



City of Fort Bragg

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Meeting Minutes Community Development Committee

Tuesday, June 23, 2015

3:00 PM

City Hall Conference Room
416 N. Franklin Street

MEETING CALLED TO ORDER

Committee Member Deitz called the meeting to order at 3:02 PM.

ROLL CALL

Present: 2 - Scott Deitz and Michael Cimolino

1. APPROVAL OF MINUTES

1A. [15-173](#) Approve Minutes of April 28, 2015

A motion was made by Committee Member Deitz, seconded by Committee Member Cimolino, that the Committee Minutes be approved for Council review. The motion carried by a unanimous vote.

1B. [15-234](#) Approve Minutes of May 26, 2015

A motion was made by Committee Member Deitz, seconded by Committee Member Cimolino, that the Committee Minutes be approved for Council review. The motion carried by a unanimous vote.

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. CONDUCT OF BUSINESS

3A. [15-235](#) Receive Report and Provide Direction to Staff Regarding Vacation Rentals

Community Development Director Jones explained the distinction between home sharing and vacation rentals and related that other cities struggle with this issue because those offering their homes through platforms such as Airbnb are flying under the radar by not obtaining proper permits and licenses nor are they paying transient occupancy tax (TOT).

Discussion: The impact to residential neighborhoods was discussed. The Committee Members were both in favor of limiting the number of use permits for vacation rentals and restricting them to the Central Business District (CBD). A positive goal of allowing vacation rentals there is that it may serve as a tool to revitalize the CBD and stimulate business for local owners. It would also give tourists a different kind of experience.

Public Comment on this agenda item was received from: Candy Fox, Ann Rennacker, and Derek Hoyle. The following points were noted:

- Vacation rentals cause constant turnover of people coming and going;
- Problems arise because of loud parties;
- Vacation rentals cause problems with dogs, trash and alcohol use;
- The use of homes as vacation rentals is especially problematic in residential areas.

Further Discussion: It was suggested that permits could be revoked if three or more police responses or code violations occur in a year.

The Committee Members directed staff to bring the matter forward to the Planning Commission and City Council, with the following recommendations:

1. Limit vacation rentals to the Central Business District.
2. Limit the number of vacation rentals in the CBD to ten units.
3. Limit vacation rentals in the CBD to units located on the second floor or above.
4. Require a Use Permit and business license for vacation rentals.
5. Require as conditions of the Use Permit:
 - (a.) Revocation of the Use Permit if three or more violations of the Municipal Code or Penal Code occur at the vacation rental in a year;
 - (b.) Quarterly reports to the City's Department of Finance regarding rental rates and occupancy; and
 - (c.) Payment of Transient Occupancy Tax.
6. Vacation rentals would not be allowed in any residential or other commercial or industrial zone.

4. MATTERS FROM COMMITTEE / STAFF

None.

ADJOURNMENT

Committee Member Deitz adjourned the meeting at 3:50 PM.