**11/12/2014**

**DRAFT Vacation Rental Sub-committee Minutes**

**November 1, 2014, 10 am to Noon, at PB Library**

**Please comment if you have changes by Nov 15**

Meeting started at 10:10 am

Handout (available at pbplanning.org): Jim Krokee’s summary of vacation rental (VR) issues and PBPG past efforts.

Jim Krokee, Chair welcomed all and provided ground rules for the meeting

* Need to work towards an actionable recommend to the PBPG for them to consider and vote.
* Want 15 members of the sub-committee, who will do research, and will attend sub-committee meeting
* Handout of the summary available
* This is a summary of what has gone on at the PBPG in the past, comments received, votes taken and letters to the city.
* Our effort should be goal oriented, we must give PBPG recommendations in form of options for action including how the City should proceed for the city.

Jim gives summary. We already may have about 400 vacation rentals in PB, and about that in La Jolla. Cons and Pros. The City has ignored 2 PBPG requests for a 28 day minimum rental duration (2007 and 2009) PB is a small part of the total City of San Diego. Our efforts are like a tail wagging a horse. It’s up to us to make a recommendation(s) and to provide a suggestion on what the City should do to implement our recommendation(s).

Jim Krokee outlined the summary document and stated that he included recommendations on what a permit might include for consideration.

Roundtable discussion:

**Chis Olson,**

Member of PBPG, current VR regulation not adequate. We need to get council member and Mayor involved at sub-committee level. Willing to be on Sub-committee.

**Ozlem Tezvem**

Owns mixed use property in MB, operates as VR

**Shamssi Liachat**

Same as above

**Maurice Maio**

Owner of SD Beach King VR – very professional management of VR, zero tolerance of nuisances, recommend permitting of VR to quality managers, want to protect own investments and ensure tourism dollars.

**Greg Daunoras**

Lives in a condo in CV zone, 40% VR in own building, working out ok but understand concerns about VR in RS zones. Wants to be on sub-committee. (accept regulation)

**Marcella Teran**

NW coordinator

**Paula Ferraco**

Beautiful PB, would like to see both sides work together for mutual benefit.

**Tom Coat**

Wants to be on Sub-committee, states quo not working, BRRR next to me, need regulation to protect livability, I can’t sleep 50% of nights. Would accept a regulation versus ban outright

**Rosalie Schwartz**

Wants VR regulations to include RS and RM zones

**Kathy Mateer**

Past PBPG chair and member, RS zone needs to be protected from VR, code compliance doesn’t work, need zoning changes. Jim Krokee asked Kathy to prepare a summary of what other cities have done to regulate VRs in RS zones, including minimal rental duration, and how these regulations are working.

**Nancy Kramer**

Owns Nancy’s Vacation Rentals, 50+ in PB, zero tolerance, rent to families, if no VR, families will go elsewhere. We provide local jobs, need some regulations.

**David Como**

VR next to me, negatively impacts me, VRs displace resident families with kids and reduce school enrollment, need regulations to protect single family residences and local schools.

**Laura Como**

Huge negative impacts to us from VR next door.

**Greg Ross**

Live in N. PB. Manage multiple VR in PB, only rent to familes, ok with regulation

**Jonah Mechanic**

Is member of SDVRMA, supports common sense regulations and meaningful enforcement and penalties, wants to be sub-committee member. In favor of enforcement and penalties for operators that create nuisances. Jim Krokee asked for summary of regulations that could be used for VR and penalties that could be imposed

**Scott Chipman**

On PBPG not for or against, need enforceable regulations

**Penny Campbell**

Wants no VR in RS zones. I live in RS for the protection that the single family zone offers, next door is a VR that has been hugely negative for my family. Commercial operations are not allowed in RS zone, VRs are commercial operations. I have called police but they are too busy to respond. VR do not belong in RS zone. We should not grandfather in VR

**Steve Pierce**

Is a 30-year resident, VR in my neighborhood, bad neighbors drive out the good, don’t want them in RS zones. Mini-dorms are worse.

**Kathy Miller**

Neighbor sold house next to me as an investment VR, now putting in a pool and unpermitted game room. I don’t want to live next to a VR. I don’t want the burden to monitor and report. No VR in RS zones.

**Kristina Lei**

My RS home is already surrounded by rentals, so next year I will make it a VR. There are frequent problems with VR.

**?Edna ? Analyn Adologro?**

Bought home near Kate Sessions, RS zone , had to sign “Yost Family” covenant which requires houses to remain single family homes. Don’t know if this is being enforced. Wants to be on sub-committee

**John Brown**

17-year PB resident, but now living in La Jolla (LJ). Operating a VR in his former PB home, wants to move back, but noise was huge issue, not VR noise. I rent VR only to families, 6-8 max. Would accept regulations and enforcement, especially noise.

**Joe Rothfuss**

Manages VR in PB and LJ. Lives in LJ

**Marilyn Mahony**

In 1976 moved to PB, condo on sail bay. Our HOA says 7-day minimum but neighboring buildings have changed rules to allow shorter term rentals. Not optimistic. TOT not being collect by many VR and it is not being enforced.

**Phil Sokol**

Next-door neighbor’s house is VR. Inappropriate in RS Neighbors shoudn’t have to monitor and be negatively impacted. Kids screaming in pool all day long plus noise at night.

**Jo Adsett**

Lives in MB.

**Mike Costello**

Member of LJ Community Planning Association. VR are a zoning issue. 2007 City Attorney letter is very weak. Member of the 30-day Club – wants a 30-day minimum rental duration in RS zones. Permits are not enforced by code enforcement.

**Jon Mangerich**

Lives in LJ, owns home in RS zone, started the 30-day Club. The use is the abuse. Regulation will not work. Call police about noise, get incident number and document it. We can get police/ CAPP enforcement.

**Marcie Beckett**

VR in RS zones are contrary to code’s stated purpose for RS zones to promote neighborhood quality, character and livability and minimizing adverse impacts to adjacent neighbors. Burden falls on neighbors to monitor and call police, after negative impact has already occurred. VRs drive good neighbors out, taking their kids with them, hurting schools. Current code allows all homes in RS zones to become VRs. Do you want a VR next to you?

(No comments recorded for Phoebe Paull, who signed in – Can you send me what you said?)

Discussion Continues

Jim Krokee states that goal is to come up with recommendations to PBPG. The recommendation(s) have to be more than just saying “No VRs” which did not get any City response in the past.

Comment from audience – reach out to hotels and get them involved.

John Brown stated increase noise enforcement.

Jim Krokee asked all to submit suggestion for actionable recommendations that we can document information to support

For instance 1) we want no VR in RS zones and then state why this recommendation is being made or

2) Regulate all VRs. And then suggest what should be in the regulation and document information supporting this recommendation.

Scott Chipman stated that implementation of any regulation/ permit can or should get a portion of the TOT for enforcement. I believed I asked him to provide some information around funds to be received???

Jonah Mechanic - Use VR fees (permit) for enforcement.

Mike Costello - Extremely well funded VR industry is taking over RS zones. Residents don’t have the money to fight this.

Tom Coat – Lorie Zapf was very concerned about VR, we should get her involved.

Marcie Beckett – Get Lorie Zapf involved now. Even if the noise and negative impacts could be removed, VRs that take the place of vested residents who might join the town council or planning group, coach little league and send their kids to local schools. We counted 14 VRs in RS zones in 2007, and now there are hundreds in RS zones, tearing holes in the fabric of the community.

Comment – TOT goes into general fund? Yes?

Jonah Mechanic – estimated about ½ of VRs actually pay TOTs We could double the amount if everyone was permitted with yearly fee and pays TOT.

Jon Mangerich – Intensity of use, zoning issues should be primary focus. TOT is only 10%, but 90% goes into owner’s pocket.

Nancy Cramer – volunteered to find out what TOT is being spent on.

Jim Krokee stated that next meeting will be in a month - IT HAS BEEN SET FOR **Dec 6 in the library from 10-12** also the follow on meeting on **January 10 is in the library from 11:30 until 13: 30** (bring something to eat in January).

Jim Krokee wants (suggests) that we develop recommendation(s) for the PBPG. He suggested with the diversity of the group that it is very likely we will have two different suggestions. We will need back-up information on why we are suggesting the recommendations. Ultimately the PBPG will have an open meeting, possibly separate from the monthly meeting, taking all public comment on the suggestions in order for the PBPG come develop a recommendation to the City or not.

Please send me the information I requested from several participants.

Jonah Mechanic – information on a VR permit, what it should contain, and what penalties should be included. Something to help all attendees to understand what we are considering and to form up an outline of the permit.

Kathy Mateer is to provide a summary as best as possible of what other cities have done for VR regarding day limitations (28 days etc) and if possible what is the outcome.

Mike Costello and/or Jon Mangerich – information of what La Jolla is suggesting or what their committee is suggesting (as detailed as possible to help us)

Meeting ended 11:54 am

**Jim Krokee’s Post-meeting Comments and Suggestions**

I may have asked for someone to provide additional information. I don’t have it in my notes. I think I asked for someone to look at the TOT or what monies could be obtained by the city by looking at what other cities have done.

**SOME ADDITIONALPARTING THOUGHTS FROM JIM KROKEE FOR THE NEXT MEETING**

* Please all who attended, research the area you are feel should be in our suggestion to the full PBPG. provide information to us by email to me jokrokee11@msn.com and I will send it out.
* Understand we are just a part of the entire city. We need to find out what other community groups think of VR. (Point Loma, Mission Beach, Downtown, etc. Our final recommendation(s) will have to be accepted by them.
* We need to develop recommendations on how the City is to review, validate, consider and maybe implement our recommendation sent by the PBPG (and La Jolla). They will be thinking of the whole City not just PB or LJ. Without a clear presentation to the City of what we feel should be done they may not even consider our recommendation. Should the City hold public meetings, put it on the ballot etc.
* What have other Cities of our size done?? San Francisco - how did they present it and outline a permit or whatever they now are working on?

Suggested agenda for December – please comment

* Present all information provided by those who wrote it. About 5-10 minutes each. (45 minutes)
* Discuss the two possible suggestions, that I saw discussed at our meeting, for the full PBPG: (Rest of the time)
	+ Restrict Vacation Rentals in some way due to zoning in the single family RS zones and the compatibility of a visitor accommodation being put in that zone and its impact on their purpose – “to provide for residential development that promotes neighborhood quality character and livability and minimize impacts to adjacent properties. Developed properties should reflect the scale and character of the neighborhood and maintain or reduce density standards”.
	+ Allow Vacation Rentals to be developed, maintained and to exist in our community under a strong ordinance permit conditions to minimize their impacts to adjacent properties and to possibly reflect the scale and character of the neighborhood and maintain or reduce density standards. (I took the liberty to tie this into the original intent for single family zones but it’s your decision on what is proposed).
* Determine how we will work together. As a whole tackling the two suggestions even if you oppose or as two separate groups in our sub-committee. My hope is that we can work to achieve positive recommendations for the PBPG and community to review for possible presentation to the City. Please remember we have to be respectful of others opinions or possibly nothing will be done and we will continue as we are, which I believe is unacceptable to the members of the community.
* A final component that I feel is necessary is how the City should proceed with our recommendation. I feel that our recommendation should be supported by many members of our community emailing, texting writing in or vocalizing support of it to our elected representatives.