**12/06/1014**

**DRAFT Vacation Rental Sub-committee minutes**

Meeting started at 10:05

Jim Krokee, summarized including Lorie Zapf comments to Jenifer turner

Brian Curry is present

Jim presents overall Vacation short-term rental concern statement.

Some resistance to general statement

Jim asks for new attendees to make public comment

**?**-Is PB resident just here for information

**?** lives on Sequoia big VR problem, 7 day minimum for multifamily not enforced

**?** does janitorial services for vacation rentals

**Jim Krokee** – provided email [jokrokee11@msn.com](mailto:jokrokee11@msn.com) for more comments

(please note that some people did not sign in so names were not identified)

**James Sheet** – life long resident on Mission Beach – sees some VR impacts, fly problem with trash, serious traffic and parking problems

**Dave**- moved to PB 3 years ago, lives 2 blocks from library, living room near VR is like living in a frat house zone

**Bob**- PB resident 1 year, not advocate of more neighbors

**Damon Smith** – 20 year PB resident, neighbor rents his house in summer, constant noise, I have to work next day, 2 more in neighborhood now with noise problems

**?** long term resident, long term renters are partners, PB is party place, tattoo parlors, bars, its PB, VR are quieter

**Melanie Manders** – several VRs on my block, need regulations to reduce negative impacts so I can sleep at night

**?** NPB 20 years, bought home in RS, commercial business do not belong in RS zone

**Lawrence Wright ?** Long time PB resident, key is enforcement, key to enforcement is money, ned to use ordinance revenue to feed enforcement an clear up consequences

**Barbara Miller**- PB resident, VRs are causing downward spiral in community

**Chelsea** – VR advocate, works for VR management company

**Rick Tersic** – La Palma st , terrible neighborhood impact from VRs

**Dave Schwab** - BBP report, problem is 18 people living in home instead of 3, will existing VRs be grandfathered in?

**?** – recommend 30 minimum for VRs

**Jim Krokee** – read general statement of concern part 1 and 2

Question anyone disagree that we need a VR ordinance and permit?

**?**- just need to prohibit STVR in RS zones

**?-** no ordinance no more government regulation and enforcement

**?** ordinance is rolling over to allow them in RS zones

**?** professional VR management disagrees with statement 2 ok with regulation but not restrictions

**Jim Krokee** – appointed sub-committee members based on those wanting to service from the PBPG and one less community member. Members are:

**Karen Schemoch, Scott, Chipman, Chris Olsen, Joe Wilding, Jim Krokee PBPG** members and then community, **Ryan Jahtz VR management, Marcie Beckett community, Tom Coats community, Ryan Michaels VR management**,

**?** one community member stated that loading committee with people against VRs

**Brian Curry** – sub-committee does not make final decision, full PBPG will review work suggested by sub-committee and make final decision on what is sent to city staff.

All voices will be heard. Sub-committee Chair must appoint sub-committee members. PBPG is advisory only, advise city, city makes final decision.

**?** Goal is to come up with something is mutually beneficial to business and residents

**?** Need more professional VR managers on sub-committee.

**Jim Krokee** brought the meeting back to general statement about VR concern.

**Ryan Jantz** agreed with problems , but not just due to VR – open to permit and regulations for noise especially.

**?** These are problems of VRs

**Jim Krokee** read statement of concern that is basis for the sub-committee and this meeting. The intent of the statement is to provide a reason for any recommendation for a permit that will be present to PBPG and city staff.

**Kathy Mateer** – stated that Encinitas statement might be good to use

**Marcie Becket** – should use exact code wording, cite different code section for RS statement of purpose for RS zone.

**?** if you eliminate VR, frat houses will replace them

**?** use Encinitas statement but make it apply to all properties not just VR

**Nancy** – student rentals are big noise problem, need to address them

**?** Part of problem is accountability with long term neighbors, you can address issues with person relationships but with VR you can’t form those relationships, no accountability

**?** Does single family zone apply to condos and apartments?

**Jim Krokee** – no, there is a separate zone for single family residents, multifamily residents and commercial

**Ryan Michaels**,- San Francisco recent regulations, look at short term rental ordinance statement

Presentations

**Kathy Mateer** – handouts, research other cities in CA many cities have regulated BRs or are in process. Enforcement is a big problem. Santa Cruz ordinance approved by CA Coastal. San Jose recently approved ordinance. Encinitas got some resistance from CA Coastal but did get ordinance through eventually. Recent CA coastal decisions Pismo Beach tried to ban VRs in RS and CA coastal denied restriction. CA Coastal recommended regulation to lower impacts but not ban VRs. Must show you are not restricting access to beach and to accommodations for beach visitors. Some communities have had VR regulations approved by CA Coastal.

**?** want regulations to apply to all residential zones, no just RS.

**Jim Krokee** stated that we are working on a VR permit that would be allied to all properties city wide. If the sub-committee agreed there may be some additional recommendations to control VRs in single family RS zones.

**?** I have VR, if can’t do VR will rent to long term rental, which will have 4 cars instead of 1 per VR

**Jim Krokee** –we need to look at penalties and consequences other cities have used to control issues caused by short-term renters.

**Lucas Murdock** – just went thru this in La Jolla. We are proposing reasonable regulations and fees to generate revenue for enforcement, agree to regulations on noise and parking but do not agree to limits of number of people in zone not just VRs. Banning VR would reduce TOT tax base. Will submit statement in writing to Jim also must be online transparent way to see who is operator and who is paying TOT like open DSD.

**?** does VR industry support your ideas?

**Lucas**- yes, I am part of BR industry, Management Company

**?** need way to file complaints and monitor enforcement

**?** will it apply to each unit of VR?

**Jim Krokee** – yes that is the intent but the final result is what we put into the ordinance recommendation. To all , please put your ideas for restrictions and permit regulations into email and mail it to me at [jokrokee11@msn.com](mailto:jokrokee11@msn.com)

Time ran out at 12:00 pm

Next meeting 1/10/2015 11:30 – 13:30 in PB Library

Will email draft minutes and notice of meeting to email sign in list and also post on pbplanning.org website

End 12.01