Shelley Berkley, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Kara Kelley (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Shondra Summers-Armstrong (Ward 5)
Nancy E. Brune (Ward 6)

City Manager Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

City Council Minutes

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

June 17, 2026
9:00 AM

CEREMONIAL MATTERS

1. Call to Order

Minutes:
MAYOR BERKLEY called the meeting to order at 9:30 a.m.

PRESENT: MAYOR BERKLEY and COUNCILMEMBERS KNUDSEN, DIAZ, ALLEN-PALENSKE, BRUNE (via teleconference), SUMMERS-ARMSTRONG and KELLEY

ALSO PRESENT: CITY MANAGER MIKE JANSSEN, CITY ATTORNEY JEFF DOROCAK, and CITY CLERK LUANN D. HOLMES

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; and the Nevada Public Notice website - notice.nv.gov.*

3. Invocation - Pastor Richard Box, Living Grace Foursquare Church

Minutes:
PASTOR RICHARD BOX, Living Grace Foursquare Church, gave the invocation.

4. Pledge of Allegiance

Minutes:
At the request of MAYOR BERKLEY, PASTOR RICHARD BOX, Living Grace Foursquare Church, led the audience in the Pledge of Allegiance.

5. Recognition of the Employee of the Month

Minutes:
This item was heard subsequent to Item 6.

MAYOR BERKLEY invited YOAN HERRERA GONZALEZ JR., Senior Applications Programmer, to the podium and recognized him as June's Employee of the Month. She noted that MR. GONZALEZ JR had been with the City of Las Vegas since 2021 and oversaw the creation of a second City website after the previous platform was disrupted. She explained that the new site created a safety net to prevent future service interruptions for residents accessing City services, including submitting plans, paying bills, and applying for jobs. The Mayor highlighted that MR. GONZALEZ JR. rebuilt hundreds of pages while ensuring functionality, links, content, and design continued to meet City standards. She said the project took several months to complete while he continued handling his other responsibilities, and she thanked him for his dedication and service to the City.

CHRIS CRAIG, Director of Innovation and Technology, reported that MR. GONZALEZ JR.'s projects had been exceptional and described him as kind, committed, and smart. MR. CRAIG praised his ability to create effective websites while assisting others with their needs.

MR. GONZALEZ JR. expressed appreciation for being named Employee of the Month and thanked his team for the recognition, noting that the recognition was not solely a reflection of his individual efforts, but a testament to the collaboration, encouragement, and dedication of everyone throughout the City. He thanked his manager and colleagues for their guidance and support, stating that he could not have accomplished the work alone. He indicated that he would continue contributing, improving, and supporting the City.

6. Recognition of the Innovations International Charter School Robotics Team

Minutes:
This item was heard subsequent to Item 4.

COUNCILWOMAN DIAZ invited DR. MEGAN KNIGHTON and the students of International Innovations Charter School's Robotics Team to the podium to recognize the team's accomplishments at regional, state, and international robotics competitions. The Councilwoman reported that the team earned first place at a regional competition with 50 participating teams, earned first place in robot design and second overall at the state competition, and qualified for the Western Edge competition in Long Beach, California, where they competed against 144,000 teams worldwide. She expressed appreciation to the students, families, community partners, and supporters for making the opportunities possible. COUNCILWOMAN DIAZ recognized DR. KNIGHTON for her leadership and dedication to the robotics program, noting that she earned her doctorate degree while mentoring the robotics team.

ANTHONY SANDOVAL recognized DR. KNIGHTON for her impact as a robotics teacher, mentor, and role model. He shared that she teaches students valuable skills beyond robotics, including teamwork, communication, critical thinking, and perseverance. He expressed appreciation for her dedication, encouragement, and support in helping students reach their potential.

DR. KNIGHTON expressed appreciation for the recognition and shared that seeing students succeed was one of the greatest rewards of teaching. She credited the students for teaching her lessons in teamwork, resilience, and leadership, and she thanked the City Council, families, educators, and supporters for helping the team succeed. She emphasized that positive experiences in STEM (science, technology, engineering, and mathematics) could inspire future leaders.

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. 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:
At the request of MAYOR BERKLEY, the City Council observed a moment of silence in memory of JOEY McLEAN before proceeding with the meeting.

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Motion made by Brian Knudsen to Hold in Abeyance Item 46 to 8/5/2026

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

9. For possible action to approve the Final Minutes by reference of the May 20, 2026 Regular City Council and Special Joint City Council and Redevelopment Agency Budget Meetings

Motion made by Brian Knudsen to Approve

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

CONSENT AGENDA

Matters listed on the Consent Agenda are considered to be routine and have been recommended for approval by the Submitting Departments. All items on the Consent Agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

COMMUNITY DEVELOPMENT - CONSENT

10. For possible action to approve a release of property previously added into Energy Improvement District No. 1, which allowed qualified parties to participate in the City of Las Vegas Commercial Property Assessed Clean Energy Program relating to the project known as ZLife at 917 First St LLC located at 917 South 1st Street - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

FINANCE - CONSENT

11. For possible action to approve the transfer of Fiscal Year 2026 Budget Appropriations to adjust for expenditures and adjustments between functions within various funds totaling $10,150,000

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

FINANCE - PURCHASING AND CONTRACTS - CONSENT

12. For possible action to approve award of Amendment No. 1 to Contract No. 25.MWB008-DD, Freedom Park Restroom Replacement & Upgrades, located at 3051 East Washington Avenue - Department of Public Works - Award recommended to: CARPENTER SELLERS DEL GATTO ARCHITECTS (Increase Not-to-Exceed $80,120 - Parks and Leisure Activities Capital Projects Fund) - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

13. For possible action to approve award of Modification No. 3 to Agreement No. 210231-JL, Darktrace Enterprise Immune System - Department of Innovation and Technology - Award recommended to: DARKTRACE HOLDINGS LIMITED (Not-to-Exceed $2,774,625 - Computer Services Internal Service Fund) - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

14. For possible action to approve award of Annual Requirements Contract No. 260029-MC, Tree Care Services - Department of Parks, Recreation and Cultural Affairs - Award recommended to: FIRST CHOICE TREE SERVICE, INC. (Not-to-Exceed $1,252,183 Annually/Total Contract Amount Not-to-Exceed $7,513,098 - General Fund) - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

NEIGHBORHOOD SERVICES - CONSENT

15. For possible action to approve the Choice Neighborhood Initiative Commercial Community Investment Grant Distribution Agreement between the Southern Nevada Regional Housing Authority (SNRHA) and the City of Las Vegas Redevelopment Agency (RDA), for the interior build-out of the Historic Westside Market Hall located at 302 Jefferson Avenue, with $4,300,000 in Choice Neighborhoods Implementation (CNI) Grant Funding - Ward 5 (Summers-Armstrong)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

16. For possible action to approve the Nevada Attainable Housing Account (NAHA) Grant Agreement in the amount of $750,000 between the City of Las Vegas and the Nevada Housing Division to support a Down Payment Assistance Program for essential workers - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

PUBLIC WORKS - CONSENT

17. For possible action to approve three related documents for the Nonrevocable Agreement to Restrict Property for the Northwest Regional Park, the Release of Land and Water Conservation Fund Restriction for Desert Pines Golf Course (Desert Pines), and the Release of Land and Water Conservation Fund Restriction for Heritage Park (Heritage) - Wards 3, 5 and 6 (Diaz, Summers-Armstrong and Brune)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

RESOLUTIONS - CONSENT

18. R-41-2026 - For possible action to approve a Resolution authorizing the Grant of up to $85,000 to Junior Achievement of Southern Nevada, a Nevada non-profit corporation, to extend the City of Las Vegas storefront, Las Vegas City Hall, in the Junior Achievement BizTown at the Junior Achievement Inspiration Center of Southern Nevada (Redevelopment Agency (RDA) Education Set Aside Fund) - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

19. R-42-2026 - For possible action to approve a Resolution to Augment and Amend the City of Las Vegas Fiscal Year 2026 General Fund Budget in the amount of $58,600,000 for the purpose of effecting an increase in appropriations and transfers between functions to provide for expenditures unplanned in the original budget

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

20. R-43-2026 - For possible action to approve a Resolution to Augment and Amend seven City of Las Vegas funds for the Fiscal Year 2026: Housing Program Special Revenue Fund in the amount of $2,500,000, Fire Safety Initiative Special Revenue Fund in the amount of $360,000, CLV Neighborhood Beautification Program Special Revenue Fund in the amount of $242,000, Capital Improvements Capital Projects Fund in the amount of $50,000, Computer Services Internal Service Fund in the amount of $5,500,000, Workers Compensation Internal Service Fund in the amount of $4,500,000, and the Liability Insurance and Property Damage Internal Service Fund in the amount of $3,500,000

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

21. R-44-2026 - For possible action to approve a Resolution finding the project proposed by the Tenant Owner Participation Agreement (TOPA) between the City of Las Vegas Redevelopment Agency (RDA) and RMCC Cancer Center, LLC, located at 100 North City Parkway, Suite 160 (APN 139-27-410-024), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the TOPA by the RDA - Redevelopment Area 1 - Ward 5 (Summers-Armstrong) [NOTE: This item is related to RDA Item 5 (RA-18-2026)]

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

22. R-45-2026 - For possible action to approve a Resolution of Acceptance of Bid for the sale of real property at internet auction between the City of Las Vegas (CLV) and VT Construction (VTC), for property located on the west side of Oso Blanca Road and north of Tee Pee Lane (APN 125-07-701-007) - Ward 6 (Brune)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

23. R-46-2026 - For possible action to approve a Resolution of Acceptance of Bid for the sale of real property at internet auction between the City of Las Vegas (CLV) and Benerito Velasquez (Benerito), for property located on the west side of South Lamb Boulevard and north of East Wyoming Avenue (APN 161-05-201-002) - Clark County

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

DISCUSSION/ACTION ITEMS

BOARDS AND COMMISSIONS - DISCUSSION

24. Discussion for possible action regarding the reappointment of Joan De Santis to the Ward 4 seat on the Arts Commission

Motion made by Francis Allen-Palenske to Approve the reappointment

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

25. Discussion for possible action regarding the reappointment of Teri Ponticello to the Board of Civil Service Trustees

Motion made by Brian Knudsen to Approve the reappointment

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

26. Discussion for possible action regarding the reappointment of Sue Ann Cornwell to the Parks and Recreation Advisory Commission

Motion made by Shelley Berkley to Approve the reappointment

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

27. Discussion for possible action regarding the appointment of nominee Deanne O'Rear Cameron to the Senior Citizens' Advisory Board as the Mayor's appointee

Motion made by Shelley Berkley to Approve the appointment

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

28. Discussion for possible action regarding the reappointment of David Stephen Turner as the Mayor's designee to the Traffic and Parking Commission

Motion made by Shelley Berkley to Approve the reappointment

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

29. Bill No. 2026-25 - For possible action - Adopts that certain document entitled "Second Amendment to Development Agreement for the Summerlin West Area" between the City of Las Vegas and The Howard Hughes Corporation, regarding the development of the Summerlin West area. Sponsored by: Councilwoman Kara Kelley

    Minutes:
    Second reading and bill adopted as introduced as Ordinance No. 6960

    Motion made by Brian Knudsen to Approve

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

    For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

30. Bill No. 2026-22 - Grants to Light Source Communications, LLC, a non-exclusive franchise for the purpose of installing, operating and maintaining within the City communications services, including broadband internet service, broadband infrastructure access, and/or telecommunications service, subject to and in accordance with the terms and conditions of the Franchise Agreement incorporated by reference into this Ordinance. Proposed by: Mike Janssen, City Manager

    Minutes:
    Recommendation noted.

    7/1/2026 Council Agenda

31. Bill No. 2026-23 - Revises the current income levels required to be eligible for a public utility refund pursuant to LVMC 6.67.120, ties the eligibility requirements to the U.S. Department of Health and Human Services Federal Poverty Guidelines, and allows the Department of Finance to extend the filing date for applications for such refunds. Proposed by: Gayle Lloyd-Leakos, Director of Finance

    Minutes:
    Recommendation noted.

    7/1/2026 Council Agenda

32. Bill No. 2026-24 - Amends LVMC 19.06, 19.12 and 19.18 related to Accessory Dwelling Units within residential zoning districts, including changes to development standards, permitted land uses, and conditional use regulations, to conform with Assembly Bill 396 of the 83rd session of the Nevada Legislature (2025). Proposed by: Seth T. Floyd, Executive Director of Community Development

    Minutes:
    Recommendation noted.

    7/1/2026 Council Agenda

NEW BILLS

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

33. Bill No. 2026-26 - Amends LVMC 19.12 to allow for the Rental Store use within the Professional Office (P-O) zoning district by means of a special use permit. Sponsored by: Councilwoman Olivia Díaz

Minutes:
First Reading - Referred - COUNCILMEMBERS KNUDSEN, DIAZ, and ALLEN-PALENSKE

6/29/2026 Recommending Committee
7/1/2026 Council Agenda

COMMUNITY DEVELOPMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to the requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and Building and Fire regulations. Their comments and/or requirements have been incorporated into the action.

COMMUNITY DEVELOPMENT - CONSENT

All items listed on the Consent Agenda are considered to be routine and have been recommended "for approval". All items on the consent agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the Discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

34. 26-0095 - APPLICANT/OWNER: UMER ZAHID MALIK AND ZSKMAZ TOWNSHIP FAMILY TRUST - For possible action on the following Land Use Entitlement requests on 5.00 acres at the southeast and southwest corners of Shaumber Road and Ann Road (APN 126-36-101-032), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the entire Land Use Entitlement project.

    Minutes:
    See Items 34a-34k for related backup.

    Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

    For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34a. 26-0095-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (24-0167-VAR1) - TO ALLOW ONE LOADING SPACE WHERE TWO LOADING SPACES ARE REQUIRED

    Minutes:
    See Items 34-34k for related backup.

    Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

    For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34b. 26-0095-EOT2 - FIRST EXTENSION OF TIME - VARIANCE (24-0167-VAR2) - TO ALLOW A 36-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED FOR BUILDING 3; A 15-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED FOR BUILDING 2; AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR BUILDING 1 [SIDE A]

    Minutes:
    See Items 34-34k for related backup.

    Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

    For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34c. 26-0095-EOT3 - FIRST EXTENSION OF TIME - VARIANCE (24-0167-VAR3) - TO ALLOW AN 80-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED [SIDE B]

Minutes:
See Items 34-34k for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34d. 26-0095-EOT4 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (24-0167-SUP1) - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE [SIDE B]

Minutes:
See Items 34-34k for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34e. 26-0095-EOT5 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (24-0167-SUP2) - FOR A PROPOSED DRIVE-THROUGH USE [SIDE B]

Minutes:
See Items 34-34k for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34f. 26-0095-EOT6 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (24-0167-SUP3) - FOR A PROPOSED 4,500 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE [SIDE A]

Minutes:
See Items 34-34k for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34g. 26-0095-EOT7 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (24-0167-SUP4) - FOR A PROPOSED 4,000 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE [SIDE B]

Minutes:
See Items 34-34k for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34h. 26-0095-EOT8 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (24-0167-SUP5) - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) [SIDE B]

Minutes:
See Items 34-34k for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34i. 26-0095-EOT9 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (24-0167-SUP6) - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (6 TO 15 MACHINES) [SIDE A]

Minutes:
See Items 34-34k for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34j. 26-0095-EOT10 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (24-0167-SDR1) - FOR A PROPOSED ONE-STORY, 12,200 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS [SIDE A]

Minutes:
See Items 34-34k for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

34k. 26-0095-EOT11 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (24-0167-SDR2) - FOR A PROPOSED ONE-STORY, 5,500 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS [SIDE B]

Minutes:
See Items 34-34k for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

COMMUNITY DEVELOPMENT - ONE MOTION/ONE VOTE

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

35. 26-0118-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ERICA PADILLA - OWNER: WAGEMA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS OF DISTANCE SEPARATION REQUIREMENTS FROM A CITY PARK, RESIDENTIALLY ZONED PROPERTY, AND A MASSAGE ESTABLISHMENT at 7240 West Lake Mead Boulevard, Suite #1 (APN 138-22-601-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

Minutes:
MAYOR BERKLEY declared the Public Hearing open for Items 35-39. There being no one present to speak, she declared the Public Hearing closed for Items 35-39.

Motion made by Brian Knudsen 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

36. 26-0128 - PUBLIC HEARING - APPLICANT: HAESOOK KIM - OWNER: SURVIVOR'S TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 0.45 acres at 919 East Bonneville Avenue (APN 139-34-810-093), Ward 3 (Diaz). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

Minutes:
See Items 36a and 36b for related backup.

Motion made by Brian Knudsen 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

36a. 26-0128-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-4 (HIGH DENSITY RESIDENTIAL)

Minutes:
See Items 36-36b for related backup.

Motion made by Brian Knudsen 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

36b. 26-0128-WVR1 - WAIVER - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [AREA 2]

Minutes:
See Items 36-36b for related backup.

Motion made by Brian Knudsen 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

37. 26-0145-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DOWN SYNDROME ORGANIZATION OF SOUTHERN NEVADA - For possible action on a Land Use Entitlement project request FOR A PROPOSED SOCIAL SERVICE PROVIDER USE at 6960 O'Bannon Drive (APN 163-03-714-007), O (Office) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

Motion made by Brian Knudsen 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

38. 26-0146-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FROM: SHAUMBER ROAD [NORTH OF IRON MOUNTAIN ROAD] TO: SHEEP MOUNTAIN PARKWAY, Ward 6 (Brune). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

Motion made by Brian Knudsen 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

39. 26-0152-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GRAPE VINE CAFE - OWNER: SUMMERHILL SHOPS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER OF DISTANCE SEPARATION REQUIREMENTS FROM A CITY PARK at 7501 West Lake Mead Boulevard, Suite #120 (APN 138-22-316-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

Motion made by Brian Knudsen 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

COMMUNITY DEVELOPMENT - DISCUSSION

40. 26-0093-SUP1 - APPEAL ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HIRAYA HOLISTIC RECOVERY - OWNER: LV REAMP PROPERTIES, LLC - For possible action on an Appeal of the Denial by the Planning Commission of the following Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 2612 West Oakey Boulevard (APN 162-05-618-024), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend DENIAL.

Minutes:
MAYOR BERKLEY declared the Public Hearing open.

JESSINAE PARIS asked the City Council to consider protections under the FHAA (Fair Housing Amendments Act of 1988) and ADA (Americans with Disabilities Act of 1990) for individuals recovering from substance abuse. She shared that she had been a registered nurse for more than 10 years and worked in hospital case management where she frequently saw individuals repeatedly return to hospitals due to a lack of safe housing and recovery resources. She indicated that her experiences inspired her to create Hiraya (Hiraya Holistic Recovery) and address the increasing demand for supportive services.

JEROME POWELL shared that he was a combat veteran who had worked with Southern Nevada VA (Veterans Affairs) medical centers to assist veterans transitioning back into the community. He reported an influx of approximately 700 veterans moving to Las Vegas each month and discussed the need for additional resources for veterans experiencing substance abuse, mental health challenges, and PTSD (post-traumatic stress disorder). He indicated that existing resources had limited capacity and Hiraya Holistic Recovery would provide a psychosocial rehabilitation program combining therapy, recovery support, and job training. He emphasized that Hiraya would focus specifically on veterans and clinical support. MR. POWELL stated that the organization was committed to being a responsible neighbor and would work to address concerns within the surrounding area. He shared that Hiraya received support from community partners, including the Las Vegas Aces, Credit One Bank, Eureka Restaurant, and the State of Nevada Association of Addiction Professionals. He concluded that the goal was to provide veterans with the opportunity to recover and reintegrate into society rather than remain institutionalized.

SETH FLOYD, Community Development Executive Director, reported that due to an active Community Residence located 100 feet south of the subject site, staff found that the addition of the proposed Community Residence would alter the residential characteristics of the neighborhood by creating an institutional atmosphere due to the concentration of Community Residences on one block or adjoining blocks. Therefore, staff did not support the requested Special Use Permit.

ALEXIS TENNER, President of McNeal Neighborhood Association, read a statement on behalf of MELANIE STEVENS requesting denial of the special use permit. She clarified that the opposition was not directed toward the individuals the facility intended to serve, but she argued that approving the request would create an overconcentration of facilities inconsistent with the residential character of the neighborhood. She explained that the FHAA and ADA required reasonable accommodation, not automatic approval, and said that waiving the separation requirement would represent a substantial change to the City's regulations. MS. TENNER raised concerns regarding the lack of mandatory oversight for sober living facilities in Nevada and highlighted issues regarding traffic safety impacts that had not been evaluated. She requested that the City Council uphold the Planning Commission and staff's recommendation for denial.

MARICHU LARKING, Co-Owner, shared her personal experience as a survivor of domestic violence and explained that she and her children once relied on someone providing them a safe place to stay. She said her experiences inspired her to provide housing opportunities for individuals in need, including veterans and people working toward recovery. She stressed that housing provided stability, safety, and hope, which could serve as the first step toward recovery, employment, and long-term success. She acknowledged concerns from the neighborhood but asked the City Council to consider the individuals behind the request.

ALAN RUSSELL reported that MR. POWELL assisted him after he was removed from another veteran's housing program and helped him obtain appointments, services, and support. He stated that the proposed program was needed since many veterans lacked sufficient resources, and he appreciated MR. POWELL'S efforts to help the community.

BRADEN FERRER shared that MR. POWELL had supported him through challenges following his participation in a VA recovery program. He stated that one of the greatest challenges after completing recovery was not having a physical place to continue receiving support. He felt that Hiraya would provide veterans with the assistance necessary to continue their recovery.

COUNCILMAN KNUDSEN appreciated the speakers and expressed sensitivity to the challenges discussed. He noted that there were 15 community residences within a 1.5-mile radius and indicated that he would follow the Planning Commission and staff's recommendation for denial.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Brian Knudsen to Deny the Appeal

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

41. 25-0459 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CARE ACCESS NV I, LLC - For possible action on the following Land Use Entitlement project requests on 0.19 acres at 5617 Grand Guiness Court (APN 125-26-810-025), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). The Planning Commission (5-1-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project. [NOTE: THE WARD WAS AMENDED AT PLANNING COMMISSION FROM: WARD 1 (KNUDSEN) TO WARD 6 (BRUNE)]

Minutes:
MAYOR BERKLEY declared the Public Hearing open for Items 41-41b.

LAURA KOHN, Vice President of Care and Education, Mission Driven Finance, explained that Mission Driven Finance operates CARE (Care Access Real Estate), a social impact investment program created through a public-private partnership with the State of Nevada to address the childcare shortage. She reported that CARE owned 20 family childcare homes throughout Southern Nevada and partnered with The Children's Cabinet and Access Community Capital CDFI (Community Development Financial Institution). She detailed that nearly three out of four children under the age of six in Nevada lacked access to licensed childcare which impacts families, employers, and the State's economy.

MS. KOHN stated that CARE renovates their properties through State grant funds, leases them to childcare providers, and gives the providers an opportunity to purchase the homes after meeting program requirements. She said that approximately $22,000 in State grant funds were invested into the subject property to convert it into a childcare home. She introduced SHANNON DE LA TORRE, childcare provider for Minion Ranch Childcare, and highlighted her efforts to address neighborhood concerns, including plans to install sound-absorbing hedges along the rear fence and relocating pickup and drop-off areas.

MS. DE LA TORRE reported that several concerned neighbors changed their position after learning more about the CARE program. She explained that she was invested in the neighborhood, her daughter attended school nearby, and she wanted to be a responsible neighbor. She requested approval of the special use permit and emphasized the need for additional childcare options.

SETH FLOYD, Community Development Executive Director, stated that due to the subject site's inability to meet minimum parking requirements, staff was unable to support the requested Variance and Special Use Permit, and recommended denial.

KYLE MCGUIRE acknowledged the need for childcare but expressed concern with the use of residential property for a commercial childcare operation. He stated that commercial properties throughout the valley could accommodate childcare services. He welcomed MS. DE LA TORRE and her family to the neighborhood but requested that the business relocate to a commercial area.

JANPEG AVIGNON-STEELE, Director of Childcare Initiatives, Access CDFI, spoke in support of the request and explained that Access CDFI had partnered with CARE since its inception to offer childcare providers technical assistance, business support, and access to capital. She stated that the program helped providers transition from unlicensed childcare operations into licensed facilities capable of serving additional children.

PATTY PARISON shared concerns regarding noise, outdoor activities, lighting, parking, and impacts to her property. She presented videos and photographs related to children playing outside, objects being thrown over the wall, and vehicle activity near the property. She questioned whether the operation had all required approvals and asked the City Council to deny the request.

COUNCILMAN KNUDSEN asked about CARE's broader childcare plans, to which MR. FLOYD explained that the State had been working to expand childcare options in Nevada through neighborhood-based facilities. He clarified that the property was permitted to operate with up to six children without a special use permit and the request before the Council was to increase capacity to 12 children. He added that he was unaware of any code enforcement violations associated with the property.

COUNCILWOMAN SUMMERS-ARMSTRONG questioned CARE's process for obtaining land use approvals and expressed concern that State licensing occurred before the City Council had an opportunity to review. She acknowledged the need for childcare but stated that the process placed the City and surrounding residents in a difficult position. She asked how many CARE properties in the City had transitioned into provider ownership.

MS. KOHN responded that none had yet reached that stage due to program requirements, but she anticipated future ownership opportunities.

COUNCILWOMAN BRUNE thanked the applicant and neighbors for their comments and clarified that Minion Ranch Childcare was permitted under City code to operate with up to six children regardless of the Council's decision. She noted that the property was part of a public-private partnership intended to address childcare needs and not a corporate investment unrelated to the community. She reported that no code enforcement violations or State licensing complaints had been identified, but she acknowledged concerns regarding the communication between CARE, the childcare provider, neighbors, the State, and the City. The Councilwoman proposed conditions limiting hours of operation from 6:00 a.m. to 7:00 p.m., public hearings before the Planning Commission at six and 12 months after approval, and quarterly coordination meetings between CARE Access, State licensing representatives, and her Ward office. MS. KOHN agreed to the conditions and clarified that CARE has local partners and a property manager available to address concerns. She identified LETICIA JAMES as the State contact for childcare licensing matters.

COUNCILWOMAN KELLEY expressed concern with directing neighborhood concerns solely to the State and emphasized the importance of continued City oversight for issues involving noise, property impacts, and neighborhood concerns. MR. FLOYD explained that State licensing regulated childcare operations, while the City retained authority over nuisance, property maintenance, and zoning issues.

COUNCILWOMAN DIAZ acknowledged the challenges created when State licensing occurs without coordination with local jurisdictions. She recognized the importance of childcare services and the intent behind the program, but she encouraged MS. DE LA TORRE to remain mindful of neighbors by addressing noise levels, outdoor activities, and preventing objects from being thrown over the wall. She stated that the program had the potential to benefit families, childcare providers, and the community when operated responsibly.

See Items 41a and 41b for related backup.

MAYOR BERKLEY declared the Public Hearing closed for Items 41-41b.

Motion made by Olivia Diaz to Approve Items 41a and 41b subject to condition(s) with amended conditions for Item 41b

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

41a. 25-0459-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE FOUR ARE REQUIRED

Minutes:
See Items 41-41b for related backup.

Motion made by Olivia Diaz to Approve Items 41a and 41b subject to condition(s) with amended conditions for Item 41b

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

41b. 25-0459-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A PROPOSED INDIVIDUAL CARE - GROUP HOME USE

Minutes:
See Items 41-41b for related backup.

Motion made by Olivia Diaz to Approve Items 41a and 41b subject to condition(s) and adding the following conditions as read for the record:

A. A public hearing before the Planning Commission shall be conducted at six months and 12 months from the date of final approval.

B. The hours of operation for the use shall be limited to 6:00 a.m. to 7:00 p.m. Monday through Friday.

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

42. 25-0290-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MEDINA TRUST - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING PATIO COVER [CARPORT] TO ENCROACH INTO THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED AND TO ALLOW TWO EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED 1 AND SHED 2] TO NOT CONFORM TO TITLE 19.06 FOR AESTHETIC COMPATIBILITY on 0.16 acres at 1113 Silver Lake Drive (APN 139-29-211-078), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) recommends APPROVAL. Staff recommends DENIAL.

Minutes:
MAYOR BERKLEY declared the Public Hearing open.

ROY MEDINA, applicant, explained that the property belonged to his parents and the carport was constructed by his father for his mother, who had mobility issues due to arthritis. He stated that the structure was intended to provide a shaded area for his mother, particularly during summertime. In response to COUNCILWOMAN SUMMERS-ARMSTRONG, he confirmed that the sheds would be painted to match the existing home within 90 days.

COUNCILWOMAN SUMMERS-ARMSTRONG acknowledged the circumstances surrounding the construction of the carport and stated she was inclined to support the request. She requested that Code Enforcement review the property to ensure compliance.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Shondra Summers-Armstrong to Approve subject to condition(s) and adding the following condition:

A. An administrative Required Review shall be conducted 90 days from the date of final approval to assess that the accessory structures are painted.

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

43. 26-0053 - PUBLIC HEARING - APPLICANT: JEAN PIERRE PIRON - OWNER: JEWELRY & MINERALS OF LAS VEGAS, ET AL - For possible action on the following Land Use Entitlement project requests on 1.02 acres generally bounded by Sahara Avenue, Santa Rita Drive, and Santa Paula Drive (APNs Multiple), Ward 3 (Diaz). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends APPROVAL on 26-0053-GPA1. Staff recommends DENIAL on 26-0053 [ZON1, VAR1, VAR2, AND SDR1].

Minutes:
MAYOR BERKLEY declared the Public Hearing open for Items 43-43e.

DAVID STAIT appeared on behalf of the applicant and utilized the overhead to display the proposed redevelopment plan. He explained that the property had received zoning and building violations related to existing improvements that had been in place for approximately 60 years. He stated that obtaining permits for the existing conditions was not feasible, resulting in the proposal to redevelop the property in phases. MR.

STAIT explained that the business occupied seven of the eight contiguous parcels and had operated at the location for approximately 40 years. He stated that Phase 1 would involve clearing the western portion of the site and constructing a new building large enough to temporarily relocate the existing business while the remaining property was redeveloped. He noted that the project design was modified based on feedback from the Planning Commission to improve the appearance along the transit-oriented corridor.

PETER LOWENSTEIN, Deputy Community Development Director, reported the overall proposed development represented a redevelopment attempt of an otherwise underutilized segment of Sahara Avenue, which had been identified as an appropriate corridor for redevelopment and transit-oriented development. While the proposed buildings were generally oriented towards the major street frontages with parking facilities screened from Sahara Avenue, the proposed development requires multiple Variances, Waivers, and Exceptions of Title 19 requirements that indicate the proposed commercial development was over developing the site. Staff recommended approval of the General Plan Amendment from L (Low Density Residential) to TOC-2 (Transit Oriented Corridor - Low); however, due to the requested Variances, Waivers and Exceptions, staff recommended denial of the requested Rezoning, Variances, and Site Development Plan Review.

COUNCILWOMAN DIAZ supported the project and recognized that the business had been part of the community for nearly 50 years. She stated that while relocating may be an easier option, the applicant had established roots at the location and deserved an opportunity to redevelop the property. She noted that the business offered unique products and services to the community and supported reinvestment in the existing location. The Councilwoman asked about the anticipated timeline for construction. MR. STAIT explained that Phase 1 would begin as soon as possible after completing required mapping and permitting processes. He estimated construction could begin within approximately 12 to 18 months and stated the goal was to complete Phase 1 within 2.5 years. He indicated that Phase 2, which would include an internal warehouse operation, would occur at a later date.

See Items 43a-43e for related backup.

MAYOR BERKLEY declared the Public Hearing closed for Items 43-43e.

Motion made by Olivia Diaz to Approve Items 43a-43e subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

43a. 26-0053-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: TOC-2 (TRANSIT ORIENTED CORRIDOR - LOW) [APNs 162-03-415-021, 022, 027, AND 028]

Minutes:
See Items 43-43e for related backup.

Motion made by Olivia Diaz to Approve Items 43a-43e subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

43b. 26-0053-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING), AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

Minutes:
See Items 43-43e for related backup.

Motion made by Olivia Diaz to Approve Items 43a-43e subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

43c. 26-0053-VAR1 - VARIANCE - TO ALLOW 14 PARKING SPACES WHERE 29 ARE REQUIRED

Minutes:
See Items 43-43e for related backup.

Motion made by Olivia Diaz to Approve Items 43a-43e subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

43d. 26-0053-VAR2 - VARIANCE - TO ALLOW A PROPOSED COMMERCIAL BUILDING THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR SETBACKS AND RESIDENTIAL ADJACENCY SETBACKS

Minutes:
See Items 43-43e for related backup.

Motion made by Olivia Diaz to Approve Items 43a-43e subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

43e. 26-0053-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 37,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:
See Items 43-43e for related backup.

Motion made by Olivia Diaz to Approve Items 43a-43e subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

44. 26-0056 - PUBLIC HEARING - APPLICANT/OWNER: SLC, LLC AND WICK, LLC - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 3230 and 3232 North Durango Drive (APNs 138-09-422-004 and 005), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

Minutes:
MAYOR BERKLEY declared the Public Hearing open for Items 44-44b.

KEN SMALL, SSA Architecture, appeared on behalf of the applicant and utilized the overhead to display the site plan. He explained that the request involved converting a portion of an existing auto shop into a café while allowing the auto shop to continue operating. He stated that the applicant had previously created picnic benches and artificial turf areas after food trucks began visiting the property, demonstrating community interest in a café. MR. SMALL shared that the exterior of the building would remain unchanged and clarified that the drive-thru component had been removed from the project.

PETER LOWENSTEIN, Deputy Community Development Director, reported the request was for a proposed restaurant within an existing suite and approval of an existing outdoor seating area. The applicant submitted revised plans on May 11th that illustrated the replacement of the required perimeter and parking lot landscaping that had been previously removed without approval and replaced with outdoor seating areas for mobile food vending. Additionally, the revised plan reduced the parking variance request from 118 to 127 provided spaces where 144 are required. This request, if approved, would allow for the outdoor seating to remain as it existed, as well as require the installation of trees and landscaping as previously required by the original SDR (Site

Development Review) approval. However, no evidence of a unique or extraordinary circumstance had been presented, in that the applicant had created a self-imposed hardship by removing required landscaping and parking and then proposing land use with a more intense parking requirement, facilitating the need for a parking Variance. Staff recommended denial of the request.

COUNCILWOMAN ALLEN-PALENSKE recognized the applicant's investment into the property and stated that the landscaping and beautification efforts were significant. She clarified that her concern was not with the appearance of the property but with the fact that improvements were completed without prior approval from the City. She asked MR. SMALL to ensure the applicant understood that future significant alterations require review and approval through the City. MR. SMALL acknowledged the concern and explained that the applicant believed the improvements benefited the community, but was unfamiliar with the required processes before reaching out to SSA Architecture. He stated that the applicant understood the requirements moving forward and was committed to complying with City regulations. The Councilwoman expressed support for moving forward with the project and reiterated the importance of obtaining approval before completing future modifications.

See Items 44a and 44b for related backup.

MAYOR BERKLEY declared the Public Hearing closed for Items 44-44b.

Motion made by Francis Allen-Palenske to Approve Items 44a and 44b subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that Councilwoman Diaz requested her vote be reflected in the affirmative for this item.

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

44a. 26-0056-VAR1 - VARIANCE - TO ALLOW 118 PARKING SPACES WHERE 146 ARE REQUIRED

Minutes:
See Items 44-44b for related backup.

Motion made by Francis Allen-Palenske to Approve Items 44a and 44b subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that Councilwoman Diaz requested her vote be reflected in the affirmative for this item.

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

44b. 26-0056-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0007-94(8)] FOR A PROPOSED ONE-STORY, 118 SQUARE-FOOT BUILDING EXPANSION OF A PROPOSED RESTAURANT WITH DRIVE-THROUGH WITH OUTDOOR SEATING AREAS AND A PARKING LOT RECONFIGURATION

Minutes:
See Items 44-44b for related backup.

Motion made by Francis Allen-Palenske to Approve Items 44a and 44b subject to condition(s)

NOTE: The video does not reflect the vote accurately, in that Councilwoman Diaz requested her vote be reflected in the affirmative for this item.

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

45. 26-0061-SDR1- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HENRY DENNIS THORNS - For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-STORY, 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.16 acres at 508 Van Buren Avenue (APN 139-27-110-041), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

Minutes:
MAYOR BERKLEY declared the Public Hearing open.

ANDREW NASRALLAH, KME Architects, appeared on behalf of the applicant and stated that the development would create a more walkable neighborhood. He thanked staff and the Planning Commission for their collaboration and said he was available to answer questions.

PETER LOWENSTEIN, Deputy Community Development Director, shared that the proposed development would introduce additional housing stock into the Historic Westside District and would provide much-needed subsidized affordable housing within a mixed-income project that includes eight market rate units and two subsidized units. Further, the proposed units are two- and three-bedroom units, and these family-friendly housing units were identified by the HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan as meeting a particularly critical need in the area. The proposed development met all required development standards except for the requested parking Waiver, which is a request to allow eight parking stalls where 10 are required. As such, staff recommended approval of the requested Site Development Plan, subject to conditions.

COUNCILWOMAN SUMMERS-ARMSTRONG thanked the applicant for allowing the community to see the proposed development in person. She expressed support for incorporating the project into the City's digital twin to showcase community-based development and different housing opportunities. She appreciated the applicant for working with staff to include affordable housing units and emphasized the importance of creating family-oriented housing options.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Shondra Summers-Armstrong to Approve subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

46. 26-0078-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MARIA EMMA GRISELDA QUEVEDO DIAZ - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, FIVE-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 2] on 0.16 acres at 617 North 10th Street (APN 139-26-410-025), R-3 (Medium Density Residential) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) and Staff recommend DENIAL.

Minutes:
See Item 8 for related discussion.

Motion made by Brian Knudsen to Hold in Abeyance Item 46 to 8/5/2026

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

47. 26-0094 - PUBLIC HEARING - APPLICANT: KARDAM PANJABE - OWNER: CASCADE VALLEY MEDICAL HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 1.43 acres at 7180 Cascade Valley Court, Suite #280 (APN 138-15-612-005), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

Minutes:
MAYOR BERKLEY declared the Public Hearing open for Items 47-47b.

KARDAM PANJABE, owner, shared that the proposed pharmacy would primarily operate as a delivery-based specialty pharmacy with limited customer visits. He stated that scheduled pickups would be brief, typically less than five minutes, and would not create significant traffic impacts. He explained that the service was intended to assist seniors and individuals with transportation challenges or chronic conditions by providing accessible healthcare services.

SETH FLOYD, Community Development Executive Director, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant had created a self-imposed hardship by proposing a use with a greater parking requirement than the site could accommodate. As such, the applicant's hardship was deemed preferential in nature and staff recommended denial of the request.

COUNCILMAN KNUDSEN confirmed that the pharmacy would primarily operate through deliveries and customers would not routinely walk into the business. MR. PANJABE clarified that pickups would only occur by appointment and that most of their services would involve deliveries throughout the Las Vegas area.

See Items 47a and 47b for related backup.

MAYOR BERKLEY declared the Public Hearing closed for Items 47-47b.

Motion made by Brian Knudsen to Approve Items 47a and 47b subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

47a. 26-0094-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE ONE IS REQUIRED ON A PARKING IMPAIRED SITE

Minutes:
See Items 47-47b for related backup.

Motion made by Brian Knudsen to Approve Items 47a and 47b subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

47b. 26-0094-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED [PHARMACY]

Minutes:
See Items 47-47b for related backup.

Motion made by Brian Knudsen to Approve Items 47a and 47b subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

48. 26-0105 - PUBLIC HEARING - APPLICANT/OWNER: LAZAROU REAL ESTATE, LLC - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 1701 South Decatur Boulevard (APN 162-06-301-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (6-1 vote) recommends DENIAL on 26-0105-VAR1. The Planning Commission (7-0 vote) recommends APPROVAL on 26-0105-SUP1. Staff recommends DENIAL on the entire Land Use Entitlement project.

Minutes:
MAYOR BERKLEY declared the Public Hearing open for Items 48-48b.

MARISSA FEHRMAN appeared on behalf of the applicant and utilized the overhead to display the site plan. She explained that the request involved converting an existing billboard into an LED (light-emitting diode) display to modernize and revitalize the sign. She stated that the sign would need to be relocated approximately 10 feet due to the existing foundation being unable to support the weight of the new technology. MS. FEHRMAN said that the applicant was requesting a height variance to increase the billboard height from 40 feet to 50 feet due to existing mechanical equipment on the building roof that would interfere with the relocated sign. She concluded that the property owner had maintained the billboard for many years and intended to continue doing so.

PETER LOWENSTEIN, Deputy Community Development Director, said as the existing approved billboard on the site had existed at a height of 40 feet for 30 years and would be removed and replaced by a new double sided LED billboard, the applicant had created a self-imposed hardship by making a preferential in nature request to increase the height of the billboard. Therefore, staff could not support the applications and recommended denial.

COUNCILMAN KNUDSEN stated that he had reviewed the project and confirmed there were no nearby residential concerns. He expressed support for the request and felt that the commercial location was appropriate for the billboard.

See Items 48a and 48b for related backup.

MAYOR BERKLEY declared the Public Hearing closed for Items 48-48b.

Motion made by Brian Knudsen to Approve Items 48a and 48b subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

48a. 26-0105-VAR1 - VARIANCE - TO ALLOW A PROPOSED 50-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED

Minutes:
See Items 48-48b for related backup.

Motion made by Brian Knudsen to Approve Items 48a and 48b subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

48b. 26-0105-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE WITH DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION

Minutes:
See Items 48-48b for related backup.

Motion made by Brian Knudsen to Approve Items 48a and 48b subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

49. 26-0107 - PUBLIC HEARING - APPLICANT/OWNER: RDC, LLC - For possible action of the following Land Use Entitlement project requests on 0.55 acres at 2101 South Rainbow Boulevard (APN 163-03-704-007), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

Minutes:
MAYOR BERKLEY declared the Public Hearing open for Items 49-49c.

DANIEL DOWNEY, Architect, appeared on behalf of the applicant and utilized the overhead to present the proposed improvements. He explained that the request involved constructing a 6,000-square-foot, single-story metal building in the rear open storage area to improve security and protect carpet inventory from weather and vandalism. He added that the new building would be designed to match the existing front building. He shared that the applicant would work with NDOT (Nevada Department of Transportation) and the Department of Public Works regarding required permits and improvements. MR. DOWNEY stated that the applicant requested flexibility regarding certain frontage improvements because they believed the Rainbow Boulevard Pavement Improvement Project would address those improvements. He acknowledged that existing landscaping and buffering along the rear of the property required attention, stating that the existing tree buffer had not been properly maintained. He indicated that the applicant agreed to submit updated landscaping plans during construction to improve the area. MR. DOWNEY explained that the applicant's business primarily served contractors and property owners through deliveries and installations, resulting in less parking demand than a typical retail operation. He concluded that the existing front building would serve as a future product showroom but clarified that most sales occurred off-site.

PETER LOWENSTEIN, Deputy Community Development Director, reported that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant had created a self-imposed hardship by proposing a 6,000 square-foot building that does not meet required setbacks and parking. In view of the absence of any hardships imposed by the site's physical characteristics, it was concluded that the applicant's hardship was preferential in nature and staff recommended denial of the request.

COUNCILMAN KNUDSEN asked DEPUTY CITY MANAGER ROSA CORTEZ to coordinate with the State of Nevada to determine what planned improvements would be made along Rainbow Boulevard to ensure that future projects aligned with the pavement improvement project. MR. DOWNEY shared that he had received preliminary information regarding the Rainbow Boulevard improvement project, and he offered to provide that information to assist with coordination.

See Items 49a-49c for related backup.

MAYOR BERKLEY declared the Public Hearing closed for Items 49-49c.

Motion made by Brian Knudsen to Approve Items 49a-49c subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

49a. 26-0107-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

Minutes:
See Items 49-49c for related backup.

Motion made by Brian Knudsen to Approve Items 49a-49c subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

49b. 26-0107-VAR2 - VARIANCE - TO ALLOW 26 PARKING SPACES WHERE 35 ARE REQUIRED

Minutes:
See Items 49-49c for related backup.

Motion made by Brian Knudsen to Approve Items 49a-49c subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

49c. 26-0107-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO APPROVED PLOT PLAN REVIEW (Z-0016-88) FOR THE PROPOSED ADDITION OF A ONE-STORY, 6,000 SQUARE-FOOT BUILDING TO AN EXISTING BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT WITH A WAIVER OF TITLE 19.08 DEVELOPMENT STANDARDS FOR BUILDING FACADE

Minutes:
See Items 49-49c for related backup.

Motion made by Brian Knudsen to Approve Items 49a-49c subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

50. 26-0113-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PARTNERS AUTO SERVICES, LLC - OWNER: CARDONA & CARDONA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR [MOTOR VEHICLE REPAIR, MAJOR] USE at 1250 North Eastern Avenue, Suite #3 (APN 139-25-201-001), C-2 (General Commercial) Zone, Ward 3 (Diaz). The Planning Commission (6-1 vote) recommends APPROVAL. Staff recommends DENIAL.

Minutes:
MAYOR BERKLEY declared the Public Hearing open.

FERMIN MIRANDA appeared on behalf of the applicant and stated that the Planning Commission and the property owner supported the request. Regarding parking concerns, he explained that disabled vehicles previously observed on the site belonged to a neighboring business and had since been removed.

PETER LOWENSTEIN, Deputy Community Development Director, stated that while the subject site was developed and utilized for motor vehicle parts sales, installation and repair uses, the proposed Motor Vehicle Repair, Major use would intensify the services allowed to be performed on-site. Staff found the proposed use could not be conducted in manner that is harmonious and compatible with the surrounding area, as evidenced by the need for Special Use Permit approval due to the site's proximity to R-1 (Single Family Residential) zoned property. Additionally, during a field check of the subject site, staff observed multiple vehicles, some appearing to be disabled vehicles, parked on the eastern portion of the site. An ongoing Code Enforcement case (CE26-02265) was opened to ensure the property is in compliance with on-site parking requirements.

COUNCILWOMAN DIAZ expressed concerns regarding the request due to the property's proximity to senior apartments and nearby residential areas. She stated that Eastern Avenue already experienced significant vehicle-related activity from surrounding businesses and worried that the auto service use could create additional impacts if vehicles, disabled cars, or storage materials accumulated on the property. The Councilwoman said that she would like additional time to review the site conditions and speak with the applicant before making a decision. She noted that she was not satisfied with the appearance of the property when she viewed it and emphasized the importance of ensuring the use would not negatively impact the surrounding neighborhood. COUNCILWOMAN DIAZ requested that the item be held until the August 5, 2026, City Council meeting to allow additional review and discussion with the applicant.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Olivia Diaz to Hold in Abeyance to 8/5/2026

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

51. 26-0120-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JEAN CORASERRATORE - OWNER: REBONG-SERRATORE IRREVOCABLE TRUST, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED ONE-STORY, 4,914 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 1] on 0.16 acres on the west side of 3rd Street, approximately 135 feet south of Garces Avenue (APN 139-34-310-046), C-2 (General Commercial) Zone, Ward 3 (Diaz). The Planning Commission (6-1 vote) recommends APPROVAL. Staff recommends DENIAL.

Minutes:
MAYOR BERKLEY declared the Public Hearing open.

AIRR PHANTHIP appeared on behalf of the applicant and utilized the overhead to present two existing buildings, which had been constructed in approximately the 1940s, that would be removed and replaced with new buildings. He stated that updated plans included revised color schemes intended to create a more modern appearance and better match the surrounding area.

NAOMI SERRATORE clarified that the proposed building was not a two-story structure but included high ceilings and large windows to create a larger appearance. She explained that the roof design and exterior materials were intended to complement the downtown area and surrounding development. Regarding parking concerns, she clarified that the office would operate by appointment only, employ four people, generate limited daily customer traffic, and conduct many client meetings through electronic communication.

PETER LOWENSTEIN, Deputy Community Development Director, stated that while projects within the Downtown Las Vegas Overlay (Area 1) are not automatically subject to parking requirements, the complete absence of parking where 17 spaces would otherwise be required was not compatible or harmonious with the surrounding development. He noted that if additional floors were added to the interior of the building through a tenant improvement or access was granted to the roof, a subsequent Site Development Plan Review would be required. If approved, staff requested that Conditions 3, 4, and 5 be deleted, as well as Condition 2 be amended to read as follows: All development shall be in conformance with the site plan and building elevations, date stamped 06/15/2026 and landscape plan, date stamped 04/06/2026, except as amended by conditions herein.

COUNCILWOMAN DIAZ expressed support for the project with staff's revised conditions and felt that the proposed development represented a positive improvement. She recognized the applicant's efforts to enhance the project and acknowledged the involvement of Planning Commissioner TRINITY SCHLOTTMAN in helping refine the design.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Olivia Diaz to Approve subject to condition(s), deleting Conditions 3, 4, and 5, and amending Condition 2 as read for the record:

2. All development shall be in conformance with the site plan and building elevations, date stamped 06/15/26 and landscape plan, date stamped 04/06/26, except as amended by conditions herein.

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

52. 26-0127-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TROUT ELECTRIC - OWNER: NOVAC HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS on 0.35 acres at the northeast corner of Lake Mead Boulevard and San Simeon Street (APN 138-23-601-013), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) recommends APPROVAL. Staff recommends DENIAL.

Minutes:
MAYOR BERKLEY declared the Public Hearing open.

COUNCILWOMAN SUMMERS-ARMSTRONG stated that the applicant was not present and requested that the item be held until the August 19, 2026, City Council meeting.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Shondra Summers-Armstrong to Hold in Abeyance to 8/19/2026

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53. 26-0144 - PUBLIC HEARING - APPLICANT: KB HOME LAS VEGAS, INC. - OWNER: KB HOME LAS VEGAS, INC., ET AL - For possible action on the following Land Use Entitlement project requests on 31.72 acres at the northwest corner of Log Cabin Way and Alpine Ridge Way (APNs Multiple), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Brune). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

Minutes:
MAYOR BERKLEY declared the Public Hearing open for Items 53-53p.

BOB GRONAUER appeared on behalf of the applicant and utilized the overhead to present the proposed variances. He explained that the request involved a single-family residential development in the Kyle Canyon area, and he represented a legal hardship due to existing topography and grading constraints. MR. GRONAUER shared that the property had an approximately 30-foot slope from west to east and surrounding roads and adjacent developments had already established grades, limiting options for drainage management. He stated that the requested variances applied to 16 lots within the larger residential development and were necessary due to the site's unique conditions. MR. GRONAUER concluded that future homeowners would be notified of the increased wall heights before purchasing and would be required to review and sign a plot plan before construction.

PETER LOWENSTEIN, Deputy Community Development Director, reported that on December 17, 2025, the City Council approved a Tentative Map (25-0376-TMP1) for a proposed 232-lot single-family detached residential subdivision named The Creston on the subject site. The technical concerns originating from adjacent grades were not identified by the applicant at that time, which could have facilitated design changes to the subdivision to achieve code compliance. The applicant then sought to construct interior retaining and screen walls on 16 lots within the residential subdivision that exceeded the maximum allowed height in the R-CL (Single Family-Compact Lot) zoning district. Staff found that no evidence of a unique or extraordinary circumstance had been presented, in that the applicant had created a self-imposed hardship by proposing retaining and screen walls that exceed Title 19 requirements and had opted to redesign the subdivision to accommodate these code requirements. Therefore, staff recommended denial of all 16 Variances.

COUNCILWOMAN SUMMERS-ARMSTRONG questioned what information would be provided to future homeowners regarding potential changes to grading or backyard drainage. MR. GRONAUER explained that disclosures would be included in purchase documents notifying homeowners that changes to backyard grades or drainage could impact the overall system.

COUNCILWOMAN BRUNE thanked MR. GRONAUER for his presentation and expressed support for the project.

See Items 53a-53p for related backup.

MAYOR BERKLEY declared the Public Hearing closed for Items 53-53p.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53a. 26-0144-VAR1 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED COMMON ELEMENT AA]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53b. 26-0144-VAR2 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 57]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53c. 26-0144-VAR3 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 58]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53d. 26-0144-VAR4 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 67]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53e. 26-0144-VAR5 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 74]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53f. 26-0144-VAR6 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 136]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53g. 26-0144-VAR7 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 137]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53h. 26-0144-VAR8 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 138]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53i. 26-0144-VAR9 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 139]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53j. 26-0144-VAR10 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 140]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53k. 26-0144-VAR11 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 141]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53l. 26-0144-VAR12 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 142]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53m. 26-0144-VAR13 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 143]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53n. 26-0144-VAR14 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 144]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53o. 26-0144-VAR15 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED LOT 147]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

53p. 26-0144-VAR16 - VARIANCE - TO ALLOW PROPOSED PERIMETER RETAINING AND SCREEN WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT [PROPOSED COMMON ELEMENT N]

Minutes:
See Items 53-53p for related backup.

Motion made by Nancy Brune to Approve Items 53a-53p subject to condition(s)

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

REPORTS AND PRESENTATIONS

54. Report by Dr. Reece Oswalt, Region 2 Superintendent, on the current educational operations in schools within the Clark County School District (CCSD) in the City of Las Vegas - All Wards

Minutes:
DR. TAMMY MALICH, Youth Development and Social Initiatives Director, introduced DR. REECE OSWALT, Region 2 Superintendent, Clark County School District (CCSD), to provide the quarterly report.

MR. OSWALT utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide an update regarding CCSD performance data, including student attendance, discipline, graduation rates, and workforce and career readiness. He reported that chronic absenteeism decreased by 1.5 percent compared to the prior year, with all student groups showing reductions, including a 5.8 percent decrease among students receiving special education services. He shared that student discipline referrals decreased, including a 9.6 percent decrease in suspension referrals and a 9.9 percent decrease in discretionary expulsion referrals. Additionally, graduation rates within the City of Las Vegas increased by 2.6 percent and more students were earning college and career readiness diplomas. MR. OSWALT explained that enrollment numbers in CTE (Career and Technical Education) programs decreased due to a transition from three-year programs to two-year programs, noting that CCSD had shifted focus toward program completion. He highlighted school achievements, including Clark High School students earning multiple first-place awards at the Nevada Career Development Conference and Nevada Technology Student Association State Conference. He recognized Central Technical Academy students who completed advanced manufacturing certificates through the College of Southern Nevada and the Nevada Gold Mines Partnership while earning their high school diplomas.

55. Presentation by Tammy Malich, Director of Youth Development and Social Initiatives, and recognition of City of Las Vegas students who submitted entries for the Ward 5 Street Safety Video Contest - Ward 5 (Summers-Armstrong)

Minutes:
This item was heard subsequent to the Consent Agenda.

DR. TAMMY MALICH, Youth Development and Social Initiatives Director, appeared alongside CHIEF JASON POTTS, Department of Public Safety, and utilized a PowerPoint presentation, a copy of which was submitted for the record, to present the results of the Ward 5 Street Safety Video Contest. She shared that the contest was conducted in partnership with the Department of Public Safety and challenged students to create 30-second traffic safety videos. She stated that elementary school students focused on crosswalk safety, middle school students addressed bicycle and scooter safety, and high school students created videos related to vehicle, bicycle, and scooter safety. DR. MALICH reported that participation expanded throughout the City of Las Vegas and included students outside of Ward 5. She recognized the contest participants and finalists, noting that due to the quality of submissions, winners were selected in the elementary, middle school, and high school categories, with a tie occurring in the high school category.

HECTOR VALLE-RAMIREZ, Cimarron-Memorial High School student, thanked the City for the opportunity and recognized his video production teacher, MR. PALOMO, for encouraging him to participate. He shared that he became interested in video production after entering high school and became more involved in filming, editing, acting, and student council activities. He stated that MR. PALOMO's support and confidence in his abilities encouraged him to continue developing his skills.

DR. MALICH recognized MATIAS RAMIREZ, sixth grade student at Swainston Middle School, as the middle school contest winner, and CHAUNCEY MOORE, fourth grade student at Mabel Hoggard Math and Science Magnet School, as the elementary school contest winner and overall contest winner. MR. MOORE thanked the Council for the opportunity and shared his appreciation for being part of the program. DR. MALICH shared that MR. MOORE'S recorded voice would be featured at the Clark Avenue/Goodman Way and Main Street crosswalk signal and at the Smoke Ranch Road/Carey Avenue and Rancho Drive intersection.

COUNCILWOMAN SUMMERS-ARMSTRONG expressed appreciation for the program and encouraged students to continue serving as safety ambassadors by sharing the message with their peers, friends, and families.

COUNCILWOMAN DIAZ commended COUNCILWOMAN SUMMERS-ARMSTRONG for initiating the program in Ward 5 and stated that the need for pedestrian safety education extended throughout the City. She acknowledged an increase in pedestrian-related accidents and expressed support for expanding the program to other areas. DR. MALICH confirmed that the program would be expanded to additional wards and said that video links would be shared online and provided to CCSD for potential use in promoting traffic safety awareness.

56. Report by Dina Babsky, Director of Economic and Urban Development, Kate Hausbeck Korgan, Acting Executive Vice President and Provost of the University of Nevada Las Vegas (UNLV), and Constance Brooks Johnson, Vice President of Government and Community Engagement of the UNLV, regarding an update on the vision, proposed programming, and collaborative framework for the UNLV at Civic Plaza project - Ward 3 (Diaz)

Minutes:
This item was heard subsequent to Item 55.

DINA BABSKY, Director of Economic and Urban Development, introduced KATE HAUSBECK KORGAN, Acting Executive Vice President and Provost of the University of Nevada Las Vegas (UNLV), and CONSTANCE BROOKS JOHNSON, Vice President of Government and Community Engagement of UNLV, to provide an update regarding the partnership between UNLV and the City of Las Vegas at Civic Plaza. MS. BABSKY utilized a PowerPoint presentation, a copy of which was submitted for the record, and explained that the partnership with UNLV represented an opportunity to strengthen the connection between higher education, workforce development, innovation, and economic growth. She stated that the City's greatest competitive advantage was its talent pipeline, emphasizing the importance of collaborating with UNLV to address workforce needs identified by businesses throughout the community.

MS. KORGAN expressed appreciation for the City's partnership and MS. BABSKY's support throughout the process. She explained that UNLV at Civic Plaza would create a downtown hub offering educational programs, workforce services, hands-on learning opportunities, and community engagement. She shared that the approximately 16,000-square-foot space would be designed as a modern, technology-focused, flexible environment with full-time UNLV staff, faculty access, and a dedicated leadership presence. She noted that the space would include Rebel One Stop, which provides services for prospective students, current students, alumni, employers, City employees, and community members. MS. KORGAN said that services would include admissions, recruitment, registrar assistance, financial aid, career services, life design coaching, resume support, digital headshots, and financial literacy resources focused on college affordability, financial wellness, and student debt. She described additional planned features, including maker and design spaces, computer labs, immersive learning and virtual reality opportunities, workforce-aligned training, professional certificates, leadership programs, and community services. She concluded that programming would focus on areas such as public administration, nonprofit management, urban leadership, cybersecurity, entrepreneurship, legal education, healthcare, arts, and workforce development.

DR. JOHNSON explained that UNLV's designation as a Carnegie R1 (Research 1: Very High Research Spending and Doctorate Production) research institution and community-engaged university demonstrated its ability to contribute to workforce, community, and economic priorities. She highlighted similar downtown academic partnerships at institutions including Georgia State University, University of Louisville, University of New Mexico, University of Oregon, and University of Utah as examples of successful models for connecting universities with urban communities.

COUNCILMAN KNUDSEN believed that UNLV shared responsibility with the City of Las Vegas in addressing quality-of-life issues, including education, housing, transportation, and healthcare. He emphasized the importance of relying on academic experts, researchers, and students to help guide community planning, stating that UNLV's involvement in downtown would strengthen the City's future.

COUNCILWOMAN ALLEN-PALENSKE asked about the anticipated timeline for the project. MS. KORGAN replied that UNLV hoped to finalize and approve the lease in October 2026, noting that architectural work and tenant improvements were underway. She added that the goal was to begin Rebel One Stop programming in fall 2027, although the opening could occur as late as January 2028 depending on construction timelines.

COUNCILWOMAN KELLEY expressed excitement for the project but acknowledged that the vision was ambitious. She encouraged UNLV to ensure that staffing, training, and service delivery remained consistent as programs were introduced. She indicated that the success of Rebel One Stop would depend on providing a reliable and welcoming resource for students, residents, and community members.

COUNCILWOMAN DIAZ expressed support for the partnership and felt that UNLV's expansion into downtown represented the next frontier for the university's growth. She recognized that having UNLV researchers and experts closer to City Hall would provide valuable insight and data to help address complex community challenges. She highlighted that Rebel One Stop would improve access for residents by reducing transportation barriers and providing educational and workforce opportunities closer to the community.

MAYOR BERKLEY thanked MS. KORGAN and DR. JOHNSON for the presentation and expressed appreciation for the partnership between the City and the university. She stated that the collaboration represented an important step forward for both UNLV and the future of the City of Las Vegas.

57. Report by Mike Janssen, City Manager, and Sara Garcia, Strategic Initiatives Manager, and discussion for possible action regarding the approval of the Fiscal Year (FY) 2027-2031 Citywide Strategic Plan for the city of Las Vegas - All Wards

Minutes:
CITY MANAGER MIKE JANSSEN and SARA GARCIA, Strategic Initiatives Manager, utilized a PowerPoint presentation, a copy of which was submitted for the record, to present the City's Fiscal Year 2027-2031 Strategic Plan. MR. JANSSEN stated that a well-developed strategic plan would be the guiding document for the City by directing employees to align their efforts toward shared goals. He indicated that the five-year plan included numerous initiatives and would include regular check-ins with the City Council to review progress and accomplishments.

MS. GARCIA explained that the strategic planning process was conducted through a structured, data-driven, and collaborative approach involving City departments, employees, leadership, and community members. She reported that the process began with an environmental scan and current state assessment conducted in June

2025, followed by community and employee surveys in July and October 2025. A special City Council meeting was held on September 30, 2025 to establish citywide priorities, strategic objectives were developed in October 2025, and key performance indicators (KPIs) were identified in January 2026. She added that the City Council reviewed the draft objectives and KPIs in February 2026 and provided feedback to strengthen the strategic framework. MS. GARCIA shared that the four priority focus areas guiding the strategic plan were public safety, healthcare, economic development, and housing and homelessness. Public safety priorities would focus on reducing traffic fatalities and serious injuries, implementing crime prevention strategies, improving emergency preparedness and response capabilities, and strengthening public trust in the criminal justice system. Healthcare priorities would include expanding and retaining the healthcare workforce, increasing access to healthcare services, enhancing street medicine and crisis intervention programs, and expanding fitness and recreation opportunities to support community wellness. Economic development priorities would focus on securing dedicated funding for infrastructure, expanding workforce training opportunities, attracting businesses that diversify the economy and provide stable employment, reducing the impacts of vacant and abandoned properties, and supporting cultural projects and performance venues. Finally, Housing and homelessness priorities would include pursuing sustainable funding sources, increasing access to affordable and attainable housing, expanding services for individuals experiencing homelessness, increasing public awareness of available resources, and implementing homelessness prevention initiatives. MS. GARCIA explained that each priority area included measurable strategies and KPIs to track progress. She stated that implementation of the strategic plan would begin on July 1, 2026, with departments providing quarterly progress updates and an annual report to the City Council. She concluded that the entire strategic plan would be available on the City of Las Vegas website.

MAYOR BERKLEY expressed appreciation to MS. GARCIA and her team for completing the strategic planning process. She recognized the significant time and effort required to develop the plan, stating that the process was thorough and well executed.

COUNCILMAN KNUDSEN thanked MR. JANSSEN, MS. GARCIA, and City staff involved in developing the plan. He noted that establishing the organization's vision was one of the primary responsibilities of the City Council, and he expressed appreciation for the work completed to create a five-year roadmap for the City.

Motion made by Brian Knudsen to Approve

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

For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

SET DATE

58. Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

Minutes:
MAYOR BERKLEY advised the City Clerk, DR. LUANN D. HOLMES, to set the date for all applicable items.

CITIZENS PARTICIPATION

59. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the City Council. No subject may be acted upon by the City Council 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.

COUNCIL EMERGING ISSUES

Comments made by Council members during this portion of the agenda must refer solely to proposals for future agenda item topics to be brought before the Council for consideration and action at a later date. Any discussion must be limited to whether or not such proposed items shall be placed on a future agenda and no discussion regarding the substance of any such proposed topic shall occur. No action shall be taken.

60. Discussion regarding potential items for future City Council agendas - All Wards

Minutes:
COUNCILWOMAN SUMMERS-ARMSTRONG requested continued coordination with the State of Nevada regarding licensing and oversight of residential care homes and daycare facilities. She stated that the issue required recurring discussions to ensure progress and collaboration between agencies, noting that what initially appeared to be a one-time concern had become an ongoing issue requiring additional attention.

COUNCIL MEMBER RECOGNITION

61. Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

Minutes:
COUNCILMEMBERS SUMMERS-ARMSTRONG, ALLEN-PALENSKE, KNUDSEN, DIAZ, and KELLEY announced various events for June and July. Some of the Councilmembers submitted flyers or photos, which are attached as backup, regarding their events and points of interest.

The meeting was recessed from 12:29 p.m. to 12:36 p.m. and adjourned at 2:29 p.m.

Respectfully submitted:

Nick Crawford, Deputy City Clerk

Dr. LuAnn D. Holmes, MMC, City Clerk

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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