



City of Las Vegas

Agenda Item No.: 79.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 10, 2018**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

UP-7338 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: KIERRA JOHNSON - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 1600 Euclid Avenue (APN 162-01-210-104), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73259]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda Protest/Support Postcards and Protest Documentation Not Vetted Comment Forms (6)

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions

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.

PAUL BENGTON, Senior Management Analyst, reported that the applicant is proposing to operate a Short-Term Residential Rental unit that meets all minimum Special Use Permit requirements of Title 19.12. Staff recommended approval with a condition requiring expungement if the property is to be sold. MR. BENGTON noted that additional public input

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was received after publication.

KIERRA JOHNSON, applicant, stated that she owns two properties downtown. She is applying for a Special Use Permit on this property because she would like to have the ability to utilize a room on the property for short-term rentals through Airbnb. MS. JOHNSON discussed that her home is equipped with an attached, separate room that includes a living room, closet and bathroom, which is perfect for two people, maximum, at any time. She noted that there are a total of four bedrooms on the property, and that an occupant would be present in the main house while there is a renter in the short-term rental space. This space will not be rented for any longer than 30 days. MS. JOHNSON added that the home is centrally located in the city and has the potential to bring in a lot of foot traffic and visitors into the City by providing them with an affordable and comfortable place to stay.

She purchased the home in March of 2017 and shortly after, went through the process of getting licensed for a short-term rental. She operated the short-term rental for approximately eight months before being notified that the regulations had changed. Upon being notified to cease her rental activity, she followed everything that was asked of her and since has then, been working to reestablish her short-term rental license. She noted that she had many compliments about the area and that it was very successful, because there are a lot of people who want to be close to downtown and the Las Vegas Strip. She felt that this was good for the city in terms of economy, as well as for homeowners who wish to purchase and invest in property.

MS. JOHNSON elaborated on her reasons to support her request, which included that she lives .3 miles away from the property, that her mother is a primary resident in the home and that she covers both mortgages; the salary is generated at the residence, and that there are no other short-term rentals within the 660-foot distance requirement. She stated that the only two things she still needs to complete is an inspection and finish the licensing process.

COMMISSIONER SCHLETTMAN questioned if this would be an owner occupied short-term rental, and MS. JOHNSON explained that even though she will not be living in the main home, her mother would be.

CHAIR CHERRY declared the Public Hearing closed.