



City of Las Vegas

Agenda Item No.: **88.**

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

UP-7353 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: JOSE D. SANCHEZ. For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 1203 North M Street (APN 139-28-602-013), RM (Single Family Residential) Zone, Ward 3 (Creary PRJ-73438]. Staff recommends APPROVAL.

C. C.: 8/15/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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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 Postcards

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.

JOHNATHAN BOYLES, Senior Planner, reported that the applicant is proposing to operate a Short-Term Residential Rental (STR) unit that meets all minimum distance separation requirements. However, the applicant will not comply with the bedroom limitation outlined in the Conditional Use Regulations pursuant to Title 19.12, so a Special Use Permit (SUP) is required. Therefore, staff recommended approval of the applicants request, as the use is

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compatible with the surrounding area. MR. BOYLES noted that additional letters of protest were received since publication.

JOSE SANCHEZ, applicant, stated he has lived in this home since 2011 and now that he has a family, he needs help to raise his children; for this reason, he is asking for the STR use. He believed that having a short-term rental was a good idea so that people can visit the city. He did not believe there was a problem with his neighbors. MR. SANCHEZ displayed a site drawing of his home and described the layout. He believed the short-term rental was a good investment and that his home would be good to share with other people.

COMMISSIONER WILLIAMS stated that she was concerned with the applicants home because when she drove by the property on two separate occasions, the home appeared to look vacant. She discussed that it is a quiet neighborhood and not really conducive for a short-term rental. In reviewing MR. SANCHEZS application, she was concerned that the property would be used for a party house since MR. SANCHEZ pointed out that he had eight parking spaces, which she did not feel was relevant to the STR use. Additionally, she noted that he applied for a building permit to complete the two-bedroom, two-bath additions on July 13, 2017, and the building permit was still open. She also observed a wall mounted air conditioning unit on the exterior of the home and wondered if this would meet the City codes requirements. Ultimately, she felt that because the request was not conducive to the area, she could not support this request.

CHAIR CHERRY declared the Public Hearing closed.

