



## Recommending Committee Minutes

1. Call to Order

Minutes:

COUNCILMAN KNUDSEN called the meeting to order at 10:00 a.m.

PRESENT: COUNCILMEMBERS KNUDSEN, DIAZ and ALLEN-PALENSKE

ALSO PRESENT: COMMUNITY DEVELOPMENT DEPUTY DIRECTOR PETER LOWENSTEIN; DEPUTY CITY ATTORNEY II GILLIAN BLOCK-SEGERBLOM; ASSISTANT DEPUTY CITY CLERK JACQUIE MILLER; and DEPUTY CITY CLERK NICK CRAWFORD

2. Announcement Regarding: 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](http://www.lasvegasnevada.gov); and the Nevada Public Notice website - [notice.nv.gov](http://notice.nv.gov).

3. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward 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.

4. For possible action to approve the Final Minutes by reference of the March 30, 2026 Recommending Committee Meeting

Motion made by Francis Allen-Palenske to Approve

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

5. Bill No. Z-2026-1 - For possible action - Amends the City's Official Zoning Map by changing the zoning designations of certain parcels of land to reflect and formalize rezoning applications previously approved by the City Council. Proposed by: Seth T. Floyd, Executive Director of Community Development

Minutes:

PETER LOWENSTEIN, Deputy Community Development Director, reported that the City typically conducts annual updates to the official zoning map to reflect all prior actions taken by the City Council in approving zoning districts and parcels throughout the City's jurisdiction. He explained that this update covered a longer period than usual and included 424 parcels being officially designated on the zoning map.

COUNCILMAN KNUDSEN asked if the bill was primarily a cleanup of language. MR. LOWENSTEIN confirmed that it was, explaining that the process was routinely conducted as an administrative function. He noted that the zoning code must be formally incorporated into the zoning map atlas after Council actions are taken.

Motion made by Francis Allen-Palenske to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

6. Bill No. 2026-12 - For possible action - Amends the Unified Development Code to establish parameters for cottage cosmetics operations to be conducted as a home occupation. Proposed by: Seth T. Floyd, Executive Director of Community Development

Minutes:

DARCY ADELBAI-HURD, Business Licensing Manager, reported that the bill stemmed from the most recent legislative session, specifically AB (Assembly Bill) 352, which requires local jurisdictions to permit cottage cosmetics operations as part of home occupations. She explained that the approach was similar to the City's 2013 allowance for cottage food establishments. She stated that the law established clear parameters for allowable products, including bath preparations, fragrance products, non-coloring hair products, and personal hygiene products. MS. ADELBAI-HURD shared that cottage cosmetics operations were defined similarly to cottage food operations, applying to individuals producing cosmetics in their private homes or uninspected kitchens with direct sales to consumers, with an annual gross revenue cap of \$100,000. She indicated that while the State already imposed limitations on certain products, the City had added an additional safeguard to exclude products restricted by the FDA (Food and Drug Administration).

COUNCILMAN KNUDSEN asked whether individuals starting such a home business would need to apply for a business license. MS. ADELBAI-HURD answered in the affirmative, clarifying that applicants would need to obtain a home occupation permit and a business license.

Motion made by Olivia Diaz to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

7. Bill No. 2026-13 - For possible action - Amends various provisions of LVMC Title 19 to establish the Transit Oriented Development Overlay District and make parallel adjustments. Sponsored by: Councilman Brian Knudsen

Minutes:

MARCO VELOTTA, Planning Project Manager, utilized a PowerPoint presentation, a copy of which was submitted for the record, to cover a proposed overlay to be included in Title 19. He stated that transit-oriented development formed the basis of the City's 2050 Master Plan as part of its infill and redevelopment strategy to promote upward growth rather than outward. He explained that the overlay would address a range of issues related to housing and development along arterial corridors and within the urban core, with a focus on major corridors where the RTC (Regional Transportation Commission) had already identified transit investments. MR. VELOTTA noted that the overlay would apply to specific zoning districts, including R-3 (Medium Density Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial), R-TH (Single Family Attached), O (Office), and C-V (Civic). He reported that the overlay was intended to build upon the existing Title 19 framework while introducing modifications related to permitted uses, parking, setbacks, and building standards. He indicated that the City aimed to bring buildings closer to the street to create a more walkable, pedestrian-friendly environment, increase lot coverage to support walkable neighborhoods, and enhance development along arterial corridors served by high-capacity transit lines. He clarified that proposed changes included modifications to building facades and development standards, the addition of perimeter landscaping requirements, and encouragement of office and residential mixed-use development. MR. VELOTTA added that parking standards would be updated, with an emphasis on relocating parking to the rear of buildings to improve accessibility for pedestrians and cyclists. He shared that construction of high-capacity transit lines was already in progress and that several projects reflecting transit-oriented development principles were being proposed, specifically in the Arts District and Downtown Las Vegas. He concluded that additional opportunities to implement the overlay would be evaluated, particularly at major intersections with existing commercial development where residential uses could be integrated.

COUNCILMAN KNUDSEN stated that the most significant concerns expressed by his constituents were limited parking that could result in overflow into nearby neighborhoods. He emphasized that these issues made for complex discussions with constituents, noting the importance of helping residents understand that additional housing capacity would be necessary as the City anticipated population growth of approximately 500,000 people over the next 20 years. The Councilman appreciated MR. VELOTTA for his efforts.

Motion made by Brian Knudsen to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

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

Minutes:  
None.

9. Adjournment

Minutes:  
The meeting was adjourned at 10:12 a.m.

Respectfully submitted:



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Nick Crawford, 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](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

City Hall, 495 South Main Street, 1st Floor