



Agenda Item No.: **96.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT: SUP-7317 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
GEORGE CHITSAO AND SHUMEN YEH for possible action on a request for a Special Use
Permit FOR PROPOSED SHORT TERM RESIDENTIAL RENTAL USE at 4517 Alta Drive
(APN 139-31-0000) - (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-73151].
Staff recommends: **NO VALL**

C.C.: 7/18/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

29

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

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. Protest/Support Postcards and Comment Forms
7. Submitted after Final Agenda Protest Postcards and Protest Documentation Not Vetted
Postcard Reproductions/Comment Forms (5) and Petition (62)
8. Submitted at Meeting Protest Documentation Not Vetted Postcard Reproduction (1) and
Petition (70) Submitted by Anabell Maez

Motion made by DONNA TOUSSAINT to Deny

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

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

Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVE SWANTON, Senior Planner, reported the applicant is proposing to operate a short-term residential rental unit that meets all minimum Special Use Permit (SUP) requirements of Title 19.12. Staff recommended approval, but MR. SWANTON specifically noted Condition 1

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regarding expungement of the SUP upon sale of the property and that there were additional protests and approvals received after publication.

SHUWEN YEH, applicant/owner, mentioned a picture of the interior and exterior of the house and that there was artificial turf in the backyard. She stated she knows how to get along with people, avoid conflict and resolve issues. She has strict rules regarding no events or parties and double checks this when potential renters contact her. She does not allow noise in the backyard after 9:30 p.m. She noted there is an elementary school about a block away, but she will place a note that the speed limit is less than 20 miles per hour and make them aware of the stop sign and school sign.

ANABELLE MAEZ stated she lives across the street from the applicant and on June 11th she submitted 69 signatures in opposition, 90 percent of which are seniors. MS. MAEZ stated the applicant has been renting the home out since she purchased it. There have been multiple renters, some of which have been co-ed college students who have been very noisy. She noted that MS. YEH leaves the trash cans out all week and the neighborhood has had to call Republic Services. She disagreed with the applicant's statement that she is related to cleaning the home herself and going by the property daily. She stated the subject house is four houses away from the school crossing that elementary children use. MS. MAEZ submitted date stamped copies of the signatures for the record.

MS. YEH indicated she was very annoyed because she drives by the house four to five days a week and has asked the neighborhood to move the trash can.

CHAIR CHERRY stated although staff's recommendation is for approval based on the testimony, the opposition in the backup, the condition of the home, and other factors including the proximity to the school, he could not support the application.

COMMISSIONER TOUSSAINT commented the house did not have cameras or the other assurances the Commission would be comfortable with, and therefore, she could not support this short-term rental at this time.

COMMISSIONER ROUSH indicated she spoke with COMMISSIONER QUINN regarding this application, who has very specific requirements with regard to cameras and a sign being posted at the front of the house with the contact information of the owner and that the property is in good condition. COMMISSIONER ROUSH stated she drove by the house earlier in the day, and it was in terrible condition so she will not be supporting the application.

Taking into account the testimony by MS. MAEZ with regard to the number of people that have rented the house and the noise, COMMISSIONER WILLIAMS stated she is a firm believer that a person has the right to peaceful enjoyment of their home, and she will not be able to support this application.

CHAIR CHERRY declared the Public Hearing closed.

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The meeting was recessed at 2:58 a.m. and reconvened at 3:05 a.m.

