



City of Las Vegas

Agenda Item No.: **121.**

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

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: SUP-7383 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: JONATHAN CONEN - OWNER: 777 VENTURES, LLC - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1413 Maria Elena Drive (APN 15002504015) R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73670]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

21

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

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. Conditional Use Verification Form
7. Protest Postcards and Protest Documentation Not Vetted - Comment Forms (2)
8. Submitted after Final Agenda Protest Postcards and Protest Documentation Not Vetted Comment Forms/Emails/Letters (14) and Altered Postcard (1)
9. Submitted at Meeting - Protest Postcards and Protest Documentation Not Vetted - Letters/Email (7) and Altered Postcard (1)

Motion made by VICKI QUINN 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)

NOTE: COMMISSIONER SCHLOTTMAN disclosed that he did not reside in, but he owned property within the notification area; however, it would not affect him more or less than anyone else.

Minutes:

PLANNING COMMISSION MEETING OF: AUGUST 14, 2018

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, reported that the subject site has been operating as a short-term residential rental with a business license issued on June 21, 2017 but now requires a Special Use Permit to continue operating after June 30, 2019 per Ordinance No. 6585. The site complies with all minimum distance separation requirements as set forth by Title 19.12, and the use can be conducted in a manner that is harmonious with the existing surrounding land uses; therefore, staff recommended approval. Additional protest letters were received since publication.

MARY McELHONNE, Deputy Director of Planning, stated that this short-term rental has had a few compliance issues. The first was on March 20-22, 2018; the City of Las Vegas received a filming permit requesting that the short-term rental be used as a filming location. This activity is not allowed in short-term rentals, and the owner of the property was notified of such. On June 10-11, 2018 in the early morning hours of June 11th, there was a call to 911 Metro (Las Vegas Metropolitan Police Department) reporting 30 to 50 partygoers, potentially gang members, arguing in the streets and brandishing guns. Metro responded with patrol, canine units and air patrol, and the occupants barricaded themselves in the house. On July 22, 2018 a City of Las Vegas License Office responded to a complaint calling out a Short Term Rental Hotline regarding excessive vehicles and occupants. When they went to the location they discovered a party was taking place with 20 adults and 20 children which is over a 40% occupancy limit. The renter stated to the License Officer that they rented the house specifically for the gathering.

JONATHAN GONEN, applicant, stated that this is his primary source of income, and showed photos of before and after he renovated the property. He has had 52 guests stay at the property and has had the two problematic incidents. He said he checks the guests in and asks how many will be there, but they lied to him. MR. GONEN said that the property has never been operated illegally, and it meets the distance separation requirement. He has learned from these bad experiences and has installed the Ring doorbell so he will know if there are a lot of people at the house, and he has a camera system. He reiterated that he checks the guests in himself, only rents to people who have good reviews and he turned off the back yard lights.

KATRINA HERTFELDER lives in the area and thanked MR. GONEN for restoring the home. However, she was opposed to this application as management of the property needs to be stepped up. She was in support of short-term rentals if owners reside in the home.

COMMISSIONER SCHLOTTMAN thought this was a beautiful house, but he was concerned about the past Code Enforcement issues.

COMMISSIONER ROUSH referred to the previously discussed activities that took place at the subject property and thought this type of activity was a bad situation in the neighborhood. MR. GONEN reiterated that he has taken steps to avoid that happening again.

See Items 4 and 109 for related discussion.

CHAIR CHERRY declared the Public Hearing closed.