



City of Las Vegas

Agenda Item No.: 45.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 14, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: BEYANCA - SUP-73472 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: FRANCISCO MARINO VIC - 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 165-FOOT DISTANCE SEPARATION FROM A SIMILAR
USE WHERE 600 FEET IS REQUIRED at 816 Alhambra Drive (APN 162-03-810-022), R-1
(Single Family Residential Zone, Ward 3 (Coffin) [RJ-73439]. NOTE: THE NOTICED AND
POSTED WAIVER FOR DISTANCE SEPARATION FROM A SIMILAR USE IS NOT
REQUIRED. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

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, Special and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcards and Protest/Support Documentation Not Vetted Protest Comment Forms (25) and Support Comment Form (1)
7. Submitted after Final Agenda Protest Documentation Not Vetted Comment Forms (10)

Motion made by TRINITY HAVEN SCHLOTTMAN 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.

NICOLE EDDOWES, Sr. Planner, reported that the proposed short-term residential rental is 165 feet from an existing Short-Term Residential Rental use and is requesting a waiver as part of

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their Special Use Permit (SUP) request. Staff supports Title 19, which requires a 660-foot distance separation between uses to prevent an oversaturation of the use in residential neighborhoods and recommended denial of this request. Additional letters of protest have been received since publication.

MARY McELHONE, Deputy Director of Planning, reported that Code Enforcement opened a case on this property on June 13, 2018 and issued a Notice and Order on July 3, 2018. They confirmed a renter was onsite from August 2nd through August 4th, which resulted in a \$1,500 fine. The applicant has been actively renting this property during the SUP process.

FRANCISCO ZUBOVIC MARINOVIC, applicant/owner, apologized for missing the last Planning Commission meeting and explained he had to leave the country because of a personal issue. He stated that he would not compromise the safety and welfare of the community with his property.

COMMISSIONER SCHLOTTMAN reiterated that the subject site is only 165 feet from another short-term rental, there were Code Enforcement issues and fines had been assessed. He could not support this distance separation waiver.

COMMISSIONER DUTALVIO asked why staff was recommending approval and CHAIR CHERRY clarified that staff's recommendation had been changed to denial.

CHAIR CHERRY explained to MR. MARINOVIC that his application had been denied, and he could appeal to the City Clerk within 10 days.

CHAIR CHERRY declared the Public Hearing closed.

