

Special Use Permit – Per Section 10-3-34 (7)

1315 Carrera Lane



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By Right Homestay	Short-term rental by Special Use Permit (STR by SUP)
The property must be operator's primary residence.	The property must be operator's primary residence.
May operate up to 90 nights per calendar year.	No limit on number of nights that the STR can operate per year unless conditioned by SUP.
Maximum of 4 guests.	No maximum number of guests unless conditioned by SUP.
Allowed only in principal dwellings.	Allowed in principal dwellings or accessory buildings unless a restriction is conditioned by SUP.
No off-street parking requirements.	One off-street parking space for each accommodation space, unless conditioned otherwise.



Summarized Recommended Conditions

1. Accommodations shall be within the existing accessory dwelling above the garage.
2. No more than 1 guest room or accommodation space.
3. STR guests at one time shall be limited to four (4).
4. Minimum off-street parking spaces do not need to be delineated.
5. The operator shall submit a completed Short-Term Rental Pre-Operation Form and maintain compliance with the items identified in the Form.
6. If the STR becomes a nuisance, PC or CC can recall the SUP for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Recommendation

Staff and Planning Commission (7-0) recommends approval of the SUP request with the suggested conditions.