

Special Use Permit – Short-term Rental

165 New York Avenue





- 7 accommodation spaces
- Limited to 12 individuals



NEW YORK AVE

- **August 14, 2019** - Staff and PC recommended denial of the original request (6-0).
- **August 28** – Applicants amended their application.
 - Reduced the number of STR guests at any one time from 14 to 12.
 - Property would become the primary residence of one of the applicants/property owners.
 - Staff changed its recommendation to approve with conditions as the change made it similar to previously approved applications.
- **September 10** – City Council referred the item back to PC for review.

Recommendation

Planning Commission (6-0) recommended denial of the request.

Staff recommends approval with the following conditions:

1. The site shall be an operator's primary residence.
2. If an operator is not the property owner, then an operator shall be present during the lodging period.
3. All STR accommodations shall be within the principal structure.
4. There shall be no more than seven STR guest rooms or accommodation spaces.
5. The number of STR guests at one time shall be limited to 12.
6. Prior to operation, the operator shall submit to City staff a completed Short-Term Rental Pre-Operation Form. Furthermore, the operator shall maintain compliance with the Pre-Operation Form when short-term rental guests are present.
7. Minimum off-street parking spaces do not need to be delineated and can be accommodated utilizing the driveway or other areas on the property.
8. If in the opinion of Planning Commission or City Council, the short-term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

