Mayor Carolyn G. Goodman (At-Large)
Mayor Pro Tem Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilwoman Francis Allen-Palenske (Ward 4)
Councilman Cedric Crear (Ward 5)
Councilwoman Nancy E. Brune (Ward 6)

Commissioner Jeff Rogan, Chair
Commissioner Sam Cherry, Vice Chair
Commissioner Trinity Haven Schlottman
Commissioner Anthony Williams
Commissioner Donald Walsh
Commissioner Serena Kasama
Commissioner Jennifer Taylor

Planning Commission Minutes

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

May 9, 2023
6:00 PM

BUSINESS ITEMS:

1. Call to Order

   Minutes:
   CHAIR ROGAN 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 ROGAN and COMMISSIONERS CHERRY, SCHLOTTMAN, WILLIAMS, WALSH, KASAMA, and TAYLOR

   ALSO PRESENT: SETH FLOYD, Director of Community Development; NICOLE EDDOWES, Community Development Coordinator; FRED SOLIS, Planning Manager; COUREY STEWART, Sr. Planner; LUCIEN PAET, Engineering Project Manager; SHERRI SHOUP, Deputy Fire Marshal; JIM LEWIS, Deputy City Attorney IV; and BRIAN CARROLL and ASHLEY FOSTER, 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:
   SUE LEE CHIN wished to speak on Item 22, and CHAIR ROGAN clarified that comments could be made when that item was heard.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of April 11, 2023.

   Motion made by Sam Cherry to Approve

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

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 by applicants to withdraw without prejudice Items 19a and 19b and abey Items 17a-17d and 21a-21c to the meeting of June 13, 2023. She explained that staff confirmed a sign posted for Item 30 was missing at the subject site, and she requested to also abey that item to the meeting of June 13, 2023 so a public hearing notification sign could be posted in

FOR A PROPOSED BANQUET FACILITY USE on 3.08 acres at 4480 East Charleston Boulevard, Suite #101 (APN 140-32-401-005), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

10. 23-0108-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT FACILITIES SERVICES - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED ANIMATED LED DISPLAY WALL SIGN AND AN EXISTING WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 18.93 acres at 5350 West Tropical Parkway (APN 125-25-603-001), C-V (Civic) Zone, Ward 6 (Brune). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

11. 23-0111 - PUBLIC HEARING - APPLICANT/OWNER: ECW 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.73 acres at the northwest corner of Sahara Avenue and Red Rock Street (APN 163-01-401-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
See Item 7 for related discussion and Items 11a and 11b for related backup.

11a. 23-0111-VAC1 - VACATION - PETITION TO VACATE EXISTING U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF SAHARA AVENUE AND RED ROCK STREET

Minutes:
See Item 7 for related discussion and Items 11-11b for related backup.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

11b. 23-0111-TMP1 - TENTATIVE MAP - QUICKY SAHARA - FOR A ONE-LOT COMMERCIAL SUBDIVISION

Minutes:
See Item 7 for related discussion and Items 11-11b for related backup.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

12. 23-0115-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: COUNTY OF CLARK DEPARTMENT OF REAL PROPERTY MANAGEMENT - For possible action on a Land Use Entitlement project request TO ALLOW AN EIGHT-FOOT TALL SOLID WALL ERECTED BETWEEN THE FRONT PROPERTY LINE AND THE PRIMARY STRUCTURE WHERE FIVE-FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 2.65 acres at 121 South Martin L King Boulevard (APN 139-33-501-022), T5-M (T5 Maker) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Chair Rogan abstained from voting on this item, as it involves Clark County and, as an employee of Clark County, he has a conflict with the request.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Sam Cherry, Donald Walsh, Jennifer Taylor; Abstain-Jeff Rogan;

13. 23-0116-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: SIGNATURE HOMES - OWNER: PRECEDENT PROPERTIES, LLC and INTERNATIONAL, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located at the northwest corner of La Mancha Avenue and Gaisford Street (APNs 126-25-401-004 and 005), Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

14. 23-0119 - PUBLIC HEARING - APPLICANT/OWNER: BELAGRASCO ON MAIN, LLC - For possible action on the following Land Use Entitlement project requests on 0.31 acres on the southeast corner of Imperial Avenue and Main Street (APN 162-03-210-022), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

Minutes:
See Item 7 for related discussion and Items 14a and 14b for related backup.

14a. 23-0119-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,327 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,154 OUTDOOR PATIO AREA

Minutes:
See Item 7 for related discussion and Items 14-14b for related backup.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Items 14a and 14b out of an abundance of caution, as he has an ongoing business relationship with someone involved with the project.

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

For-Serena Kasama, Anthony Williams, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor; Abstain-Trinity Haven Schlottman;

14b. 23-0119-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 1,480 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 492 OUTDOOR PATIO AREA

Minutes:
See Item 7 for related discussion and Items 14-14b for related backup.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: The video does not reflect the vote accurately, in that Commissioner Schlottman abstained from voting on Items 14a and 14b out of an abundance of caution, as he has an ongoing business relationship with someone involved with the project.

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

For-Serena Kasama, Anthony Williams, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor; Abstain-Trinity Haven Schlottman;

15. 23-0120-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NABIHA RIVERA - OWNER: BUFFALO ALTA CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,551 SQUARE-FOOT ALCOHOL, ON-PREMISE BEER/WINE USE at 450 South Buffalo Drive, Suite #115 (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:
See Item 7 for related discussion.

Motion made by Sam Cherry to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

PUBLIC HEARING ITEMS

16. ABEYANCE - 22-0428 - PUBLIC HEARING - APPLICANT: BONANZA AUTO PLAZA, LLC - OWNER: BONANZA AUTO PLAZA, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 3.42 acres at 4561 and 4565 East Bonanza Road (APNs 140-32-101-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
These items were heard subsequent to Item 22.

CHAIR ROGAN declared the Public Hearing open for Items 16-16c.

COUREY STEWART, Sr. Planner, reported that the proposed development fails to comply with Title 19 landscape requirements along the east perimeter. The subject site is located in the East Las Vegas Area where there is a significant lack of trees, and a goal of the 2050 Master Plan is to plant more trees in order to mitigate extreme heat. Staff found the proposed development would not be harmonious and compatible with the surrounding area, and therefore recommended denial of all entitlements. He noted that revised plans and an updated staff report were in the backup materials.

NATHAN TAYLOR appeared representing the applicant and thanked staff and COMMISSIONER SCHLOTTMAN for their work enhancing the project. MR. TAYLOR stated that the subject parcel was rezoned to C-2 (General Commercial) from C-1 (Limited Commercial) last year. He displayed a site plan on the overhead showing two parcels owned by the applicant, and he advised that the subject parcel would be used to expand the existing auto plaza. He used the site plan to show where new landscaping would be installed, noting that some existing landscaping would be augmented with shade trees. MR. TAYLOR opined that placing the required landscaping inside the parcel would affect parking, and he asked to waive landscaping behind the building, since foliage could blow into nearby residents' yards. He displayed revised elevations on the overhead and explained that colors were added to improve the residents' view of the building and address issues noted in the staff report. Lastly, he advised that smog checks would be performed at the south end of the building.

COMMISSIONER SCHLOTTMAN appreciated MR. TAYLOR for addressing his concern regarding the backside of the building's design. He noted that MR. TAYLOR asked to meet last month, but the Commissioner did not want to meet until the staff report was available. He confirmed with MR. TAYLOR that he agreed to all conditions.

Regarding landscape design requirements, COMMISSIONER TAYLOR asked if the minimum number of required trees would be installed, and MR. TAYLOR responded other than trees behind the building and in the parking lot area. The Commissioner confirmed with MR. TAYLOR that they were close to the 45 trees required. COMMISSIONER TAYLOR noted that the area was subject to the most impact from the urban heat island effect, and she thanked MR. TAYLOR for adding trees to mitigate that.

See Items 16a-16c for related backup.

CHAIR ROGAN declared the Public Hearing closed for Items 16-16c.

16a. ABEYANCE - 22-0428-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR USE

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

Motion made by Trinity Haven Schlottman to Approve Items 16a-16c subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

16b. ABEYANCE - 22-0428-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO SMOG CHECK USE

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

Motion made by Trinity Haven Schlottman to Approve Items 16a-16c subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

16c. ABEYANCE - 22-0428-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 16,330 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE DEVELOPMENT WITH WAIVERS OF BUILDING DESIGN AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

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

Motion made by Trinity Haven Schlottman to Approve Items 16a-16c subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

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

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

17a. ABEYANCE - 22-0483-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

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

Motion made by Sam Cherry to Hold in Abeyance Items 17a-17d, 21a-21c, and 30 to 6/13/2023 and Withdraw without Prejudice Items 19a and 19b

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

17b. ABEYANCE - 22-0483-ZON1 - REZONING - FROM: U (UNDEVELOPED) [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)

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

Motion made by Sam Cherry to Hold in Abeyance Items 17a-17d, 21a-21c, and 30 to 6/13/2023 and Withdraw without Prejudice Items 19a and 19b

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

17c. ABEYANCE - 22-0483-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED AND NONSTANDARD CUL-DE-SACS WHERE A STANDARD CUL-DE-SAC OR HAMMERHEAD TERMINUS IS REQUIRED

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

Motion made by Sam Cherry to Hold in Abeyance Items 17a-17d, 21a-21c, and 30 to 6/13/2023 and Withdraw without Prejudice Items 19a and 19b

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

17d. ABEYANCE - 22-0483-TMP1 - TENTATIVE MAP - CENTENNIAL & SHAUMBER SINGLE-FAMILY RESIDENTIAL - FOR A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

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

Motion made by Sam Cherry to Hold in Abeyance Items 17a-17d, 21a-21c, and 30 to 6/13/2023 and Withdraw without Prejudice Items 19a and 19b

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

18. ABEYANCE - 22-0718-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EXOS APARTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A THREE-STORY, 20-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.20 acres on the east side of 9th Street, approximately 173 feet north of Stewart Avenue (APN 139-35-211-001), T5-N (T5 Neighborhood) Zone, Ward 5 (Crear). Staff recommends DENIAL.

Minutes:
CHAIR ROGAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the applicant was attempting to overdevelop the site by proposing a density of 100 dwelling units per acre that resulted in the request for numerous Waivers. The subject site only provided parking for 3 vehicles, where Form-Based Code requires a range of 12 to 21 parking spaces; therefore, staff recommended denial of the Site Development Plan Review.

BRANDON DAVIS appeared with his partners TODD MEGRATH and ISSA KHOURY to explain that the parcel was purchased with a house that was often vandalized. MR. DAVIS proposed redeveloping the parcel into 20 apartments, and he noted there were not many multi-family properties in the area. MR. MEGRATH said he worked with COMMISSIONER WILLIAMS and staff on this project. He advised that onsite parking would be provided, and he believed a long-term plan and lease program with an adjacent owner would alleviate parking concerns. Further, he said their goal was to have tenants utilize alternative methods of transportation downtown.

COMMISSIONER WILLIAMS confirmed that he worked with MR. MEGRATH on the design and parking requirements, and he stated there was plenty of parking on 9th Street and 10th Street.

CHAIR ROGAN clarified with MR. MEGRATH that the parking agreement had been executed and submitted to the City. The Chair questioned if that would be a condition on the Site Development Plan, and COMMISSIONER WILLIAMS said no, since there was parking on 9th Street and 10th Street.

CHAIR ROGAN declared the Public Hearing closed.

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

NOTE: Commissioner Cherry abstained from voting on this item out of an abundance of caution, as this project was within the notification area of a like-kind project he recently completed.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donald Walsh; Against-Jennifer Taylor; Abstain-Sam Cherry;

19. ABEYANCE - 23-0027 - PUBLIC HEARING - APPLICANT: BANNER CENTENNIAL HILLS, LLC - OWNER: CENTENNIAL HILLS MOB OWNERS, LLC - For possible action on the following Land Use Entitlement project requests on 8.80 acres at the northwest corner of Durango Drive and Grand Montecito Parkway (APN 125-29-512-015), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 19a and 19b for related backup.

19a. ABEYANCE - 23-0027-VAR1 - VARIANCE - TO ALLOW 392 PARKING SPACES WHERE 440 ARE REQUIRED

Minutes:
See Item 6 for related discussion and Items 19-19b for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 17a-17d, 21a-21c, and 30 to 6/13/2023 and Withdraw without Prejudice Items 19a and 19b

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

19b. ABEYANCE - 23-0027-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0764-SDR1) TO RECONFIGURE THE PARKING LOT FOR A PROPOSED 264-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Minutes:
See Item 6 for related discussion and Items 19-19b for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 17a-17d, 21a-21c, and 30 to 6/13/2023 and Withdraw without Prejudice Items 19a and 19b

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

20. ABEYANCE - 23-0047- PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 1.15 acres at the northeast corner of Jefferson Avenue and D Street (APNs 139-27-211-024, 025, and 028 through 031), T4-MS (T4 Main Street) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

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

COUREY STEWART, Sr. Planner, reported that the proposed development was compatible with existing development in the surrounding area and supports housing goals and policies identified in the 2050 Master Plan; therefore, staff recommended approval of both entitlements.

TRACY REICH, Redevelopment Manager, explained that the City had issued two Requests for Proposals with zero eligible applicants, and they approached the developer to purchase the land and develop workforce housing. She said there will be over 13,000 square feet of retail space that the City will lease to businesses

within the Historic Westside area, and they worked with the HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan in Action Committee on various elements of the project.

GRANT GARCIA, Arthaus IV LLC, explained that a public meeting was held at the Historic Westside School after the item was held in abeyance at the last Commission meeting. He said COUNCILMAN CEDRIC CREAR attended the public meeting and feedback was received from attendees. MR. GARCIA noted that over six people from that meeting attended the grand opening of shareDOWNTOWN on 11th Street and Stewart Avenue, and he believed it was good for them to see what type of product would go into their neighborhood.

COMMISSIONER WILLIAMS stated that leadership from several churches expressed concerns at the last meeting, and he appreciated MR. GARCIA for informing everyone at the public meeting. CHAIR ROGAN confirmed with MR. GARCIA that he agreed to all conditions.

See Items 20a and 20b for related backup.

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

20a. ABEYANCE - 23-0047-ZON1 - REZONING - FROM: T3-N (T3 NEIGHBORHOOD) TO: T4-MS (T4 MAIN STREET) [APNs 139-27-211-030 and 031]

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

Motion made by Anthony Williams to Approve Items 20a and 20b subject to condition(s)

NOTE: Commissioner Cherry abstained from voting on Items 20a and 20b, as his company has an interest in this project.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donald Walsh, Jennifer Taylor; Abstain-Sam Cherry;

20b. ABEYANCE - 23-0047-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 104 RESIDENTIAL UNITS WITH 6,438 SQUARE FEET OF COMMERCIAL SPACE AND A SINGLE-STORY 5,776 SQUARE-FOOT COMMERCIAL DEVELOPMENT

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

Motion made by Anthony Williams to Approve Items 20a and 20b subject to condition(s)

NOTE: Commissioner Cherry abstained from voting on Items 20a and 20b, as his company has an interest in this project.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donald Walsh, Jennifer Taylor; Abstain-Sam Cherry;

21. ABEYANCE - 23-0050 - PUBLIC HEARING - APPLICANT/OWNER: THE GOLDEN APARTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
See Item 6 for related discussion and Items 21a-21c for related backup.

21a. ABEYANCE - 23-0050-VAR1 - VARIANCE - TO ALLOW 144 PARKING SPACES WHERE 193 ARE REQUIRED

Minutes:
See Item 6 for related discussion and Items 21-21c for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 17a-17d, 21a-21c, and 30 to 6/13/2023 and Withdraw without Prejudice Items 19a and 19b

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

21b. ABEYANCE - 23-0050-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT

Minutes:
See Item 6 for related discussion and Items 21-21c for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 17a-17d, 21a-21c, and 30 to 6/13/2023 and Withdraw without Prejudice Items 19a and 19b

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

21c. ABEYANCE - 23-0050-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT WITH 112 MULTI-FAMILY RESIDENTIAL UNITS AND 7,403 SQUARE FEET OF COMMERCIAL FLOOR AREA, INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, RESIDENTIAL ADJACENCY STANDARDS AND BUILDING ORIENTATION STANDARDS

Minutes:
See Item 6 for related discussion and Items 21-21c for related backup.

Motion made by Sam Cherry to Hold in Abeyance Items 17a-17d, 21a-21c, and 30 to 6/13/2023 and Withdraw without Prejudice Items 19a and 19b

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

22. ABEYANCE - 23-0068-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RACHEL GIL - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A FOUR-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] at 7909 Powderham Avenue (APN 163-04-512-011), R-1 (Single Family Residential) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

Minutes:
This item was heard subsequent to Item 24.

CHAIR ROGAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that staff found the Variance request to

be a self-imposed hardship, as the shade structure was built without a permit and resulted in Code Enforcement action; therefore, staff recommended denial of the requested Variance. She noted additional letters of protest were received since publication.

SUE LEE CHIN appeared representing 13 neighborhood residents in opposition to the Variance. She said the two structures were built without HOA (homeowners association) approval, and she presented e-mails from the HOA and City staff, which were submitted for the record.

COMMISSIONER WALSH stated that the applicant was not in the audience, even though he told the Commissioner he would attend. COMMISSIONER WALSH said he spoke with community members during a site visit. He was told that the structure was part of a plan that involved installing a pool, but the general contractor advised him that it was not part of the original plan. He noted that staff recommended denial, since the structure did not meet code requirements, and he expressed fire-rating concerns with a wall near pump equipment. Lastly, the Commissioner confirmed that the structures were not approved by the HOA.

See Item 4 for related discussion.

CHAIR ROGAN declared the Public Hearing closed.

Motion made by Donald Walsh to Deny

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

23. 23-0088 - PUBLIC HEARING - APPLICANT: VAC DEVELOPMENT - OWNER: BLISS DEVELOPMENT 6, LLC - For possible action on the following Land Use Entitlement project requests on 1.75 acres at the northeast corner of Charleston Boulevard and Mohawk Street (APNs 138-36-803-001, 002, 015 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR ROGAN declared the Public Hearing open for Items 23-23g.

COUREY STEWART, Sr. Planner, reported that the proposed development was overbuilt as designed, and this was evident by the requested Variances and Waivers of parking, setback, and landscape requirements; therefore, staff recommended denial of all requested entitlements. He noted there was an updated landscape plan in the backup materials, and additional letters of protest and support were received since publication.

ATTORNEY TONY CELESTE appeared on behalf of the applicant and displayed an aerial view of the general area, pointing out the subject site and listing nearby developments. He explained that the proposal was for three infill parcels in an older neighborhood, which he opined made it difficult to comply with City code. He noted that the site plan showed one access point on Charleston Boulevard and one on Mohawk Street, and he displayed a site rendering on the overhead showing the proposed convenience store and gas canopy, drive-through-only Starbucks, and Minor Use Auto Repair for the C-1 (Limited Commercial) zoned site. MR. CELESTE advised that the convenience store would be around 4,500 square feet and would include a drive-through wrapped around the building. The bays for the auto use would face towards Charleston Boulevard. Regarding parking, he stated that 36 spaces were proposed where 66 were required. The Starbucks will not have inside dining, which requires parking, and the auto use will only provide minor automotive services not requiring overnight parking. Further, he opined that most people visiting the convenience store will park under the gas canopy and leave within four minutes. MR. CELESTE asked to reduce the width of perimeter landscaping from 15 feet to 10 feet and the number of trees from 45 to 34. He explained that the revised landscape plan showed 60 additional low-lying shrubs between the 24-inch box trees, and he was willing to accept a condition requiring 36-inch box trees. He noted concern regarding the backside of the convenience store needing articulation. Revised elevations would be submitted before the item was heard by the City Council. Lastly, he agreed to all conditions from the Staff Report.

CHAIR ROGAN agreed with staff that the site was overbuilt, and he opined that the auto repair shop caused

the Variance requests. He stated that the small site was near single-family homes in an older area of Las Vegas, and he believed more trees were necessary for this project.

COMMISSIONER SCHLOTTMAN advised that the buildings were oriented towards the site's interior, which is encouraged by the City code. He suggested adding articulation to the backside of the auto repair shop and convenience store, noting they would be seen by passing vehicles.

COMMISSIONER TAYLOR thanked MR. CELESTE for agreeing to add 36-inch box trees to mitigate the diminished landscaping. She stated that the site was subject to the most impact from urban heat islands, and she echoed CHAIR ROGAN'S concern regarding the lack of landscaping.

COMMISSIONER WALSH said Starbucks often have many visitors, and customers may visit more than once per day. He proposed replacing the auto repair shop with a parking lot and converting the Starbucks to allow walk-in customers.

CHAIR ROGAN asked why there was no wall around the site. MR. CELESTE believed it was better for the single-family residents to see an open area instead of a block wall. The Chair suggested that MR. CELESTE speak with the affected neighbors and revise the site plan.

See Items 23a-23g for related backup.

CHAIR ROGAN declared the Public Hearing closed for Items 23-23g.

23a. 23-0088-VAR1 - VARIANCE - TO ALLOW 36 PARKING SPACES WHERE 66 ARE REQUIRED

Minutes:
See Item 23 for related discussion and Items 23-23g for related backup.

Motion made by Jeff Rogan to Approve Items 23a, 23c, 23d, and 23f subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

23b. 23-0088-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT AND SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A RESIDENTIAL ADJACENCY MATCHING SETBACK OF FIVE FEET WHERE 14 FEET IS REQUIRED

Minutes:
See Item 23 for related discussion and Items 23-23g for related backup.

Motion made by Jeff Rogan to Deny Items 23b, 23e, and 23g

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

23c. 23-0088-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE

Minutes:
See Item 23 for related discussion and Items 23-23g for related backup.

Motion made by Jeff Rogan to Approve Items 23a, 23c, 23d, and 23f subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

23d. 23-0088-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE

Minutes:
See Item 23 for related discussion and Items 23-23g for related backup.

Motion made by Jeff Rogan to Approve Items 23a, 23c, 23d, and 23f subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

23e. 23-0088-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MINOR USE

Minutes:
See Item 23 for related discussion and Items 23-23g for related backup.

Motion made by Jeff Rogan to Deny Items 23b, 23e, and 23g

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

23f. 23-0088-SUP4 - SPECIAL USE PERMIT - FOR A PROPOSED 3,085 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE

Minutes:
See Item 23 for related discussion and Items 23-23g for related backup.

Motion made by Jeff Rogan to Approve Items 23a, 23c, 23d, and 23f subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

23g. 23-0088-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 9,967 SQUARE-FOOT COMMERCIAL DEVELOPMENT INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY, TWO RESTAURANTS WITH DRIVE THROUGHS AND A MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:
See Item 23 for related discussion and Items 23-23g for related backup.

Motion made by Jeff Rogan to Deny Items 23b, 23e, and 23g

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

24. 23-0095-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBIN MAURICIO MARADIAGA GARCIA - For possible action on a Land Use Entitlement project request TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING AND A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE on 0.15 acres at 621 Donner

Street (APN 138-25-712-082), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

Minutes:
This item was heard subsequent to Item 34.

CHAIR ROGAN declared the Public Hearing open.

NICOLE EDDOWES, Community Development Coordinator, reported that the applicant constructed a two-story home addition without building permits that resulted in Code Enforcement action; therefore, staff was not able to support the requested Variance and recommended denial, as this was a self-imposed hardship. She noted additional letters of protest were received since publication.

FRANCISCO IBARRA appeared on behalf of ROBIN MAURICIO, homeowner, and explained that the property was purchased as-is after construction was completed without City approval. MR. IBARRA noted that the homeowner has a large family, and minor improvements were made to the home. He stated that there is an 8.5-foot setback at the rear of the home, where 15 feet is required, and they would comply with any conditions and ensure that the back wall complies with City code regarding fire-resistance rating.

GERID WAGNER stated that he lives in Fremont Estates, and there are rules regarding building a house too close to a neighbor. He asked for the request to be dismissed.

ANDREA LINDENTHAL presented a protest postcard, which was submitted for the record, and expressed opposition to the requests.

MR. MAURICIO requested approval of the project.

CHAIR ROGAN confirmed with MR. IBARRA that the structure was already built when purchased by the applicant, and they realized the structure was not code compliant after making minor modifications. MR. IBARRA clarified that walls were placed within the home to create additional bedrooms for their children. He said they would follow all requests made by the City if the application was approved, including removing any windows facing neighbors. The Chair questioned if the second story and the rear addition were built at the same time, and MR. IBARRA responded in the affirmative. MR. IBARRA said the stairs were modified to comply with City code. CHAIR ROGAN understood the neighbors' concerns and said it would be unfair to require the applicant to tear down purchased property. He stated that the second story was code compliant, and he clarified with MR. IBARRA that the applicant also requires approval from the Building and Safety Division.

CHAIR ROGAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

25. 23-0099-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROBERT W. LALLY - OWNER: LX DURANGO INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MARIJUANA DISPENSARY USE at 7105 North Durango Road, Suite #120 (APN 125-20-117-005), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL.

Minutes:
CHAIR ROGAN declared the Public Hearing open.

COUREY STEWART, Sr. Planner, reported that the proposed Dispensary Use meets all minimum Special Use Permit requirements and could be conducted in a harmonious and compatible manner with existing

development in the surrounding area; therefore, staff recommended approval subject to conditions. He noted there were additional letters of protest and support received since publication.

SCOT RUTLEDGE, Argentum Partners, appeared with MATT McCLURE on behalf of the applicant. MR. RUTLEDGE stated that no opposition to the project had been received as of last Friday, and he requested approval of the Special Use Permit to allow the first cannabis retail store within Ward 4. MR. McCLURE explained that the site was co-located with an existing optometrist's office, and he said the building was ready for construction. He displayed the proposed floor plan on the overheard and noted it would mirror their existing operation located on Spring Mountain Road and Valley View Boulevard. Further, he stated they had an impeccable compliance record with the CCB (Nevada Cannabis Compliance Board).

MR. McCLURE explained that there would be a single egress and ingress from the reception area into the retail floor, and the restrooms would be available to staff and customers. He displayed the proposed signage on the overhead, which he believed was compliant and consistent with the neighboring tenants and adjacent commercial complex.

MR. RUTLEDGE advised that two neighborhoods adjacent to the site were canvassed totaling around 81 doors, and they received 17 support responses with no opposition. He submitted a support petition for the record and opined that this was one of the least controversial projects he had been involved with. He explained that the applicant hosted back to school and toy drives and were involved with a local non-profit that MR. RUTLEDGE served on. He stated that the applicant's only interactions with Metro (Las Vegas Metropolitan Police Department) involved sharing video tapes of traffic accidents, and he believed that the stigma around these types of businesses had eroded.

COMMISSIONER KASAMA said she toured their existing operations and was pleasantly surprised by how well it ran. She noted there were taverns close to the site, and she believed the proposal was harmonious and compatible with nearby uses. She was willing to approve the project with an added condition, to which MR. STEWART read into the record. CHAIR ROGAN confirmed with MR. RUTLEDGE that he agreed to all conditions.

CHAIR ROGAN declared the Public Hearing closed.

Motion made by Serena Kasama to Approve subject to condition(s) and adding the following condition as read for the record:

A. A one-year administrative Required Review (RQR) shall be performed one year from the date of issuance of a business license. It is the applicant's responsibility to submit an application for the Required Review and pay the associated fees.

NOTE: Commissioner Cherry abstained from voting on this item, as his family stocks dispensaries within the cannabis industry.

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Donald Walsh, Jennifer Taylor; Abstain-Sam Cherry;

26. 23-0101 - PUBLIC HEARING - APPLICANT: KAINEN LAW GROUP, PLLC - OWNER: BRAINTREE VENTURES, LLC - For possible action on the following Land Use Entitlement project requests on 1.06 acres at 3303 Novat Street (APN 137-12-410-012), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR ROGAN declared the Public Hearing open for Items 26-26b.

COUREY STEWART, Sr. Planner, reported that the proposed building addition fails to comply with the Lone Mountain Master Plan maximum height restriction. Staff found the Variance request to be a self-imposed

hardship; therefore, they recommended denial of both entitlements. He noted additional letters of protest and support were received since publication.

TOM WUCHERER, Wucherer Design Ltd, appeared with ATTORNEY EDWARD KAINEN to explain that the property was purchased after the global financial crisis. MR. KAINEN placed his law practice in the building and wanted to replace the existing drive-through tellers with additional office space. MR. WUCHERER advised that the building had steel elements, and the height Variance would allow them to go over an existing stair enclosure. He displayed the site plan on the overhead to point out developments in the area, noting that the City Council approved a 45-foot tall commercial development last August. He stated that there was a significant rise in grade between the subject parcel and the nearby street, and he did not believe the height Variance would affect anything nearby. MR. WUCHERER explained that the building's footprint was 5,000 square feet with 15.41 percent lot coverage and had plenty of room for the expansion. Lastly, he noted they were compliant with parking and landscaping.

MR. KAINEN confirmed that he purchased the Silver State Bank building after it was vacant for five or six years, noting it had been vandalized and occupied by the homeless. He felt responsible to keep the building maintained, since it was easily seen by drivers. He said approximately 20 people were employed at his law practice, and the expansion will allow employment of an additional 15 people. He advised that an eight-by-10 foot portion of the roof would go over the height limit and would only be viewable by a second floor tenant of an upcoming storage facility.

COMMISSIONER KASAMA said she was familiar with the area, and she believed five feet was within the acceptable margin. She stated that the steep grade was noticed by other applicants, and she applauded MR. KAINEN for fostering and expanding his business and adding foot traffic to nearby businesses. CHAIR ROGAN confirmed with MR. KAINEN that he agreed to all conditions.

See Items 26a and 26b for related backup.

CHAIR ROGAN declared the Public Hearing closed for Items 26-26b.

26a. 23-0101-VAR1 - VARIANCE - TO ALLOW A 40-FOOT TALL BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED

Minutes:
See Item 26 for related discussion and Items 26-26b for related backup.

Motion made by Serena Kasama to Approve Items 26a and 26b subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

26b. 23-0101-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-21198) FOR A PROPOSED 4,030 SQUARE-FOOT ADDITION TO AN EXISTING 10,230 SQUARE-FOOT COMMERCIAL OFFICE DEVELOPMENT AND TO REMOVE TWO DRIVE-THROUGH TELLER LANES AND LANDSCAPE ISLAND

Minutes:
See Item 26 for related discussion and Items 26-26b for related backup.

Motion made by Serena Kasama to Approve Items 26a and 26b subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

27. 23-0113 - PUBLIC HEARING - APPLICANT/OWNER: SIENDA EVELYN - For possible action on the following Land Use Entitlement project requests on 0.46 acres at 6010 Moonlight Drive (APN 125-27-610-056), Ward 6 (Brune). Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:
CHAIR ROGAN declared the Public Hearing open for Items 27-27b.

NICOLE EDDOWES, Community Development Coordinator, reported that the applicant proposed to rezone the subject site in order to subdivide the lot into two. This would result in a residential lot having driveway access to an 85-foot-wide secondary thoroughfare, or collector street as defined by the Master Plan of Streets and Highways, which is prohibited. The applicant was requesting a Variance to allow this driveway access, which staff does not support and recommended denial of both the Variance and the Rezoning application. She noted additional letters of protest and support were received since publication.

JOSELITO FELICIANO requested approval from the Commission to rezone the property his mother purchased.

COMMISSIONER TAYLOR noted there would be two different driveways for the two units, and she questioned how the units would be developed to ensure safe ingress and egress on the second lot. MR. FELICIANO explained that a U-drive was planned to allow entrance from Tropical Way, and he displayed a floor plan on the overhead to show which direction each unit would face. MS. EDDOWES clarified that a condition was added by the Public Works Department requiring a U-driveway, and vehicles could only move forward and were not allowed to reverse onto Tropical Parkway. The Commissioner questioned if the applicant's rendering complied with that condition, and MS. EDDOWES believed it showed the correct concept. Further, MS. EDDOWES stated that Code Enforcement would be sent to the property if reports were received showing vehicles backing out of the driveway. CHAIR ROGAN confirmed with MR. FELICIANO that he agreed to all conditions.

See Items 27a and 27b for related backup.

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

27a. 23-0113-VAR1 - VARIANCE - TO ALLOW VEHICULAR ACCESS FROM A PRIMARY OR SECONDARY THOROUGHFARE WHERE SUCH IS PROHIBITED AND A 96-FOOT LOT WIDTH ADJACENT TO A PRIMARY OR SECONDARY THOROUGHFARE WHERE 100 FEET IS REQUIRED

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

Motion made by Jennifer Taylor to Approve Items 27a and 27b subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Sam Cherry, Donald Walsh, Jennifer Taylor; Against-Jeff Rogan;

27b. 23-0113-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

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

Motion made by Jennifer Taylor to Approve Items 27a and 27b subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Sam Cherry, Donald Walsh, Jennifer Taylor; Against-Jeff Rogan;

28. 23-0121 - PUBLIC HEARING - APPLICANT: MOE MOMENI - OWNER: BM HOME, INC. - For possible action on the following Land Use Entitlement project requests on 0.86 acres at the northeast corner of Cheyenne Avenue and Hualapai Way (APN 138-07-413-002), PD (Planned Development) Zone [NC (Neighborhood Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends DENIAL on the Land Use Entitlement project.

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

COUREY STEWART, Sr. Planner, reported that the proposed pad development failed to provide a required loading zone space, which could cause interior circulation issues during delivery periods; therefore, staff recommended denial of both entitlements. He noted additional letters of protest were received since publication.

RENE ROLIN appeared on behalf of the applicant and explained that adding the proposed retail space would complete the plaza. She presented the site plan on the overhead showing the existing plaza, and she explained that there is a slight grade on Hualapai Way. She did not believe a loading zone was needed, nor did she want to take parking away from customers. Further, she stated that all landscaping, parking, and height requirements were met.

COMMISSIONER KASAMA confirmed that the proposed project would complete the site, and it met all other requirements. She said she had seen other plazas with similar loading times, and she was willing to accept the proposal. CHAIR ROGAN confirmed with MS. ROLIN that she agreed to all conditions.

See Items 28a and 28b for related backup.

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

28a. 23-0121-VAR1 - VARIANCE - TO ALLOW NO ADDITIONAL LOADING ZONE SPACE WHERE ONE IS REQUIRED

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

Motion made by Serena Kasama to Approve Items 28a and 28b subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

28b. 23-0121-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,424 SQUARE-FOOT COMMERCIAL PAD DEVELOPMENT INCLUDING GENERAL RETAIL TENANT SPACE AND A RESTAURANT WITH DRIVE THROUGH

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

Motion made by Serena Kasama to Approve Items 28a and 28b subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

29. 23-0123 - PUBLIC HEARING - APPLICANT/OWNER: BLIND CENTER OF NEVADA, INC. - For possible action on the following Land Use Entitlement project requests on 4.48 acres at the northeast corner of Washington Avenue and Classic Cars Lane (APN 139-26-201-013), Ward 5 (Crear). Staff recommends DENIAL on 23-

0123-VAR1, 23-0123-VAR2, and 23-0123-SDR1. Staff recommends APPROVAL on 23-0123-ZON1 and 23-0123-SNC1.

Minutes:
CHAIR ROGAN declared the Public Hearing open for Items 29-29e.

NICOLE EDDOWES, Community Development Coordinator, reported that the applicant proposed to construct an affordable housing development that was deficient in parking, and staff was unable to support the requested Variances and Site Development Plan Review. Staff was able to support the rezoning request, as it brings the subject site into alignment with the site's General Plan Designation, and the requested street name change, as there were no residential or commercial addresses assigned, and only the street sign would need to be changed if approved.

RAMI ATOUT, Creative Design Architecture, appeared on behalf of the applicant and explained that the affordable housing project would be for visually impaired people. He said the three-story building would contain 100 units, and 101 parking spaces would be provided. Regarding the parking Variance, he stated that there was no need to meet City code parking requirements since visually impaired and blind people do not drive. He noted that the Variance to allow six-foot-tall fencing was to provide additional security for vulnerable residents. Lastly, MR. ATOUT advised that three people expressed support for the project at the neighborhood meeting, and he requested support from the Commission.

COMMISSIONER WILLIAMS said he worked with the developer, and he believed that the parking Variance made sense. He understood the need for added security with the fence, and he confirmed with MR. ATOUT that he agreed to all conditions.

COMMISSIONERS CHERRY and TAYLOR believed it was a great project and expressed support.

See Items 29a-29e for related backup.

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

29a. 23-0123-ZON1 - REZONING - FROM: C-V (CIVIC) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

Minutes:
See Item 29 for related discussion and Items 29-29e for related backup.

Motion made by Anthony Williams to Approve Items 29a-29e subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

29b. 23-0123-VAR1 - VARIANCE - TO ALLOW 101 PARKING SPACES WHERE 152 SPACES ARE REQUIRED

Minutes:
See Item 29 for related discussion and Items 29-29e for related backup.

Motion made by Anthony Williams to Approve Items 29a-29e subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

29c. 23-0123-VAR2 - VARIANCE - TO ALLOW A SIX-FOOT TALL FENCE WITHIN THE FRONT YARD OF A RESIDENTIAL PROPERTY WHERE FIVE FEET IS THE MAXIMUM ALLOWED

Minutes:
See Item 29 for related discussion and Items 29-29e for related backup.

Motion made by Anthony Williams to Approve Items 29a-29e subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

29d. 23-0123-SNC1 - STREET NAME CHANGE - FROM: CLASSIC CARS LANE TO: VISIONS PARK LANE, GENERALLY LOCATED WEST OF BRUCE STREET BETWEEN WASHINGTON AVENUE AND GRAGSON AVENUE

Minutes:
See Item 29 for related discussion and Items 29-29e for related backup.

Motion made by Anthony Williams to Approve Items 29a-29e subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

29e. 23-0123-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 100-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS

Minutes:
See Item 29 for related discussion and Items 29-29e for related backup.

Motion made by Anthony Williams to Approve Items 29a-29e subject to condition(s)

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

30. 23-0134-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CORNER BUILDING, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,035 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE at 1205 South Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
See Item 6 for related discussion.

Motion made by Sam Cherry to Hold in Abeyance Items 17a-17d, 21a-21c, and 30 to 6/13/2023 and Withdraw without Prejudice Items 19a and 19b

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

31. 23-0135 - PUBLIC HEARING - APPLICANT/OWNER: RESIDENCES AT MELODY, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 0.97 acres at 3900 Melody Lane, and 1768 and 1774 Willow Trail (APNs 139-19-802-002 and 005), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL on 23-0135-SDR1. Staff recommends APPROVAL on 23-0135-VAC1.

Minutes:
CHAIR ROGAN declared the Public Hearing open for Items 31-31b.

NICOLE EDDOWES, Community Development Coordinator, reported that the applicant proposed to demolish a single family residence in order to construct 12 additional multi-family units. In order to do so, the applicant was requesting to vacate a portion of Willow Trail, which staff did not object to. Staff did object to the overall design of the proposed multi-family addition, as it resulted in a reduction in trees that staff was not able to support. An existing NV Energy easement prevents the planting of trees that would normally buffer a two-story structure from the adjacent residential neighborhood. Staff found the proposed multi-family addition was not compatible with the adjacent development and recommended denial of the Site Development Plan Review. She noted additional letters of protest and support were received since publication.

ATTORNEY LIZ SOROKAC appeared on behalf of the applicant and introduced TIFFANY AMIR, Member of the Residences at Melody. MS. SOROKAC displayed a site map on the overhead to explain the site location, and she noted that the project consists of three parcels that would be combined into one parcel. She advised that there were two existing buildings totaling 13 units, and a single-family home would be demolished and replaced with a 25-foot-tall two-story building with 12 units. She displayed a zoning map on the overhead to list uses in the area, and she stated that Clark County properties to the south of the project were planned for residential use. MS. SOROKAC displayed an aerial map on the overheard to point out two-story apartment buildings in the area. She said the property owner had made improvements since acquiring the property in 2008, and she explained that they created a community that is appreciated by existing residents. Further, she read a paragraph from a support letter, which was submitted for the record alongside additional support documentation. She utilized the landscape plan to show where trees could not be added due to an NV Energy easement and noted that less trees were requested for the parking area. MS. SOROCAK conceded that they could not provide 15 feet of landscaping along Melody Lane due to parking spaces, and she advised that alternative landscaping would be provided with around 850-square-feet of open green space. Further, she believed it was hard to meet City code requirements when developing a parcel with existing buildings. A neighborhood meeting was held with eight participants, and they expressed concerns regarding traffic and water connectivity to the Las Vegas Valley Water District. She expected around 81 trips per day for the proposal, and she noted that the building would hook into City water. Regarding staff concerns, MS. SOROCAK explained that an existing trash enclosure had two bins that were collected twice per week and additional pickups would be requested if the bins get full. She believed the proposal was compatible with the neighborhood, and she requested Commission approval.

MS. AMIR stated that 75 percent of the residents were minorities, 50 percent identify as African American, and 25 percent were part of the LGBTQ (lesbian, gay, bisexual, transgender, and queer or questioning) community. She said the Residences at Melody serve a traditionally underserved community. She noted that nine units were developed in 2019 and 2020, and they attracted quality long-term tenants. She displayed three-dimensional images on the overhead to show how the new building would match the existing structure. MS. AMIR advised that they were not able to move forward a two-story proposal that was approved by the Commission, noting there was no density change with the proposed project. She said their goal matched the R-3 (Medium Density Residential) zoning goal, which is to provide attractive housing with a high economic use of the land. She explained that building the additional 12 units would help amortize the cost and allow moderately priced housing and lower rent for tenants.

CHRISTINE HICKS, Eastland Heights Water Association Board of Directors representative, explained that they provide water to around 160 properties and have limited water capacity. She read from a letter from the Board, which was submitted for the record, stating that they could not provide water to any new properties. She asked for assurance that the property would hook into City water. MS. HICKS said she has lived in her half-acre property for 50 years, and she did not believe the two-story building's density fit in the neighborhood.

CHRISTINE CONTINI stated that there was 40 feet between homes and the road, and she expressed concern regarding increased traffic. She conceded that the applicant did a nice job with their units, but she was not comfortable adding that many more units.

ANDREW FLANK said he has rights under Eastland Heights Water Association. He advised that an RPDA (reduced pressure detector assembly) valve and fire hydrant were installed in 2019 and cost $40,000, which

were connected to the new building and serve the whole neighborhood. He said the property was within the City and designed to be higher density, and he requested approval from the Commission.

MS. SOROCAK reiterated that the new building would hook into City water, and the existing fire hydrant would serve water pressure needs. She said the property was zoned for multi-family use, and they were not exceeding City code.

COMMISSIONER WILLIAMS stated that he knew the area well, and he advised that he did not have the opportunity to visit the property and understand the project. He noted there were concerns and challenges, and he asked if the items could be abeyed for 30 days. MS. AMIR responded in the affirmative and invited all Commissioners to the property.

CHAIR ROGAN believed it was more important to have the landscape buffer on Melody Lane than the six proposed parking spaces.

See Items 31a and 31b for related backup.

CHAIR ROGAN declared the Public Hearing closed for Items 31-31b.

31a. 22-0135-VAC1 - VACATION - PETITION TO VACATE A PORTION OF THE EAST SIDE OF WILLOW TRAIL BETWEEN MELODY LANE AND SPRING ROAD

Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 31a and 31b to 6/13/2023

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

31b. 23-0135-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE ADDITION OF A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL BUILDING AND SITE IMPROVEMENTS TO AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING FOUR-UNIT AND NINE-UNIT BUILDINGS

Minutes:
See Item 31 for related discussion and Items 31-31b for related backup.

Motion made by Anthony Williams to Hold in Abeyance Items 31a and 31b to 6/13/2023

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

DIRECTOR'S BUSINESS:

32. ABEYANCE - 23-0092-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO AMEND AND INCORPORATE A SUPPLEMENTAL RECREATION AND OPEN SPACE ELEMENT TO THE CITY OF LAS VEGAS 2050 MASTER PLAN CONSISTENT WITH SECTION 11 OF ORDINANCE 6788, All Wards. Staff recommends APPROVAL.

Minutes:
This item was pulled forward and heard after the One Motion One Vote Agenda (Items 7-15).

CHAIR ROGAN declared the Public Hearing open.

MARCO VELOTTA, Planning Project Manager, explained that this item was to adopt a recreation and open space element in conformance with NRS (Nevada Revised Statutes) 278.160. The SmithGroup, represented by CAELEY HYNES, Planner, assisted with the City of Las Vegas 2050 Master Plan (2050 Master Plan), as well as this parks system plan. He acknowledged STEVE FORD, Director of Parks, Recreation and Cultural Affairs, who helped with the planning effort. Additionally, he recognized NEELAY BHATT, Next Practice Partners, who assisted with much of the plan assessments and is a parks expert in his own right.

Through the use of a PowerPoint presentation, a copy of which was submitted for the record, MR. VELOTTA stated that the 2050 Master Plan included high-level goals for parks and park conductivity. In 2020 and 2021, a concurrent effort took place with Parks and Recreation to specifically consider park planning for the entire city with the understanding that more specificity would come along with the 2050 Master Plan. He noted that one goal was to certify the Department of Parks, Recreation and Cultural Affairs through CAPRA (Commission for Accreditation of Park and Recreation Agencies), so there was a focus on internal operational assessments, public outreach, and getting a better understanding of where new parks and recreational facilities are going to go and how to fund them. The result is a parks system plan to supplement the 2050 Master Plan. This plan helps to continue with internal and external community outreach and engagement across the city, identify recreational trends, ensure both access to and increase overall park space, identify revenue opportunities, how to address ongoing operations and maintenance, and maintain consistency with the 2050 Master Plan while developing specific strategies for the Department. The 2050 Master Plan's guiding principles of health, equity, resilience, livability, and innovation were used to ensure existing parks and facilities were drought tolerant and had amenities people want.

MS. HYNES stated that she was involved with this initiative along with the Special Area Plan East Las Vegas and the 2050 Master Plan. A demographic and trend analysis was conducted and found an increase in population within the city. General sports such as soccer, volleyball, basketball, and football were continuing to trend, while there was growth in trail running, yoga, hiking, biking, pickleball, and tennis. Further, these trends were greatly impacted by the pandemic, and there was a decrease in stationary cycling and cardio kickboxing. Public input was acquired through statistical surveys, interviews, and hybrid public meetings, and key findings included 81 percent of City households were visiting City parks. Reading from the PowerPoint presentation, MS. HYNES listed top priorities from public input and high priority items for parks and recreation facilities and recreation programs. The recreational program plan was looking to offer additional core program areas identified through public input in the short term, as well as monitor pricing strategies and recreational trends in the long term. The operational assessment evaluated existing conditions by analyzing access to public and private park space and community centers within a half-mile walk distance and two-mile distance, while also inventorying amenities within facilities. Seven acres of park space per 1,000 residents was identified as the level of service standard, and there was a two percent increase in park proximity to housing from 2020 to 2022. Lastly, MS. HYNES noted there was a deficiency in tennis courts, swimming pool amenities, and the square footage of community centers.

MR. VELOTTA explained that this plan was a guide for future investments in new parks and community centers, and he recommended making community centers an anchor for each neighborhood. Facilities are planned for the Kyle Canyon Corridor and need to be connected with the rest of the city. He noted traditional parks and community centers could not be built downtown in the middle of the city, and he saw an opportunity to look at zoning alternatives or create private or quasi-public park space. Complete streets that allow biking and walking between neighborhoods and parks and adding innovative parks such as Becker Park (Ernest & Betty Becker Family Technology and Recreation Park) in alignment with the operational assessment within the 2050 Master Plan are needed. SNPLMA (Southern Nevada Public Land Management Act) funding has been used to develop new parks and nominate, reserve, and develop sites in the northwest. MR. VELOTTA wanted to optimize existing park space, and he listed projects in progress, such as the Northwest Regional Park in Tule Springs. He stated that the park system plan was the guide to build facilities through capital improvement funding requests and SNPLMA reservations, and this plan would be heard by the City Council in June if adopted by the Commission.

COMMISSIONER WALSH questioned how this could be used as an interface and applied to old parks. MR. VELOTTA explained that the plan would address existing facilities, and he noted there were infill opportunities to maximize and optimize. He stated that parks such as Gary Reese Freedom Park and Lorenzi Park were

completely renovated and funded through SNPLMA or capital improvement funding from the City. The Commissioner said it was a great project, and he expressed support.

COMMISSIONER CHERRY expressed appreciation that the underserved downtown was called out for having different needs, and he asked if further discussions would be held for green space after the plan is adopted. MR. VELOTTA advised that infill spaces would go through the traditional design, bid, and build process. He said innovative spaces, such as the linear open space on 3rd Street between Charleston Boulevard and Bonneville Avenue, would go through a different process. He noted there would be a public hearing if the zoning code was amended with different park types. The Commissioner explained that other cities with high density have pocket parks, and he wanted to see that downtown.

COMMISSIONER SCHLOTTMAN attended the American Planning Association Conference in Philadelphia with City staff, and he stated that LOVE Park had a commercial element that helped activate the space. He questioned if that was part of this plan, noting that Circle Park was previously shut down due to issues. MR. VELOTTA stated that Inspirada Park was a local park with a market and an Italian deli. He said he would look into where there was opportunity for similar tenant spaces downtown. The Commissioner confirmed with MR. VELOTTA that they would continue this conversation and discuss Inspirada Park another time.

COMMISSIONER TAYLOR asked if resiliency functions for times of emergency were considered when planning to build community centers. MR. VELOTTA explained that there are large community centers with amenities such as solar-covered parking, and they were looking at Department of Homeland Security and EPA (Environmental Protection Agency) BRIC (Building Resilient Infrastructure and Communities) grant opportunities to allow those community centers to be used as a place of refuge. He said locations with low-income populations might need that for emergency functions, noting some community centers were used as cooling stations during extreme heat events.

The Commissioner asked MR. VELOTTA to comment on how shade trees, shade structures, and vegetation help the City with urban heat island impact issues. MR. VELOTTA stated that parks and natural systems were an important asset for the City's environment, and having green spaces for recreation was important for public health. The Urban Forester has been working to plant trees in parks and the public right-of-way, as they are an integral component to combat the urban heat island effect. He reported that an Urban Forestry Management Plan was going to be developed, and they would look at increasing the overall tree canopy and focus on areas where the urban heat island effect was most pronounced. Regarding walking and hiking trails, COMMISSIONER TAYLOR wondered how passive uses, such as walking, biking, and equestrian, would be balanced with intensive uses, such as motorbike and scooter riding, and how they could be placed to not impact each other. MR. VELOTTA reported that they were working with regional partners on that issue. He said having complete streets to accommodate pedestrian activity with protected bike lanes were needed as part of the trail network, and he believed the City did a good job adding those. He stated that regional trails would be considered as opportunities arise for them. He advised that they were working with BLM on outdoor recreational opportunities in the northwest, and the SmithGroup would look into connecting those City lands with BLM land to recreate responsibly.

CHAIR ROGAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

33. ABEYANCE - 23-0094-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on adopting the Nuestro Futuro Este Las Vegas Special Area Plan for the East Las Vegas area, Ward 3 (Diaz). Staff recommends APPROVAL.

Minutes:
CHAIR ROGAN declared the Public Hearing open.

MARCO VELOTTA, Planning Project Manager, advised that this item was to adopt the City's second Special Area Plan, and he stated that the SmithGroup, represented by KATHLEEN DUFFY, Principal and Planner, assisted with this plan and the City of Las Vegas 2050 Master Plan (2050 Master Plan). He acknowledged ERICKA AVILES for assisting with public outreach efforts and JAMIE GIELLIS for working with Neighborhood Services and his team on the NRSA (Neighborhood Revitalization Strategy Area) portion of the plan.

Through the use of a PowerPoint presentation, a copy of which was submitted for the record, MR. VELOTTA explained that this item related to the Land Use chapter of the 2050 Master Plan, noting that considerable demographic and socioeconomic data was compiled to formulate high-level goals. He said each part of the City is comprised of different neighborhoods, and a template similar to the plan adopted in 2016 for Downtown Las Vegas was used to receive community input. He stated that they started with East Las Vegas since it has opportunity for infill and development, and he listed major concurrent projects underway through the Infrastructure Investment and Jobs Act (IIJA) and Inflation Reduction Act.

MS. DUFFY said the NRSA plan is a subset of the East Las Vegas plan that focuses on housing and items related to the Department of Neighborhood Services. The plan builds on the 2050 Master Plan, regional, transit, and water plans, and looks at how they affect the community in East Las Vegas. Data and research acquired from the 2050 Master Plan was used to compare East Las Vegas to the City as a whole, and several stakeholders and City departments helped identify key opportunities. Deficiencies were noted in park and job access. Ericka Aviles Consulting developed a bilingual outreach program that was used to receive comments from the community, and community survey advertisements were displayed on billboards and sent through social media. Further, the consulting team visited grocery stores, and an advisory committee comprised of local stakeholders was formed to get the word out. MS. DUFFY listed five big ideas that shape the implementation strategy and sense of direction for the plan, while also elevating certain aspects of the 2050 Master Plan. These were: committing to health and public safety to address poor health outcomes and air quality, while providing access to fresh food; acquiring more trees and recreational spaces in the community to create a greener East Las Vegas; investing in the public realm to focus on using federal funding to spur a sense of place along corridors and making streets safe for bicyclists and pedestrians; concentrating on mixed-use developments to create density needed for rapid transit opportunities; and empowering entrepreneurship to strengthen educational opportunities and highlight work performed by the City and nonprofits. The plan is broken into four chapters. The Live chapter supports goals of the 2050 Master Plan to gain housing prospects at various affordability levels, look into opportunities to provide walkable grocery stores to reduce food swamps, and provide additional City facilities in the northeast to create a community hub. The Work chapter focuses on connecting people to educational and job opportunities along key transit corridors, while ensuring transit is safe for the community. MS. DUFFY explained that schools were overcrowded in East Las Vegas, and she expressed excitement for the potential CSN (College of Southern Nevada) campus being built at Desert Pines. The Play chapter concentrates on increasing the tree canopy and improving air quality while helping people be healthy and active. She noted that the majority of residents in East Las Vegas are of Hispanic origin, and she said art and area improvements should embrace that culture. The Invest chapter recommends embracing TOD (Transit-Oriented Development) zoning in key intersections to reinvigorate mixed-use developments and repurpose vacant lots to solar farms, parks, or other community spaces. MS. DUFFY said one of East Las Vegas' strengths was local businesses, and a robust strategy is needed to retain those businesses when redevelopment occurs. She hoped to build a pipeline for redevelopment by prioritizing affordable housing, and she suggested repurposing unneeded parking space with public space.

MR. VELOTTA explained that the plan would help staff make recommendations for zoning cases and create staff reports. Regarding plan implementation, he advised that a corridor would connect Douglas A. Selby Park to Arroyo Vista Park, which would soon open, and he listed improvements that would be made to Bonanza Road to make it the main street of East Las Vegas. He said public spaces would be lined with trees to reduce building energy use, and the City would work with private property owners to ensure their contribution to the tree canopy. Grant opportunities will be utilized to guarantee that parts of the Eastside are connected to Downtown Las Vegas. MR. VELOTTA noted that the NDOT (Nevada Department of Transportation) Downtown Access Project was part of the I-11 corridor that will connect Phoenix to Reno, and he said it needed to be designed properly while being sensitive to the community. Lastly, he advised that converting infill sites such as Desert Pines Golf Course into a neighborhood with 1,500 affordable units with mixed-income housing was what Nuestro Futuro Este Las Vegas was all about.

COMMISSIONER KASAMA noted that Page 6 of the presentation showed the water goal was 270 per unit from 290 per unit, and she asked how that compared to SNWA's (Southern Nevada Water Authority) water goal of 86 gallons per capita. MR. VELOTTA stated that it came from the 2050 Master Plan, which used SNWA data to individualize water use to specific areas, and he noted it was based on unit type and not population. He said multi-family tends to use less gallons per-person per-day than single-family residential, and buildings beyond 11-stories have a profile similar to single-family residential due to evaporative cooling. He advised that TOD-style multi-family would help to reduce water consumption, stating that there were bills in the Legislature addressing that, to which the Commissioner confirmed was AB (Assembly Bill) 220. COMMISSIONER KASAMA said she advocated for green spaces to minimize the urban heat island effect, and she questioned how trees were selected. She noted that SNWA had a tree list and palm trees were terrible on water quality compared to other trees. Further, she advised that evaporative water for outdoor use was the number one water consumption for Southern Nevada. MR. VELOTTA explained that trees approved through SNWA and the City were approved through a resolution as a preferred species list, which contains draught-tolerant Mojave native and adaptive species. He noted there is a restricted species list for trees that will not be planted on a City project, and he said there were benefits to having a good tree canopy while also conserving water. The Commissioner appreciated MR. VELOTTA for doing his due diligence.

COMMISSIONER SCHLOTTMAN stated that conversations were held regarding downtown and the Arts District when COUNCILWOMAN OLIVIA DIAZ was elected, and he expressed excitement that the plan came before the Commission. The Commissioner asked how the plan could be implemented to ensure funding is allocated to this portion of the City. MR. VELOTTA explained that they would work alongside COUNCILWOMAN DIAZ and her staff for this Special Area Plan and the same would be done for COUNCILWOMEN NANCY BRUNE and FRANCIS ALLEN-PALENSKE for La Madre Foothills and Kyle Canyon. He advised that they work with Councilpeople to ensure policies are in place, noting that staff reports for upcoming projects will include whether or not the project aligned with the Special Area Plan. MS. DUFFY stated that a robust action plan was created for the 2050 Master Plan, and she said this plan's action plan was a living document that will prove useful to City staff. She explained that the plan included project fact sheets that could be used as communication tools to identify priorities and track metrics. Further, she clarified that the idea was to make it easy for staff and the Commissioners to summarize key priorities for each community. SETH FLOYD, Community Development Director, added that City departments use the 2050 Master Plan when applying for federal grants to show how the grant would help implement priorities. COMMISSIONER SCHLOTTMAN asked if an update on the plan could be provided within 12 months, and MR. VELOTTA responded in the affirmative.

COMMISSIONER TAYLOR thanked MR. VELOTTA for addressing environmental justice issues and showing how neighborhood infrastructure affects the community. She stated that East Las Vegas is subject to high temperatures due to urban heat island impact, and she read notes from the presentation, including that Latino children are three times more likely than non-Hispanic white children to live in a county where air pollution levels exceed federal air quality standards. She asked if there were plans to address environmental justice risks to East Las Vegas and if conversations were held with RTC (Regional Transportation Commission) regarding Transit-Oriented Development. The Commissioner questioned if there were any specific opportunities to implement the IIJA or Inflation Reduction Act, and she wondered if there were plans to make affordable housing more energy efficient, noting that lower income residents pay a larger share of their income towards energy costs than middle and higher income residents. MR. VELOTTA reported that the plan was written in both English and Spanish to ensure community involvement, and they worked with COUNCILWOMAN DIAZ to pinpoint her priorities for East Las Vegas. He stated that some urban forestry efforts were federally funded, noting that the City will apply for a multi-billion dollar community forestry grant designed specifically for identified climate justice communities. He explained that the City applied for a community solar project through NV Energy to construct at Gary Reese Freedom Park to generate power and lower energy bills for low-income residents. MR. VELOTTA advised that there are weatherization programs available through NV Energy, and he hoped to collaborate with other jurisdictions to improve residential energy efficiency with Inflation Reduction Act and Climate Pollution Reduction Grant funding. He noted the age of housing in the community and stated that the large share of renters made housing improvements difficult without owner consent. Further, they were looking at programs authorized through the Nevada Legislature. Regarding Transit-Oriented Development, MR. VELOTTA stated that many properties were already amended in the 2050 Master Plan for TOD-1 (Transit Oriented Development – High), TOD-2 (Transit Oriented Development – Low), or Neighborhood Mixed Use Center. They were working to adjust zoning, which will enable higher density, multi-story development and

ensure designs are conducive to pedestrian and transit users. He said they were aligned with RTC transit corridors that were identified in the Onboard Plan, and the mode of transportation may be bus rapid transits or light rail. COMMISSIONER TAYLOR confirmed with MR. VELOTTA that he was looking at state-based opportunities for transportation electrification.

CHAIR ROGAN declared the Public Hearing closed.

Motion made by Sam Cherry to Approve

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

For-Serena Kasama, Anthony Williams, Trinity Haven Schlottman, Jeff Rogan, Sam Cherry, Donald Walsh, Jennifer Taylor;

Citizens Participation:

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

Minutes:
The meeting was adjourned at 9:09 p.m.

Respectfully submitted:

Brian Carroll, Deputy City Clerk

Ashley Foster, CMC, 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