

Carolyn G. Goodman, Mayor (At-Large)
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Victoria Seaman (Ward 2)
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Francis Allen-Palenske (Ward 4)
Cedric Crear (Ward 5)
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City Manager Jorge Cervantes
City Attorney Bryan K. Scott
City Clerk LuAnn D. Holmes

City Council Agenda

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

April 19, 2023
9:00 AM

51. 22-0672 - PUBLIC HEARING - APPLICANT/OWNER: ART OF BARBERING, LLC - For possible action on the following Land Use Entitlement project requests on 0.66 acres at the southeast corner of Miller Avenue and Martin L King Boulevard (APNs 139-21-510-078 and 079), C-2 (General Commercial) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) recommends DENIAL on 22-0672-VAR1 and APPROVAL on 22-0672-SDR1. Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 51-51b.

ROYAL BYRON, the owner of the Art of Barbering, LLC, hoped for approval of the project. JASON MAHEU was present to help represent MR. BYRON.

PETER LOWENSTEIN, Deputy Planning Director, reported that while the type of development proposed is appropriate for this site, as designed, the site cannot accommodate the proposed building, as evidenced by multiple Waiver requests for a perimeter landscape buffer, loading zone placement, and building orientation requirements. A monument sign is also proposed that does not meet height standards, prompting a Variance where the applicant has created a self-imposed hardship, as no evidence of a unique or extraordinary circumstance has been presented; therefore, staff recommended denial of the Variance and Site Development Plan Review requests. If approved, staff had an additional condition of approval for Item 51b (22-0672-SDR1) to address the elimination of all trees within the southern perimeter, as a result of an NV Energy easement. That condition would read as follows: An Exception from Title 19.08.040.F is hereby approved to allow zero trees within the perimeter landscape buffer along the south property line where 11, 24-inch box trees are required. Shrubs shall be provided as required per Title 19.08.040.F.

COUNCILMAN CREAR asked the gentlemen to provide a presentation on the project, as he believed it was important for the Council to understand what they are doing.

MR. MAHEU displayed a diagram on the overhead and said on the sign Waiver, the goal is to install a barber pole on top of the monument sign, which they were willing to reduce to 10 feet. Additionally, there will be a glass window that will include an antique barber chair.

He showed where the loading zone will be placed on the site plan, noting they were open to relocating it if its current location is an issue. He pointed to where there will be no trees in the landscaping due to low power lines. Other than that, they meet the landscaping requirements. MR. MAHEU added that some of the buffers have been reduced by a couple of feet to allow for parking aisles that meet the code.

The building is a two-story block building. A majority of the first level will be the barber school, and there will be suites on the first and second floors for retail/office use. MR. BYRON said he is a lifetime resident of the area and has spent 30 years as a licensed barber. He is the first barber instructor in Nevada and is blessed to

have opened the first school. He is still leasing the building and has a vision to have a permanent residence for the school. He wished to construct the school to benefit his clients, those that attend the Pearson Community Center, and Martin Luther King Jr. Senior Center, and he indicated that he performs a lot of community service within the area. MR. BYRON asserted that he has saved his money and has worked hard in order to bring something into the neighborhood that is respected within the barbering community and helps provide jobs for young men and women.

COUNCILMAN CREAR said he is a fan of what MR. BYRON has done within the community and applauded his efforts. He was glad MR. BYRON provided a presentation, as it was a great story that needed to be told.

See Items 51a and 51b for related backup.

MAYOR GOODMAN declared the Public Hearing closed for Items 51-51b.