



**CITY OF CLEVELAND**  
 Mayor Justin M. Bibb  
 CITY PLANNING

**Near West Design Review District Agenda**  
**8:30 a.m., February 12<sup>nd</sup>, 2025**  
**Virtual via Webex**

**AGENDA:**

1. **NW2025-004 | Smokeys | Final Approval | N;**  
**Administrative approval upon Director's discretion**  
 Type: signage  
 Address: 2226 Broadview Rd.  
 Representative: Eyad Ali; Neon City Inc.
  
2. **NW2024-0 | Clark Smoke Shop | Final Approval | N;**  
**Administrative approval upon Director's discretion**  
 Type: Signage  
 Address: W 25th St.  
 Representative: Eyad Ali; Neon City Inc.
  
3. **NW2025-005 | CSL Plasma | Final Approval | N;**  
**Administrative approval upon Director's discretion**  
 Type: Whitebox, storefront renovation  
 Address: 3204 W 25th  
 Representative: Tim Neuffer; Neu architecture
  
4. **NW2025-001 | La Bamba | Final Approval | C | PetBOT Feb. 11th**  
 Type: New construction  
 Address: 3241 W65th St.  
 Representative: Tommy Chesnes; Onyx Creative
  
5. **NW2025-002 | W 26th Apartments | Schematic Approval | C | PetBOT Attained**  
 Type: New Construction  
 Address: 0 W 26th St  
 Representative: Brandon Kline; Geis Construction

\*C - Goes to City Planning Commission, \*L - Goes to Landmarks Commission, \*N- Not Needed for Commission Presentations, \*P - [PETBOT](#)

**NEXT DESIGN REVIEW:**

**February 26<sup>th</sup>, please contact the administrator for availability. Email: [bpabon@clevelandohio.gov](mailto:bpabon@clevelandohio.gov)**

**COMMITTEE REPORT  
 ADMINISTRATOR REPORT**

Kerry Sandoval, Chair  
 Britany Pabon, Administrator



Disclaimer:

Public commentary is due **48 hours** before design review is to be considered. Anyone is welcome to attend the design review without disruption to the committee. Please submit comments via email to the administrator and they will be distributed to the committee members prior to the meeting for review.

CDCs have agendas and links available. If you cannot meet the deadline or attend design review, all are welcome to submit or attend for virtual or in-person public comment at Cleveland Planning Commission (**CPC; held the 1<sup>st</sup> and 3<sup>rd</sup> Fridays at 9am**) or Board of Zoning Appeals (**BZA; held Mondays at 9:30am**) **601 Lakeside Ave., 5th Floor, Room 514.**

Conditional Uses:

Townhomes are **required** to have posted signs **10 days prior** to Planning Commission. They must be placed in a visible location, recorded, and left until after the hearing. Please reach out to the administrator for any questions regarding this mandatory step and to pick up your project's sign.

Demolitions:

Please note that if a particular structure falls outside of a design review district, Planning does **NOT** oversee those demolitions, and are permitted by right.

Reminder:

Community meetings, block clubs, CDCs, and all other entities are **advisory only and do not have approval/disapproval authority**. Planning highly encourages projects to meet with surrounding communities, CDCs, and councilmembers for a more accepted and overall understood product (public concerns, culture, etc.). New construction (5+ units) usually require community comment at the conceptual level.

