



**KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ Tuesday, June 3, 2014**

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, June 3, 2014. A quorum of the Commission was present.

P&Z MEMBERS IN ATTENDANCE

Craig Galbraith, Chair
Joe Whitley, Vice Chair
Member Alan Votta
Member Tom Theisen

ABSENT

Member John Ellen

Liaison Craig Bloszinsky

STAFF PRESENT

John Batson, Bldg. Insp.
Josie Fitzgerald, Administrative Assistant

I. CALL TO ORDER:

Chair Galbraith called the P&Z meeting to order at 7:00 p.m.

II. APPROVAL OF AGENDA:

MOTION: Member Theisen moved to adopt the Agenda

SECOND: Member Whitley

VOTE: Unanimous

III. APPROVAL OF MINUTES:

MOTION: Member Whitley moved to approve the P&Z minutes of May 8, 2014

SECOND: Member Theisen

VOTE: Unanimous

IV. PUBLIC COMMENTS:

None

IV. OLD BUSINESS:

A. K Avenue mixed-use District

The revision of the Illumination paragraph and Consistency Statement was resubmitted to Council to clear up some confusion. (Not taking away illumination from existing businesses.)

Public hearing will be held on June 17th for discussion.

B. Rental Certificates

Chairman Galbraith did research and found information from California for beach rentals

- California seemed to have the best information and with a wide range of issues
- Presented information from four different communities for the Commission to review regarding short term rentals in tourist areas
 1. City of Dana Point compared information from 48 other cities and conducted public meetings, workshops, input from planning and zoning included a history of how it all came about.
 2. Calaveras County Board of Supervisors was very detailed – they do not allow “for rent signs”
Common concern is parking and noise
Required posting in the rental unit about noise and proper behavior
The general feeling is loss of tax revenue and tracking taxes
Example of application (Annual fee \$150)
 3. City of Encinitas has frequently asked questions and ordinance on their website
Ventura County – required emergency contact information on the application
 4. Solana Beach a little different

These are for review and good examples. Many areas are having problems and we are not alone. Short term rentals are limited for tourism and vacation, weddings are not permitted

Chairman Galbraith recommended presenting to Council outlining categories to be addressed; i.e. number of occupants per bedroom, (define bedroom) parking which are two major issues. Pointing out that this is a very complicated topic but is becoming more common with recent passage or ordinances.

We need clear direction from Council

- Would be nice to have input from rental agencies in town
- Building inspector gets weekly complaints
- Need to find a balance bet permanent residents and vacation rentals
- Workshop, public hearing and input from agencies
- \$150 fee seems reasonable

John Batson recommended going slowly, keeping it simple and identify the major issues at first, then go from there. May want to sit down with rental agencies in town and hash out some issues. We are a vacation destination.

Home Builders Association contact John and wanted to know what was being done, where this was going and offered expertise.

Four major issues:

1. Parking (need to increase parking fines)
2. Overcrowding
3. Noise
4. Ability to collect room tax

We may solicit input from police department since they get complaints parking, noise and sleeping on the beach and alcohol on the beach which are regulated in our ordinance.

Goal is to balance residence and short term rentals

MOTION: Member Theisen moved to have Chairman Galbraith present to Council what we have discussed, get guidance to see if this is something they want us to pursue and at what focus.

SECOND: Whitley

VOTE: Unanimous

V. NEW BUSINESS:

None

VI. MEMBER ITEMS:

- A. Subdivision at Anchor Way - Council will discuss further, no action taken yet.
- B. Regulations for mother-in-law suites/granny house. Commonly rented out at beach areas
- C. Temporary parking at gas station (4 months) Sec. 19-81 After four months special use permit needed
Fence will be put up outlining parameter, will not impede traffic, no leveling of lot, parking blocks will be installed.

VII. ADJOURNMENT :

MOTION: Member Votta moved to adjourn the meeting.

SECOND: Member Whitley

VOTE: Unanimous

P&Z Meeting was adjourned at 7:28 p.m.



Craig Galbraith, P&Z Chairman



Josie Fitzgerald, Secretary