

CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE☒ CONDITIONAL USE☐ ZONING AMENDMENT☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Requesting part time short term vacation rentals in our house at 101 Cedar Beach Rd.

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): 2nd Family Home PROPOSED LAND USES (if changing): Part time short term rental only in part of the house

APPLICANT INFORMATION:

PROPERTY OWNER: Mateo and Alessandra Tabachnik

PROPERTY OWNER ADDRESS: PO Box 22674, Oakland, CA 94609

STREET ADDRESS OF PROPERTY: 101 Cedar Beach Rd. Sitka, AK 99835

APPLICANT'S NAME: Mateo and Alessandra Tabachnik

MAILING ADDRESS: PO Box 22674, Oakland, CA 94609

EMAIL ADDRESS: flyenfish@gmail.com DAYTIME PHONE: 510-508-6028

Tabachnik

Last Name

10-5-21

Date Submitted

101 Cedar Beach Rd.

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☒ Completed General Application form
- ☒ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☒ Floor Plan for all structures and showing use of those structures
- ☒ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

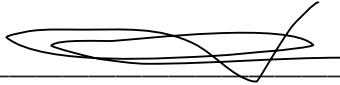
- ☒ Renter Informational Handout (directions to rental, garbage instructions, etc.)

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. **I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval.** I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Mateo Tabachnik

Owner

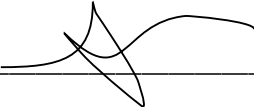


9-24-21

Date

Alessandra Tabachnik

Owner



9-24-21

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

Applicant (If different than owner)

Date

Tabachnik

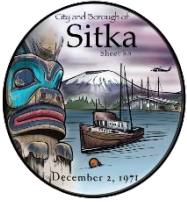
Last Name

10-5-21

Date Submitted

101 Cedar Beach Rd.

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CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM CONDITIONAL USE PERMIT

APPLICATION FOR

- ☐ MARIJUANA ENTERPRISE
- ☒ SHORT-TERM RENTAL OR BED AND BREAKFAST
- ☐ OTHER: _____

CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) *(Please address each item in regard to your proposal)*

- Hours of operation: Throughout the year
- Location along a major or collector street: Cedar Beach Rd connects to Sawmill Creek Rd a State Highway
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
Short term rental should generate 1-2 cars.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: None
- Effects on vehicular and pedestrian safety: Minimal - similar to existing residential use
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Yes
- Describe the parking plan & layout: Space to park 5 cars - please see layout drawing
- Proposed signage: None. No signage proposed

- **Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:**

Property has ample vegetation, rock formations, elevation, woods, rock retaining walls,
all which buffer from surrounding properties

- **Amount of noise to be generated and its impacts on neighbors:** No parties allowed, no large groups
(also refer to house instructions) allowed, very clear and concise
instructions and communications
with all short term rentals and specific
guidance on how to be respectful
to all neighbors, community, and road
etiquette while driving. Also very
comprehensive vetting process for all tenants.
- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):**

Please see our renter handout which covers all waste, recycling and safety concerns.

- **Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)**

Caretaker/Property manager to help us mitigate any concerns that arise when we are not
in town.

Planning on very thorough vetting of renters, along with safety instructions for the neighborhood
and the home.

REQUIRED FINDINGS (SGC 22.30.160(C):

1. The city may use design standards and other elements in this code to modify the proposal. A [conditional use](#) permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed [conditional use](#) permit will not:

	Initial
a. Be detrimental to the public health, safety, and general welfare;	MT, AT
b. Adversely affect the established character of the surrounding vicinity; nor	MT, AT
c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.	MT, AT
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan and any implementing regulation.	MT, AT
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	MT, AT
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard.	MT, AT
5. The conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.	MT, AT
6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section.	MT, AT

ANY ADDITIONAL COMMENTS We care very much that our actions are aligned
with the type of people we would like to be. We have 13 years experience running short term
rental properties in a responsible thoughtful way. We recognize the importance of being involved
in every step of the process to insure that there is a safe, pleasant experience both for the renters
and to make sure that the surroundings are respected and taken care of.

Mateo and Alessandra Tabachnik

Applicant

9-24-21

Date

Tabachnik

10-5-21

101 Cedar Beach Rd.

Last Name

Date Submitted

Project Address