



City of Las Vegas

Agenda Item No.: 56.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 9, 2017**

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

Consent Discussion

SUBJECT: SUP-6951 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ARI BEN SHATACH. For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RESIDENTIAL USE WITH A WAIVER TO ALLOW A 560-FOOT DISTANCES FROM FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 817 Palmhurst Drive (2017-8-34-3113-049), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-60027]. Staff recommends DENIAL.

P.C.: FINAL ACTION Unless Appeared Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	110	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Comments and Postcard
7. Submitted after Final Agenda - Protest Postcards and Comment Forms
8. Submitted at Meeting - Protest Petition with Approximately 83 Signatures by Angela Ghilarducci and Copies of Airbnb Rental Requests by Ari Ben-Shatach

Motion made by VICKI QUINN to Deny

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

TODD L. MOODY, VICKI QUINN, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, GLENN TROWBRIDGE, CEDRIC CREAR, DONNA TOUSSAINT; (Against-None); (Abstain -None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Item 56.

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SCOTT RUEDY, Sr. Management Analyst, reported that the applicant was proposing to operate a short-term residential rental unit that does not meet the minimum required distance separation of 660 feet from a similar use. Due to the required Waiver, staff recommended denial as the use is not compatible. He noted that additional letters of protest had been received since publication. ARI BEN-SHATACH, applicant, has spoken with neighbors about his intent for a short-term rental, and he did not wish to cause any problems. MR. BEN-SHATACH believed rentals such as Airbnb could bring more tourists to Las Vegas, and many of his guests come to visit the Hoover Dam and the Grand Canyon.

ANGELA GHILARDUCCI shares a block wall with the subject property and submitted a protest petition for the record. She spoke in opposition to the application as she provides care to her disabled mother who occupies the bedroom adjacent to the subject property's pool and jacuzzi. FRANK BENZINGER discussed zoning regulations as they pertain to short-term rentals. He displayed a map of the neighborhood which illustrated the 660-foot requirement. He felt it was already too dense.

AL GHILARDUCCI asked that the application be denied.

DALE HAMMOND asserted that he and his wife have lived in the neighborhood for over 40 years. Palmhurst Drive is the only thoroughfare between Charleston Boulevard and Alta Drive, and it is used by school children in the area. The proposed application would bring an influence into the neighborhood that is not compatible.

DOUG KRANZ spoke in opposition to the application.

MR. BEN-SHATACH indicated that he controls all of the reservations and is able to decline those he believed wished to use the property for parties. He submitted samples of previous reservations and read his house rules for the record.

COMMISSIONER QUINN pointed out the protest petition and additional protests that indicated the application is not wanted in the neighborhood. In addition, the subject property does not conform to the ordinance.

MR. BEN-SHATACH confirmed for COMMISSIONER QUINN that he owned other short-term rentals in the city.

COMMISSIONER QUINN declared that she would deny the application, and MS. GHILARDUCCI would be given the phone number for Code Enforcement. CHAIR SCHLOTTMAN added that many people can call Code Enforcement, not just MS. GHILARDUCCI.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Item 56.