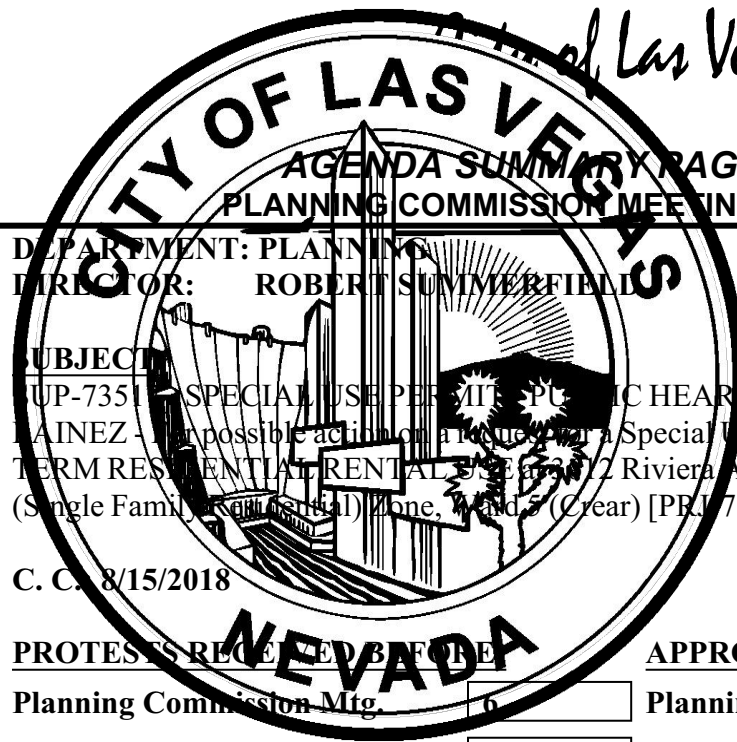




City of Las Vegas

Agenda Item No.: 86.

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

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: SUP-7351 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: JULIO C. LAINEZ - proposed action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 3412 Riviera Avenue (APN 139-30-714-016), R-1 (Single Family Residential) Zone, Ward 5 (Clear) [PRJ 73339]. Staff recommends APPROVAL.

C. C. 8/15/2018

PROTESTS RECEIVED BEFORE

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

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. Documentation Not Vetted - Protest Comment Forms (6)
7. Submitted after Final Agenda Protest Postcards and Protest Documentation Not Vetted Altered Postcard (1) and Comment Forms (3)

Motion made by BRENDA J. WILLIAMS 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.

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

PLANNING COMMISSION MEETING OF: JULY 10, 2018

public input was received after publication.

JULIO LAINEZ, applicant, and GENESIS LAINEZ, applicants daughter, introduced themselves. MS. LAINEZ stated that because their home has four bedrooms, they are required to request the SUP. She explained that her family understands the required conditions, and they are more than willing to follow them if their request is approved. MS. LAINEZ explained that they would like to rent their home in shorter increments rather than long-term, which is what they have done in the past. As a result of long-term renting, they are found that the home is commonly left unkempt. Other issues noted by MS. LAINEZ included that the plumbing and HVAC (Heating, Ventilation and Air Conditioning) systems can go for long periods without repairs if not reported or noticed, and the same is true for the exterior maintenance of the home during long-term renting. She stated that they would like to be more involved with the landscaping and home, which a STR would allow. Listing examples, she stated that the home would be under constant maintenance and will be routinely inspected for cleanliness and quality after each renter. Additionally, they plan to ensure the comfort of their neighborhood because they respect the families in their community. She noted that they have spoken to their closest neighbors about the STR request so that the neighbors would not be caught off guard. Finally, in order to create a harmonious dwelling the renters will be reminded of the curfew guidelines, quiet times, guest count limitations and any other matters required of them upon their arrival.

JUDITH LAINEZ, spoken in support of her daughters, assure noting that because this is their family home, they want to be able to maintain and keep it in their family. She also fully agreed that having full access to the property whenever there is a need would be beneficial for maintaining the home.

COMMISSIONER WILLIAMS thought the house looked abandoned when she drove by. She stated that at this stage, she was opposed to the request because she could not see a short-term rental in the quiet, historical Twin Lakes Neighborhood, which includes a lot of families, children and seniors. She stated that what bothered her most was that the house was not being well maintained. COMMISSIONER WILLIAMS also noted that there were 10 residents opposing the request; therefore, she could not support their request.

CHAIR CHERRY declared the Public Hearing closed.