



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 11, 2018
 DEPARTMENT: PLANNING
 ITEM DESCRIPTION: APPLICANT/OWNER: JOHN JACK LAS VEGAS, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-74867	Staff recommends APPROVAL, subject to conditions:	N/A

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 351

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

SUP-74867 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use, unless waived herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.
5. The applicant shall contact the Department of Planning – Code Enforcement Division to schedule an inspection of the property. The inspection shall be completed and passed prior to the renewal of the business license for the Short-Term Residential Rental use.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to operate a Short-Term Residential Rental use within the existing single-family dwelling at 1101 South 6th Street.

The subject site has been operating as a Short-Term Residential Rental with a business license issued on 05/31/17, but requires a Special Use Permit to continue operating after 6/30/19 per Ordinance No. 6585.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use.
- The applicant will not comply with the owner occupied requirements and bedroom limitations of the conditional use regulations and therefore per Title 19.12.040 a Special Use Permit is required.
- The applicant has been operating a Short-Term Residential Rental at this site under business license (G65-03824) issued on 05/31/17. The applicant received approval from the Department of Planning via a Conditional Use Verification (CUV-70415) issued on 05/08/17. The applicant began operations prior to the requirement of a Special Use Permit for a Short-Term Residential Rental use. As a result of Ordinance 6585, adopted on 06/21/17, existing Short-Term Residential Rentals are required to be approved via a Special Use Permit prior to 07/01/19.
- The applicant shall contact the Department of Planning – Code Enforcement Division to schedule an inspection of the property. The inspection shall be completed and passed prior to the renewal of the business license for the Short-Term Residential Rental use.

ANALYSIS

The subject property contains a single-family dwelling, is zoned R-1 (Single Family Residential); and is subject to Title 19 requirements. The dwelling contains four bedrooms per Clark County Assessor records. The Short-Term Residential Rental definition specifically prohibits the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. Staff has included a recommended condition that includes that restriction.

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A Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it to be owner occupied during each period the unit is rented, and to contain three or fewer bedrooms; therefore, per Title 19.12.040 a Special Use Permit is required. If another Short-Term Residential Rental Special Use Permit (SUP) is approved within the 660-foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, renotification at the expense of the applicant, and delays in obtaining final action.

The Short-Term Residential Rental use is defined as “The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a “Community Residence,” “Facility for Transitional Living for Released Offenders,” or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use.”

The Minimum Special Use Permit Requirements for this use include: (The requirements marked with an asterisk cannot be waived.)

- *1. The operator must obtain a business license to operate the use.

The applicant will be required to maintain the current business license.

- *2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

The active business license issued for this Short-Term Residential Rental will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

- *3. The use must comply with the City’s noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

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The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

- *4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

- *5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

The current business license will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

- *6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the subject site is not zoned P-O, O, C-1, C-2 or C-PB.

- *7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The proposed use meets this requirement, as the subject property is 703 feet from the nearest Short-Term Residential Rental use.

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The applicant has been operating a Short-Term Residential Rental at this site under business license (G65-03824) issued on 05/31/17. The applicant received approval from the Department of Planning via Conditional Use Verification (CUV-70415) issued on 05/08/17. The applicant began operations prior to the requirement of a Conditional Use Verification or Special Use Permit for a Short-Term Residential Rental use.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space shall be required for every two additional bedrooms or fractional portion thereof. The proposed Short-Term Residential Rental has four bedrooms and therefore is not required to provide additional parking.

The site meets the distance separation requirements and the use can continue to be conducted in a manner that is harmonious and compatible with existing land uses. Staff therefore recommends approval, subject to conditions.

FINDINGS (SUP-74867)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed Short-Term Residential Rental use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. The subject property is located more than 660 feet from another Short-Term Residential Use.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is physically suitable for the use as a Short-Term Residential Rental.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The proposed Short-Term Residential Rental use will be accessed from South 6th Street, a 50-foot wide local street, which will provide adequate access for the proposed use.

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4.Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

5.The use meets all of the applicable conditions per Title 19.12.

The proposed Short-Term Residential Rental use complies with all of the Special Use Permit requirements listed in Title 19.12.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
05/04/07	A Code Enforcement case (#52859) was initiated for a 6-foot high lattice fence constructed by the southern neighbor without a permit at 1101 South 6 th Street. The case was resolved on 05/15/07.
10/08/16	A Code Enforcement case (#171501) was initiated for the removal of a Mansard Roof at 1101 South 6 th Street. The case was resolved on 05/15/07.
12/06/16	The Department of Planning processed a Conditional Use Permit (CUV-68045) for a Short-Term Residential Rental Use at 1101 South 6 th Street.
01/31/17	The Department of Planning denied a Conditional Use Permit (CUV-68833) for a Short-Term Residential Rental Use at 1101 South 6 th Street as the use did not meet the applicable minimum conditional use requirements.
05/08/17	The Department of Planning processed a Conditional Use Permit (CUV-70415) for a Short-Term Residential Rental Use at 1101 South 6 th Street.
09/05/17	A Code Enforcement case (#182179) was initiated for a broken window at 1101 South 6 th Street. The case was resolved on 09/06/17.

<i>Most Recent Change of Ownership</i>	
09/28/16	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
10/04/16	A business license (G64-07167) was denied for a Short-Term Residential Rental at 1101 South 6 th Street.
11/09/16	A building permit (R-328704) was issued for a roof upgrade at 1101 South 6 th Street.
12/06/16	A business license (G64-08733) was denied for a Short-Term Residential Rental at 1101 South 6 th Street.
12/20/16	A building permit (R-331896) was issued for a residential remodel/rehabilitation at 1101 South 6 th Street.
01/31/17	A building permit (R-334980) was issued for plumbing works at 1101 South 6 th Street.
05/31/17	A business license (G65-03824) was issued for a Short-Term Residential Rental at 1101 South 6 th Street. The license is still active.
09/25/17	A building permit (R17-04163) was issued for roofing works at 1101 South 6 th Street.

Pre-Application Meeting
No Pre-Application Meeting was conducted prior to the submission of this application.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
11/01/18	During a routine field check, staff observed a well maintained single family dwelling with no trash or debris.

Details of Application Request	
Site Area	
Net Acres	0.29

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Banquet Facility	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
John S. Park Neighborhood Plan	Y
John S. Park Historic District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
South 6 th Street	Local Street	Title 13	50	Y
Park Paseo	Local Street	Title 13	45	Y