



City of Las Vegas

Agenda Item No.: 74.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

UP-7131 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SIVAN, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 180-FOOT DISTANCES FROM AN EXISTING SIMILAR USE WHERE 660 FEET IS REQUIRED at 809 Franklin Avenue (Parcel 152-03-315-053), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ 71276]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

28

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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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 Postcards and Protest/Support Comment Forms
7. Submitted after Final Agenda - Protest Postcards, Comment Forms and Telephone Log

Motion made by SAM CHERRY to Deny

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

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

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

SCOTT RUEDY, Sr. Management Analyst, reported the subject site is approximately 180 feet away from an existing, licensed short-term residential rental property and requires a waiver of

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the distance separation requirement. Due to the waiver request, staff recommended denial.

The applicant was not present.

MIKE BROWN-CESTERO said he lives approximately 600 feet from this property and showed a map depicting the licensed short-term rental properties in the area and a second map showing the actual Airbnb properties in the neighborhood. He emphasized there is no need for more short-term rentals. He showed the subject property on the map and said he has concerns about traffic and the exacerbation of limited street parking. The use is inappropriate for the location, given that the property is across from an elementary school.

BOB BELLIS, John S. Park Neighborhood Association Vice President, acknowledged that the house is being remodeled, but he felt the 660-foot distance separation requirement should be adhered to. GERALD DUNCAN agreed with MR. BELLIS comments.

RON RIEP expressed opposition because he lives directly across from the subject property.

MIKE CANSON, John S. Park Neighborhood resident, said it would be better for the property to be used by renters than by transients. That vacant and blighted for many years.

Under Item 70, DAYVA FIGUER, John S. Park Neighborhood Association President, commented that he is opposed to this matter and submitted a protest postcard.

CHAIR SCHLOTTMAN said the request is for a property in a special neighborhood with active residents. He does not regard the request as appropriate for the area.

See Item 70 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed.