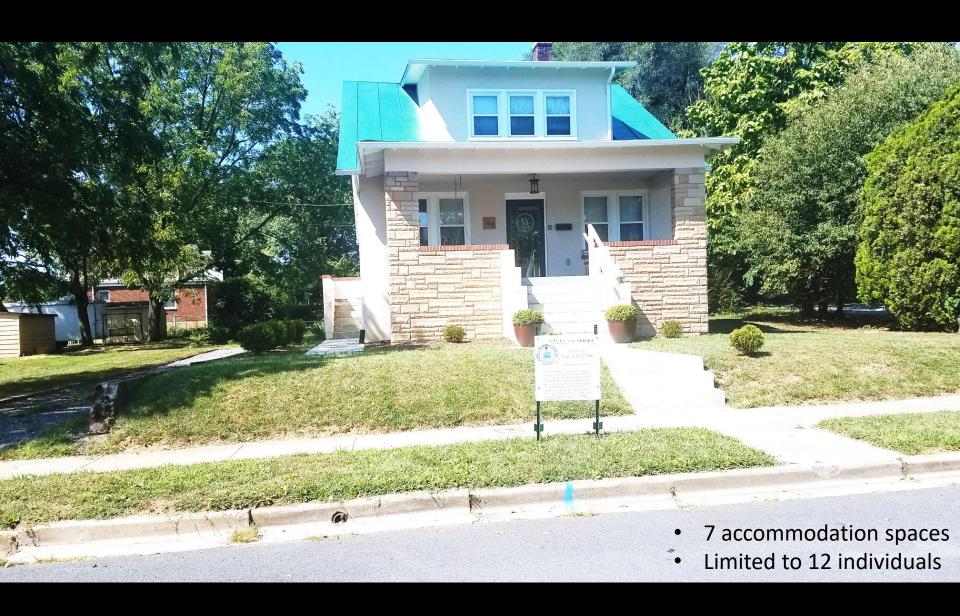
Special Use Permit – Short-term Rental 165 New York Avenue









• 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.