Review.

ATTORNEY LEXA GREEN said the subject site is a 1.09-acre parcel located near the intersection of Vegas Drive and Simmons Street. The applicant is proposing to develop a full-service car wash and auto detailing development consisting of a 4,814 square-foot tunnel, which will be located along the southern property line to allow for a 93-foot buffer between the nearby single-family homes. There will be two point of ingress and egress: the first being from Simmons Street, allowing customers to enter and exit, and the second point is an exit only onto Vegas Drive. They felt the site was appropriate for this use, as it fronts onto Vegas Drive, which is highly trafficked, and it is surrounded by other C-1 (Limited Commercial) properties. Speaking to the waiver to not orient the building to the corner, MS. GREEN said this cannot be accommodated because the site requires additional room for cars to enter and exit the tunnels. Further, the request to waive the landscaping buffer requirement is being withdrawn, as their drive isle has been reduced and that extra room is being used for the landscape buffer. They are also withdrawing the request to provide only 32 trees, as they are now providing the 42 that are required. This developer has a reputation of developing aesthetically pleasing properties and providing quality services. In designing this site, they have taken the single-family uses into consideration, and the car wash will be environmentally friendly and water efficient. It will also use the latest technology that will help minimize noise and pollution. She thanked COMMISSIONER WILLIAMS for working with them.

COMMISSIONER WILLIAMS said he is a fan of WOW Carwash, and this will add an amenity to the area.

MS. GREEN accepted all conditions.

See Item 6 for related discussion and Items 40a and 40b for related backup.

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

40a. 22-0614-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

Minutes:

See Items 6 and 40 for related discussion and Items 40-40b for related backup.

Motion made by Anthony Williams to Approve Items 40a and 40b subject to condition(s) with amended conditions for Item 40b

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

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

40b. 22-0614-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,814 SQUARE-FOOT CAR WASH DEVELOPMENT WITH WAIVERS OF TITLE 19 BUILDING ORIENTATION AND LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Items 6 and 40 for related discussion and Items 40-40b for related backup.

Motion made by Anthony Williams to Approve Items 40a and 40b subject to condition(s) deleting Conditions 6 and 7 and amending Conditions 3 and 12 as read for the record:

3. All development shall be in conformance with the site plan and landscape plan date stamped 12/13/22, and building elevations date stamped 10/24/22, except as amended herein.

12. A technical landscape plan signed and sealed by a Registered Architect, Landscape Architect,

Residential Designer or Civil Engineer must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner. The landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:

- No planting materials shall be planted within required Sight Visibility Restriction Zone (SVRZ) areas.
- Four, 5-gallon shrubs shall be planted for every 20 linear feet of landscape buffer area adjacent to the main structure within the southern landscape buffer area adjacent to the main structure and Vegas Drive.

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

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

Citizens Participation:

41. 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 TOUSSAINT said this was her last Planning Commission meeting, and she thanked former Councilman STAVROS ANTHONY for appointing her. She also thanked MR. ANTHONY'S former assistant, SALLY CHRISTENSEN, and various City staff members. It has been an honor to serve, and she will miss everyone.

COMMISSIONER DE SALVIO echoed COMMISSIONER TOUSSAINT'S sentiments, and said it has been five years of pleasure. He appreciated all of the training he received in learning this position, and he hoped to stay in touch with the other Commissioners.

SETH FLOYD, Community Development Director, thanked COMMISSIONERS DE SALVIO and TOUSSAINT for their service, and he acknowledged their dedication and hard work.

CHAIR SCHLOTTMAN said he enjoyed working with COMMISSIONERS DE SALVIO and TOUSSAINT, and added that they were always fair and reasonable. He thanked them and looked forward to continuing their relationship.

DEPUTY CITY ATTORNEY JIM LEWIS thanked COMMISSIONERS DE SALVIO and TOUSSAINT on behalf of himself and CITY ATTORNEY BRYAN SCOTT.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted:

Cheyenne LaRance, CMC, Sr. Deputy City Clerk

Gabriela Portillo-Brenner, Deputy City Clerk

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

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor