



City of Las Vegas

Agenda Item No.: 116.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 14, 2018**

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT: UP-7379 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BRIN MILLON - possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE on 7408 Stoney Shore Drive (APN 138-22-310-040), R-C (Single Family Compact Lot) zone, Ward 1 (Tarkanian) [PRJ-73618]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	6	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

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. Protest Documentation Not Vetted - Comment Form (1)
7. Submitted after Final Agenda Protest Postcards and Protest/Support Documentation Not Vetted Protest Comment Forms (4), Support Comment Form (1) and Altered Postcards (2)

Motion made by VICKI QUINN to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, VICKI QUINN, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, reported that the subject site complies with all minimum distance separation requirements as set forth by Title 19.12, and the use can be conducted in a manner that is harmonious with the existing surrounding land uses; therefore, staff recommended approval. Additional protest letters were received since publication.

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MARY McELHONE, Deputy Director of Planning, stated that while there is no Code Enforcement case on the subject property, there is an active listing for a short-term rental, and there were three noted stays in July 2018.

BRIN DILLON, applicant, and MASON WRIGHT appeared, and MR. WRIGHT stated that they are close with their surrounding neighbors and have spoken with them about the short-term rental. They have security cameras, there is a 10-foot wall in their back yard and a shopping center is located directly behind the subject site. MR. WRIGHT indicated they have spoken with others who run Airbnb, and they have been informed about proper procedures and have been shown that they can allow tenants who only have five-star ratings; they are unsure how that works, but it is their goal as they are focused on their neighbors and want to operate legitimately.

KELLY LEDESMA spoke in opposition of this application. She showed photos of the notification sign in front of the house and on the side of the house as if it had been taken down. She stated that her husband saw that the sign was missing and found it on the ground on the side of the house; it was up again after a few days, but MS. LEDESMA felt the applicant was trying to hide this from the neighbors. She also stated that the neighbors were not in support of this application.

BRENDA LOVATO said this is a neighborhood, and short-term rentals do not belong where families live. She referred to Item 122 which was tabled earlier in the meeting, and pointed out that that was a request for short-term rentals on the same street. She requested denial.

RICHARD LEDESMA stated that in addition to the other comments, he was also concerned about parking in the area.

MS. DILLON explained that they were told postcard notifications would be sent, but they were not informed a sign would be placed in their front yard. They took it down because the neighbors were complaining, but after consulting with City staff they put it back up. MR. WRIGHT addressed the parking issue explaining that there is an area across the street that could be used for supplemental parking. He added that their direct neighbors are in support.

COMMISSIONER QUINN asked if there were any compliance issues with this site, and MS. McELHONE reiterated that there is no active Code Enforcement case; however, there is an active listing on some websites and three confirmed stays in July.

COMMISSIONER TOUSSAINT asked if they have already hired a property manager, and MS. DILLON said they will manage the property. MR. WRIGHT added that they and their neighbors, who are very helpful and watch their dogs will, and they have security cameras. He stated that they did not have short-term renters, and they did not know there was an active listing. COMMISSIONER TOUSSAINT asked who people would call if there was a problem and where the number was posted. MS. DILLON replied that people would call them, and indicated that their number was not posted. MR. WRIGHT explained that they want to operate legitimately, and they found out from people who use Airbnb that there are many steps to take. COMMISSIONER TOUSSAINT stated that she has issues with people who want to operate short-term rentals but do not think of everything. She added that relying on neighbors is not

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always a good idea.

COMMISSIONER ROUSH did not think the applicant was quite ready and did not have complete support of the neighbors. She was also concerned that the property was being rented without permission, and she could not support this application.

See Items 4, 109 and 110 for related discussion.

CHAIR CHERRY declared the Public Hearing closed.

