

**SUMMARY MINUTES OF ACTION FOR THE ZONING ADMINISTRATOR  
HEARING OF MAY 31, 2017**

**To: All Interested Parties**

The decision of the Zoning Administrator may be appealed to the Planning Commission (zoning related items) or City Council (nuisance abatement related items) by the applicant or anyone adversely affected by such decision. This appeal shall be filed with the City Clerk within fifteen (15) business days from the date of the decision and shall include applicable fees.

**ITEM I: Roll Call**

Staff in Attendance: Kevin Fabino, Zoning Administrator  
Krisha Penollar, Development Services Technician  
Amanda Nolan, Recording Clerk

**ITEM II: Communication from the audience on brief- non-agenda items:**

Joshua Priou, Lake Tahoe Accommodations, stated for the record that the hearing was being recorded. Mr. Priou requested more new applications be included, so wait time for applicants is shorter.

**ITEM III: Adoption of Agenda**

The Zoning Administrator adopted the agenda as presented.

**ITEM IV: Approval of the minutes from 5/17/2017.**

The Zoning Administrator approved the minutes as presented.

**ITEM V: Zoning Administrator Reports**

The Zoning Administrator noted that VHR report will be available in the next month.

**ITEM VI: Old Business**

a. VHR-01522L 1278 Gilmore Lake Road.

Krisha Penollar, Development Services Technician, presented her staff report.

The Zoning Administrator opened the public hearing.

Matt Deal, Paramount Vacation Rentals, noted the owner intends to add a camera and bear box.

The Zoning Administrator closed the public hearing.

The Zoning Administrator approved the permit with the following conditions:

- Add a bear box.
- Come back in one year for review.

**ITEM VII: New Business**

a. VHR-01573: 2046 Aloha Drive

Krisha Penollar, Development Services Technician, presented her staff report.

The Zoning Administrator opened the public hearing.

Staci Patton, Turnkey Vacation Rentals, noted it is rare to have an application in the Keys without objection. Ms. Patton explained the owner tried to identify a specific neighborhood, in which a VHR would not be detrimental. She concluded that they will be vigilant and dutiful to remove trash.

The Zoning Administrator closed the public hearing.

The Zoning Administrator approved the permit.

b. VHR-01577: 3314 Pine Hill Road

Krisha Penollar, Development Services Technician, presented her staff report, highlighting the home has an existing VHR permit.

The Zoning Administrator opened the public hearing.

Matt Deal, Paramount Vacation Rentals, confirmed he has managed the home for the past four or more years. Mr. Deal noted he has a good relationship with the neighbors.

The Zoning Administrator closed the public hearing.

The Zoning Administrator approved the permit with the following condition:

- The agent will reach out to adjacent neighbors to provide contact information.

c. VHR-01524: 1605 Venice Drive

Krishna Penollar, Development Services Technician, presented her staff report, highlighting:

- One PD report within 300 feet.
- One comment received.

The Zoning Administrator opened the public hearing.

Phylise Walker, Lake Tahoe Lodging, asked for clarification of how concerns of neighbors affect the decision. The Zoning Administrator responded, explaining City Code.

Ms. Walker detailed the home and intentions of owners, stating they do not want a hot tub.

The Zoning Administrator closed the public hearing.

The Zoning Administrator approved the permit.

d. VHR-01491: 1909 B Street

Krishna Penollar, Development Services Technician, presented her staff report.

The Zoning Administrator opened the public hearing.

Jennifer Fortune, realtor, read a letter in to the record from the owner.

The Zoning Administrator closed the public hearing.

The Zoning Administrator approved the permit with the following conditions:

- The permit will be brought back in one year for review.
- The local contact info needs to be updated.

e. VHR-01481: 2567 Bertha Avenue

Krishna Penollar, Development Services Technician, presented her staff report, highlighting:

- One PD report within 300 feet.
- Three comment letters received.

The Zoning Administrator opened the public hearing.

Phylise Walker, Lake Tahoe Lodging, explained she has sent all the comments to the owners. Ms.

Walker noted that the owner's think it would be a good idea to install a bear box. She concluded that they want to limit their occupancy to 8 with only 2 cars.

The Zoning Administrator closed the public hearing.

The Zoning Administrator approved the permit with the following conditions:

- Install a bear box before operation.
- Permit will return in 6 months to report.
- Permit will return in 1 year, prior to renewal.

f. VHR-01464: 3741 Verdon Lane

Krishna Penollar, Development Services Technician, presented her staff report, highlighting:

- Several police reports within 300 feet.

The Zoning Administrator opened the public hearing.

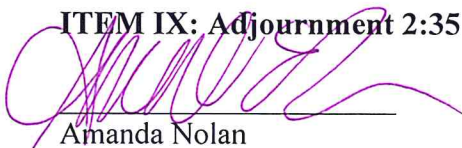
Manjit "Mike" Singh, owner, explained that his family loves this area and their intention is to only rent to people they know. Mr. Singh noted they will be using VRA as their local contact, as well as installing a camera.

The Zoning Administrator closed the public hearing.

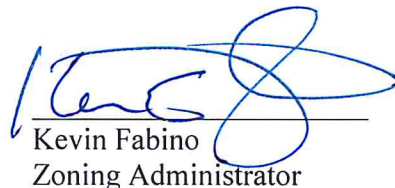
The Zoning Administrator denied the application.

**ITEM VIII: Staff Reports None**

**ITEM IX: Adjournment 2:35 p.m.**



Amanda Nolan  
Recording Clerk



Kevin Fabino  
Zoning Administrator