



Agenda Item No.: **57.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

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☐ Consent ☒ Discussion

SUBJECT: SUP-7402 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: DAVID HARDY AND MOLLY O'DONNELL - [redacted] possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1709 South 6th Street (APN 162-03-000-000) - R- (Single-Family Residential) Zone, Ward 3 (Coffin) [PRJ-74018]. Staff recommends: [redacted] NO VALL

UP-7402 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DAVID HARDY AND MOLLY O'DONNELL - possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1709 South 6th Street (APN 162-03-0000) - R-1 (Single-Family Residential) Zone, Ward 3 (Coffin) [PRJ-74018]. Staff recommends: **NO ACTION**.

C.C.: 19/17/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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City Council Meeting

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RECOMMENDATION:

Staff recommends **APPROVAL**, 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. Business License
7. Support Documentation Not Vetted - Comment Forms (2)
8. Submitted after Final Agenda Photo, Protest Postcards and Protest/Support Documentation Not Vetted Protest Comment Form (1), Support Comment Forms (12) and Altered Postcard
9. Submitted at Meeting Photos, Support Letters and Supporting Documentation Submitted by Molly O'Donnell

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to amended conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-CHRISTINA ROUSH, VICKI QUINN)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

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STEVE GEBEKE, Planning Supervisor, reported that the applicant is operating a short-term residential rental unit that meets all minimum Special Use Permit (SUP) requirements of Title 19.12. The SUP is required as a result of Ordinance 6585, which requires all existing and proposed Short-Term Residential Rental uses not eligible for Conditional Use approval to be approved via the SUP process prior to July 1, 2019. Staff recommended approval. MR. GEBEKE noted that a correct photo of the location was available in the backup materials. Additional protest and support letters were received since publication.

MOLLY O'DONNELL, applicant, submitted photos of the home, support letters and supporting documentation as backup, and stated that they have family in the area and have lived at the home for three years. They had to make a career move, which took them out of state, but they stay at the property for up to two months a year when they are in Las Vegas. They have a property manager and employ approximately nine local people to take care of the home. They have full security including cameras with audio around the perimeter, and their neighbors know they own and operate the short-term rental and have had no complaints. She requested approval.

JACK LEVINE, neighbor and friend, stated that MS. O'DONNELL is a great operator, and this is the kind of short-term rental they do not object to. He recommended approval.

MELISSA JACOBOWITZ appeared in support as she thought the applicants were ideal operators and this enabled them to continue to be members of the community.

MS. CLARK appeared in support as the applicants have always been upstanding members of the community and part of the Arts Community as well. They maintain their home beautifully, and they turn away many potential guests. MR. GEBEKE explained that this applicant already has a business license, so the six-month review would be from the date of final approval.

MIKE BROWN-CESAREO appeared in support of the application and requested that two conditions be imposed including posting contact information near the front door and a six-month review.

CHAIR CHERRY declared the Public Hearing closed.