

Draft Minutes for the June 5, 2018 Planning Commission Regular Meeting

PZ-18-011: Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short term rental of a single-family residence in the "C-3" Commercial District addressed at 123 W. Merriweather Street.

(Applicant: Tony Dickerson; Case Manager: M. Greene)

Mr. Greene presented the Staff report and recommended approval, with the following requirements:

1. The existing residential character and appearance of the building must be maintained.
2. The SUP will be in compliance with the approved site plan. Any significant changes to the site plan will require a revision to the SUP.

Chair Edwards asked if anyone wished to speak in favor.

Beckyllynn Street, 1745 Mission Valley Road, stated she was representing the applicant. She provided a history of the property. She indicated the applicant resided on the same street as the subject property. She described the proposed vetting process for the short term rental.

Chair Edwards asked if anyone wished to speak in opposition.

Michael Quadlander, represented as property number 12 on the notice of public hearing, wished to speak in opposition. He indicated the short term rental would not be compatible with the existing neighborhood and expressed his belief that it would threaten the preservation of the quiet neighborhood. He expressed concerns regarding noise and trash. He expressed a desire to preserve the residential neighborhood.

Joe Sierra, represented as property number 7 on the notice of public hearing, wished to speak in opposition. He provided his history of his home in the neighborhood. He expressed concern regarding noise levels, the preservation of the existing neighborhood, and the potential issues regarding public intoxication.

Motion by Commissioner Laskowski, seconded by Commissioner Tubb, to close the public hearing. The motion carried (6-0-0).

Commissioner Laskowski expressed concerns regarding the amount of parking available on the property and speculated that the existing parking may not be able to accommodate the required four off street parking spaces. He expressed concerns regarding the allowable occupancy with only one restroom available on the property. He suggested the code be amended to address the concern.

Commissioner Bearden expressed concerns regarding commercial zoning districts allowing residential uses to be permitted by right. He stated that consideration should be taken regarding the existing neighborhood.

Motion by Commissioner Laskowski, seconded by Commissioner Bearden, to recommend denial to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short term rental of a single-family residence in the "C-3" Commercial District addressed at 123 W. Merriweather Street. Motion carried, with Commissioners Nolte and Tubb in opposition (4-2-0).