

Short-Term Rental Community Meeting

PLEASE SIGN IN AT THE WELCOME TABLE

ENJOY REFRESHMENTS

FIND A SEAT



August 16, 2016



City of Oxnard Planning Division

PLAN

SHORT-TERM RENTAL (STR) AUGUST 16, 2016 COMMUNITY MEETING



August 16, 2016



MEETING OBJECTIVES AND AGENDA

- Inform about STRs and City process
- Review STR Survey results
- Solicit input via a community exercise
- Advise public on next steps



MEETING GROUND RULES

- Cell phones off or on silent/vibrate
- Recognize that each person participating is here because they care about our community
- Be respectful and considerate in your demeanor, notecards, and interactions with staff and others

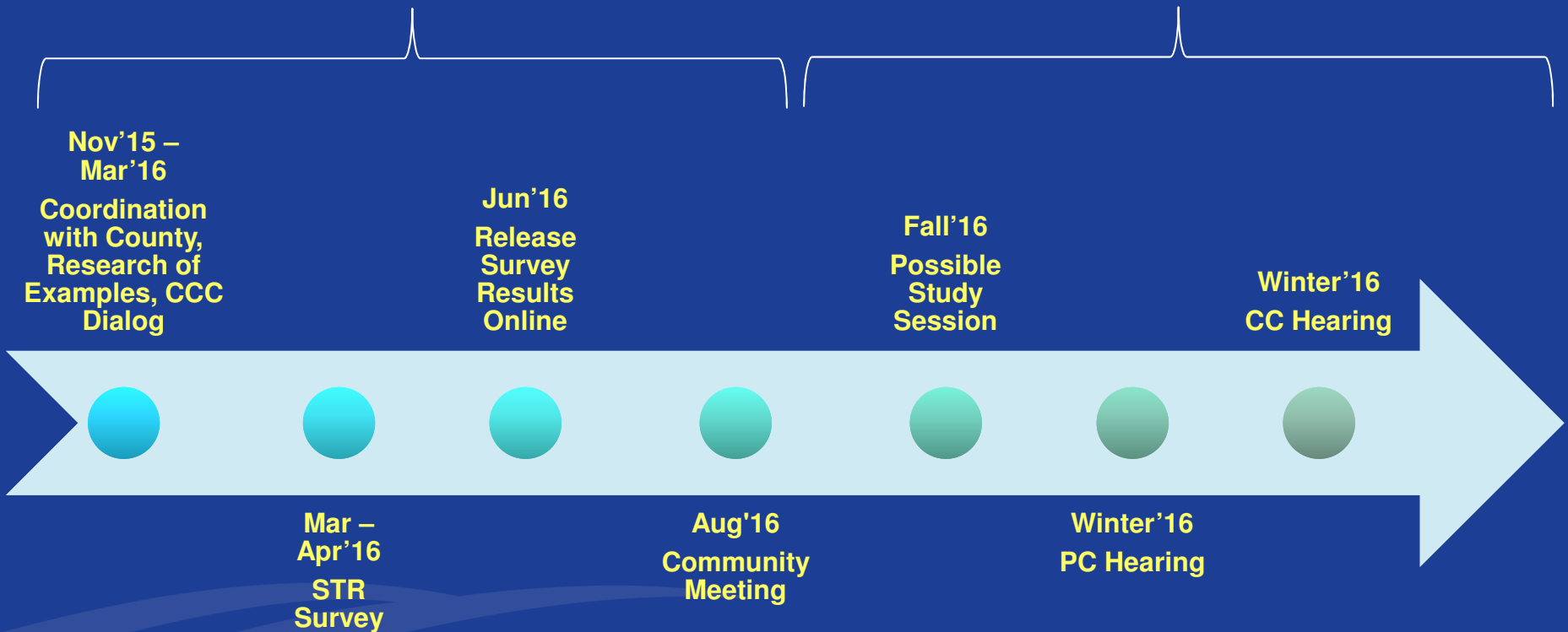
MEETING GROUND RULES

- In providing written comments, provide facts, be careful not to generalize and be concise
- No personal attacks and no side conversation

STR REVIEW PROCESS

Data Collection & Needs Assessment

Data Synthesis, Recommendations, and Decision



OVERVIEW OF STRs

CITY OVERVIEW OF STRS AND CURRENT ZONING

- A STR is a “dwelling unit” that is rented to a tenant for a period of not more than 30 consecutive days
- Not currently addressed in the City Code
- STRs have operated in the area for years
- The City Finance Dept. collects Transient Occupancy Tax (TOT) on self reported STRs
- Historically STR’s treated as a residential activity

REGULATORY REQUIREMENTS OF THE CALIFORNIA COASTAL COMMISSION

- City Coastal Zoning Ordinance regulates land uses in the Coastal Zone
- The California Coastal Commission (CCC) must approve any regulations in the Coastal Zone
- For cities with new STR regulations the CCC has not allowed banning STRs in its jurisdiction



REGULATORY REQUIREMENTS OF THE CALIFORNIA COASTAL COMMISSION, CONTINUED

- Based on past implementation of CCC's policy a ban is not possible in the coastal zone; Bans have been overturned by CCC in Encinitas and Pismo Beach
- CCC has notified Hermosa Beach that their ban does not comply with CCC policies
- Manhattan Beach's ban is scheduled for review by CCC in the near future

MARCH/APRIL 2016 STR SURVEY RESULTS

SURVEY OVERVIEW

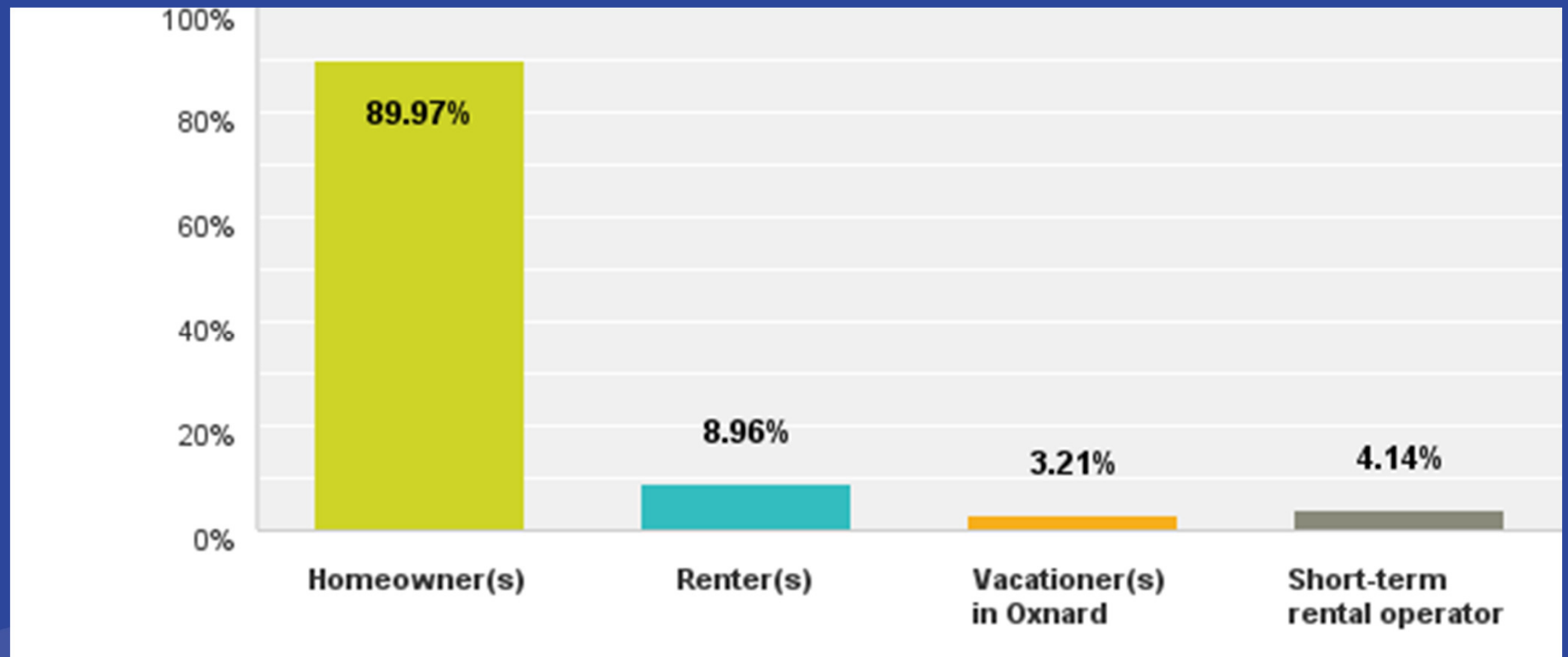
- Survey open from March 21 to April 6, 2016
- Survey publicized on City Website, City Facebook page and through emails to interested individuals, associations, and announced at Planning Commission meeting
- 840 responses were received; 750 pertained to City of Oxnard properties

SURVEY OVERVIEW

- **Survey not intended to be representative of all City residents opinions**
- **Survey Monkey did not allow multiple survey submittals from a single device**
- **Survey was intended to solicit input**

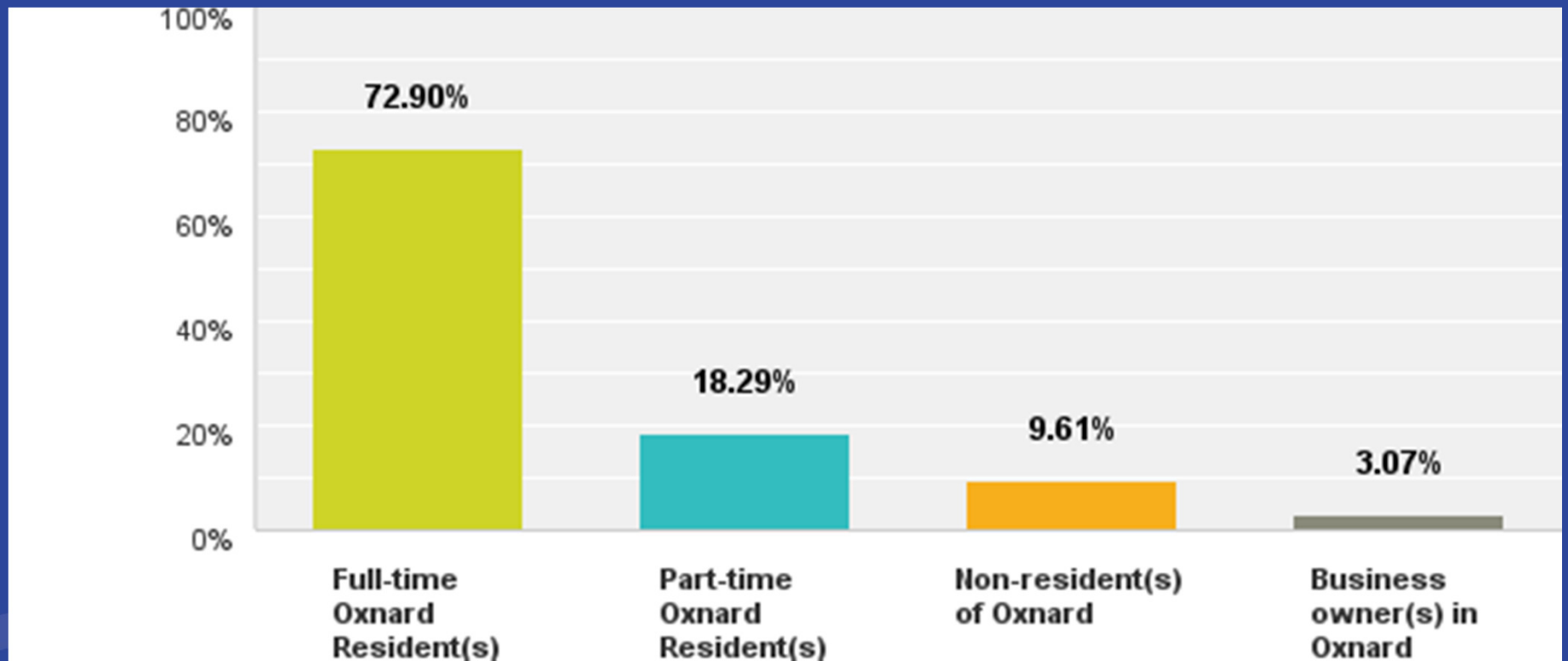
SUMMARY OF SURVEY RESULTS

Q1: I am a / We are:(choose all that apply)



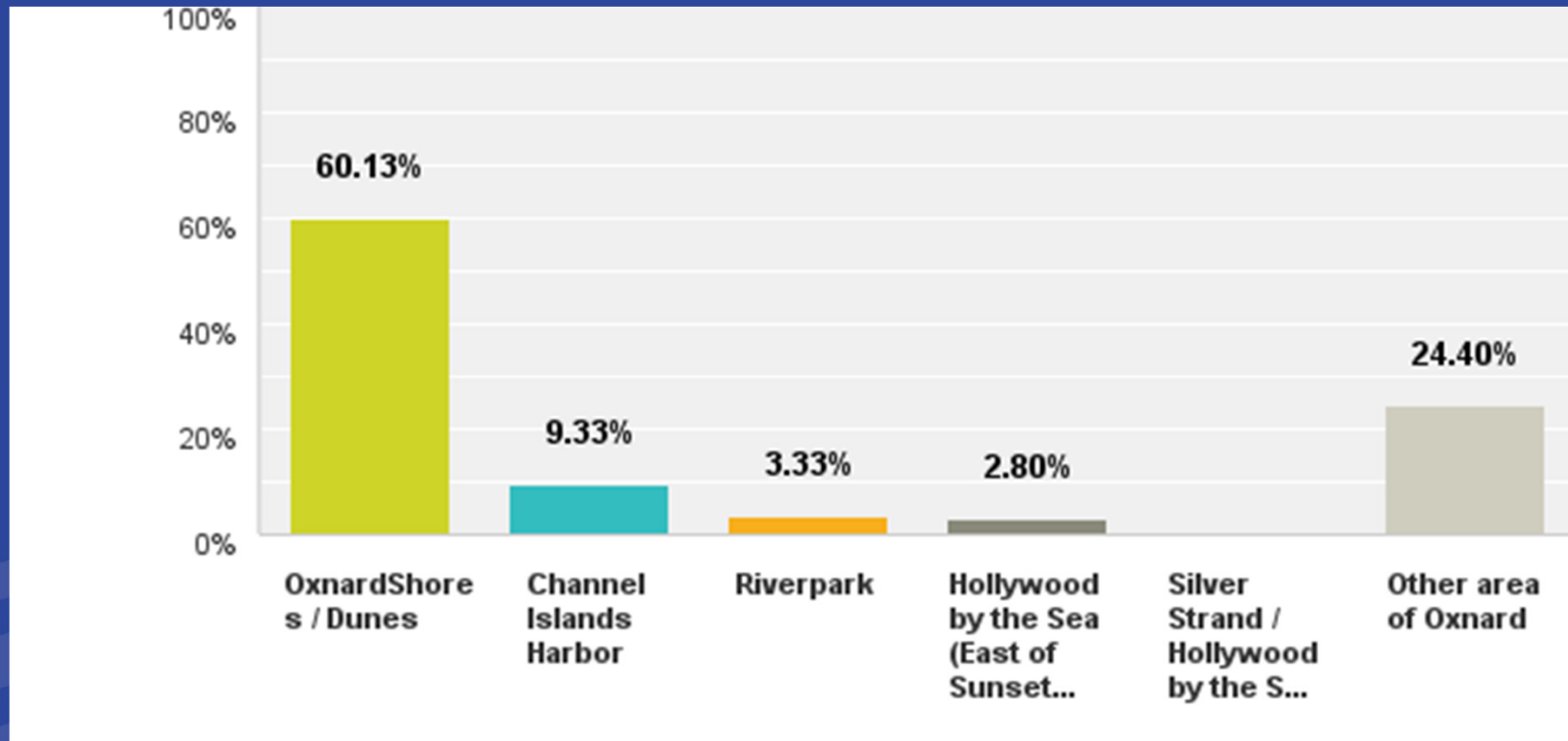
SUMMARY OF SURVEY RESULTS

Q2: I am a / We are:(choose all that apply)



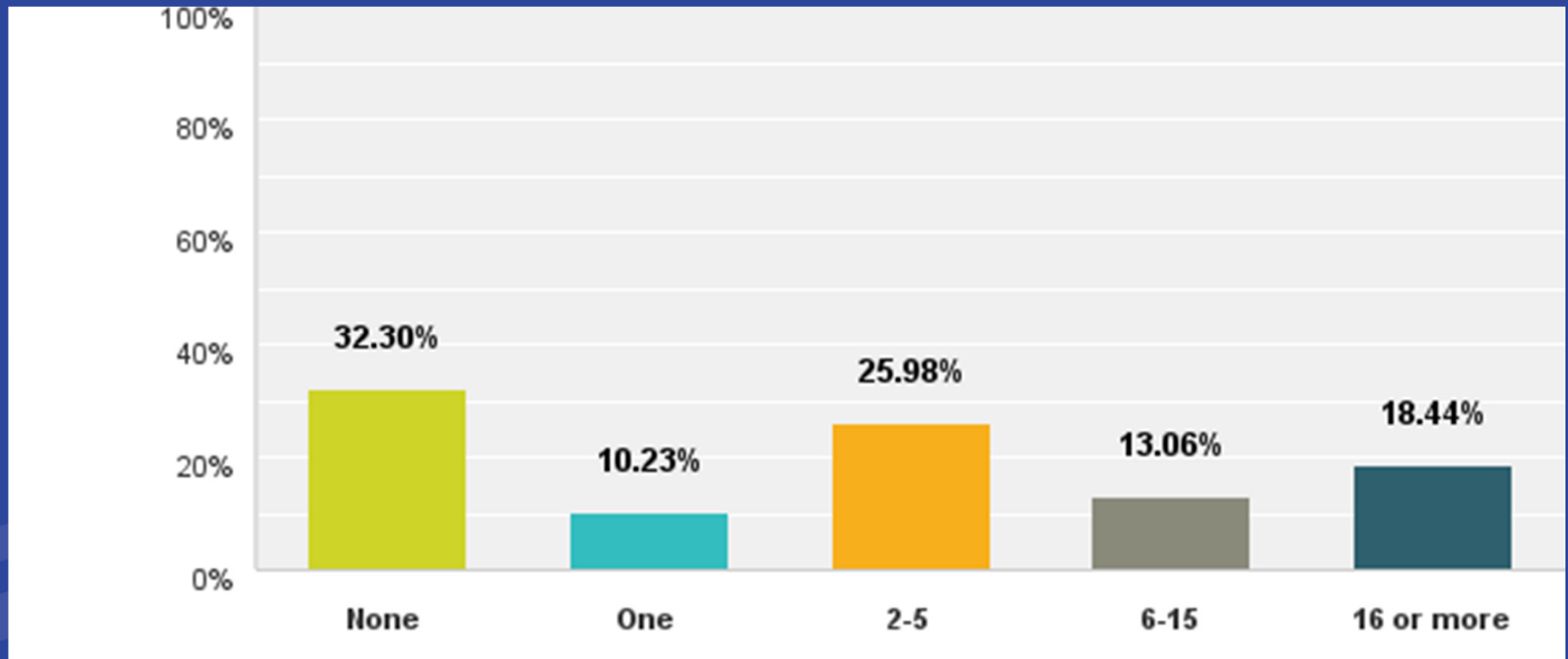
SUMMARY OF SURVEY RESULTS

Q3: Please identify the area which best describes the neighborhood you live in or where you operate your short-term rental.



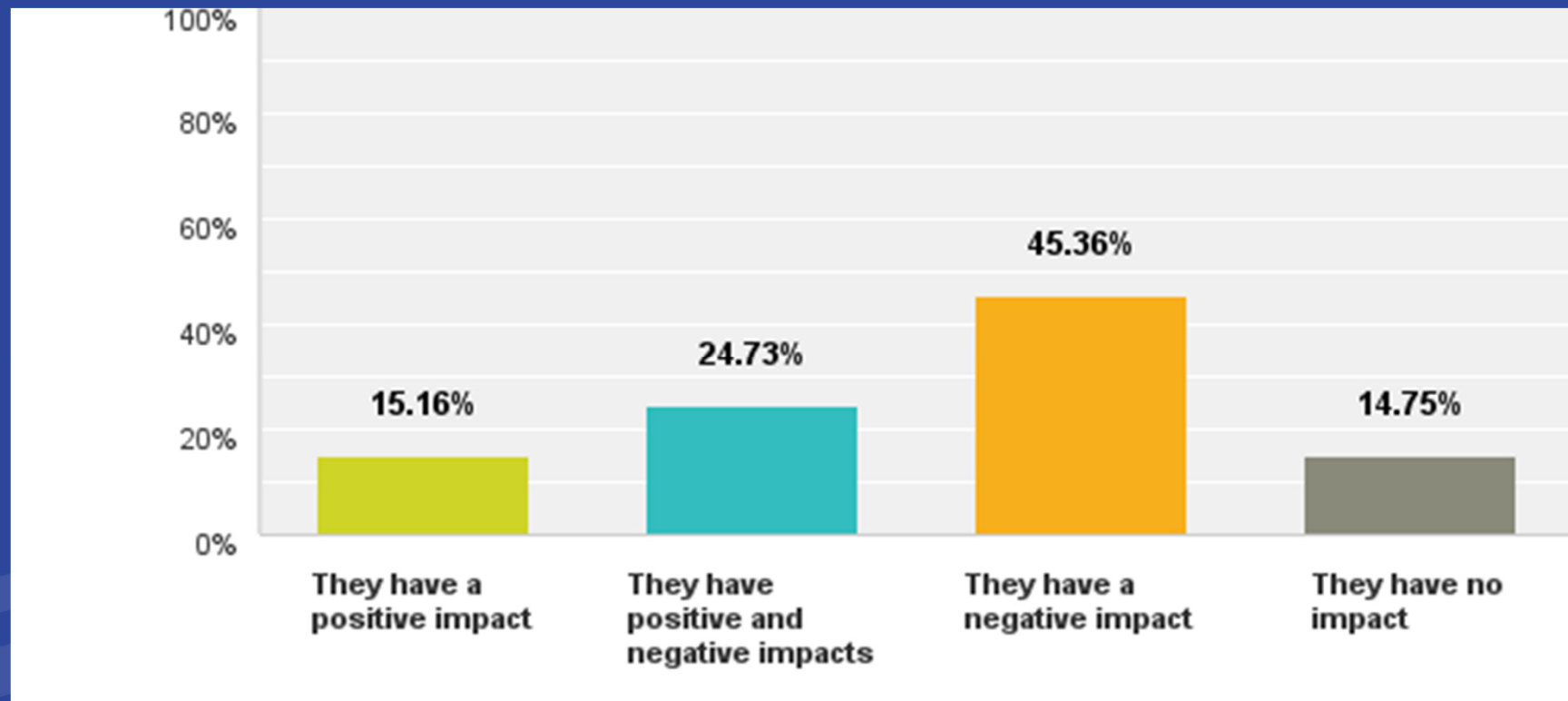
SUMMARY OF SURVEY RESULTS

Q4: How many short-term rentals are you aware of in your neighborhood? (a short-term rental has a term of less than 30 days)



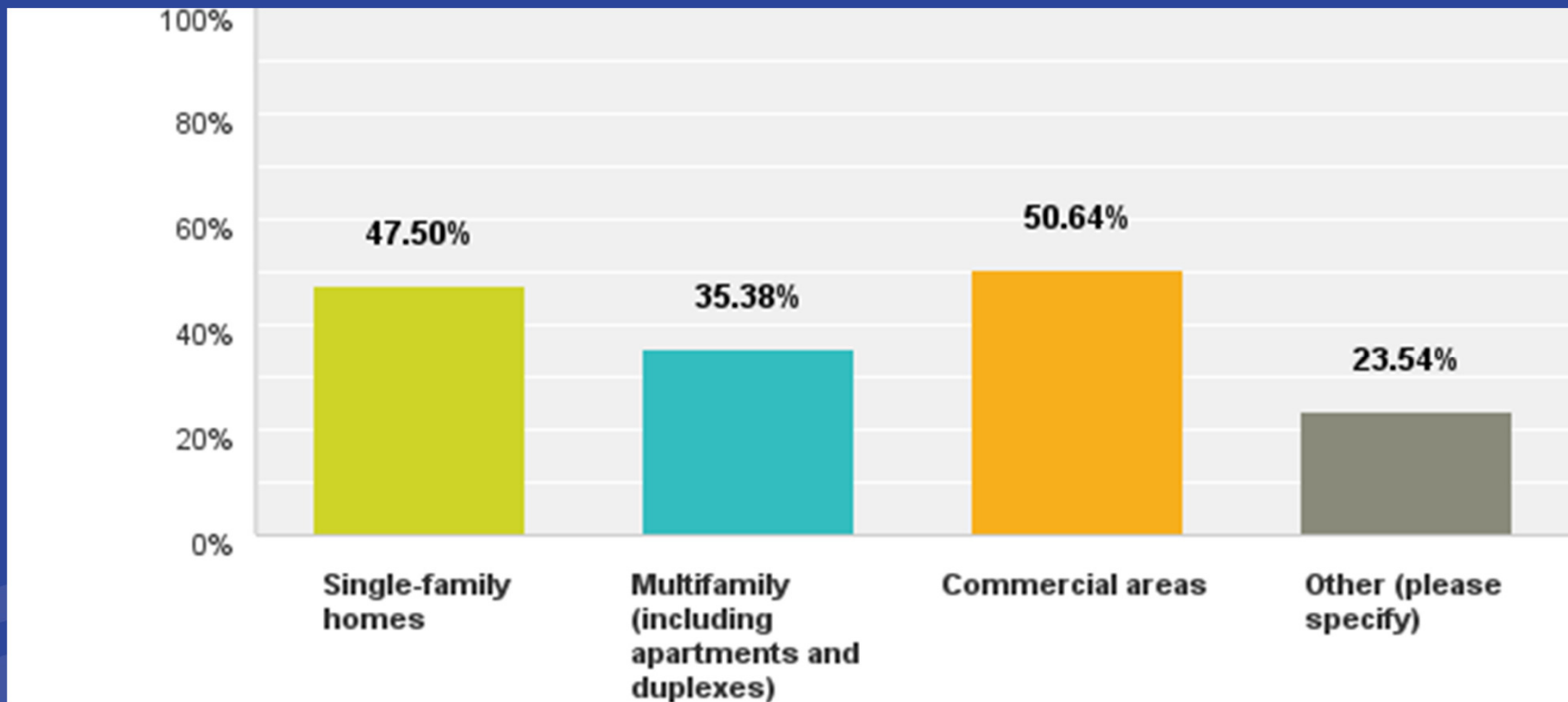
SUMMARY OF SURVEY RESULTS

Q5: How do you perceive the presence of short-term rentals in your neighborhood?



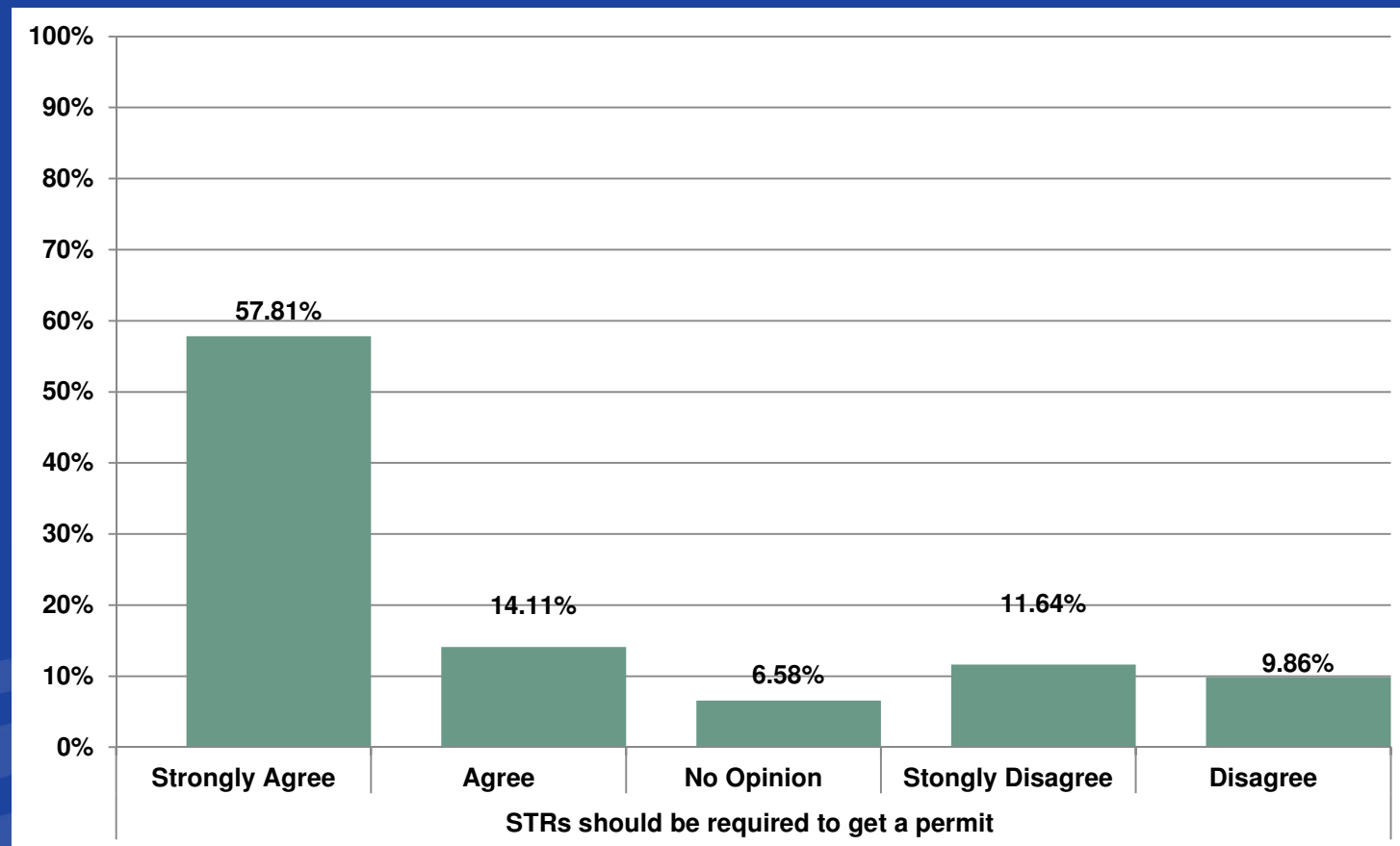
SUMMARY OF SURVEY RESULTS

Q6: I believe short-term rentals should be allowed in the following locations: (check all that apply)



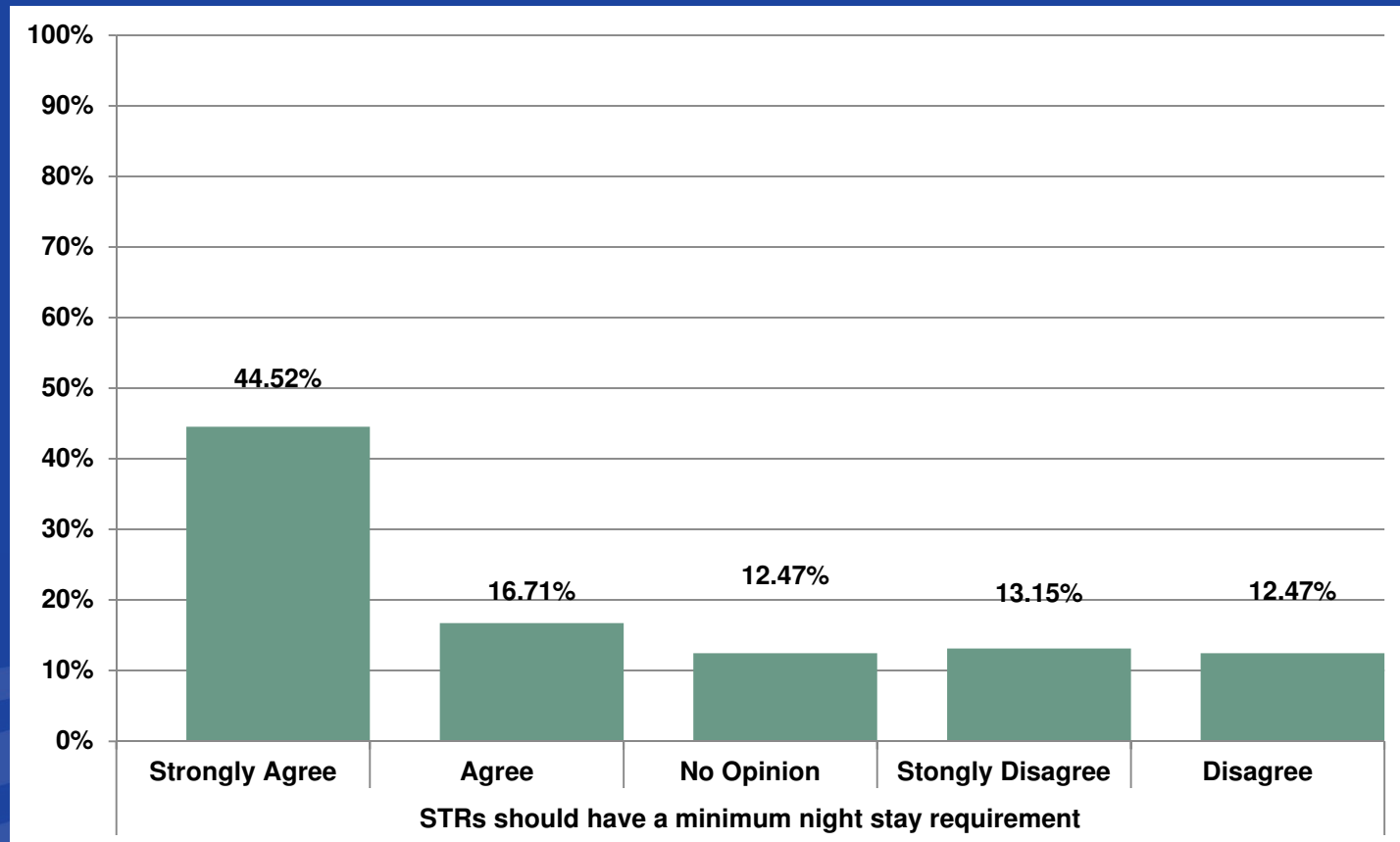
SUMMARY OF SURVEY RESULTS

Q7a: STRs should be required to get a permit



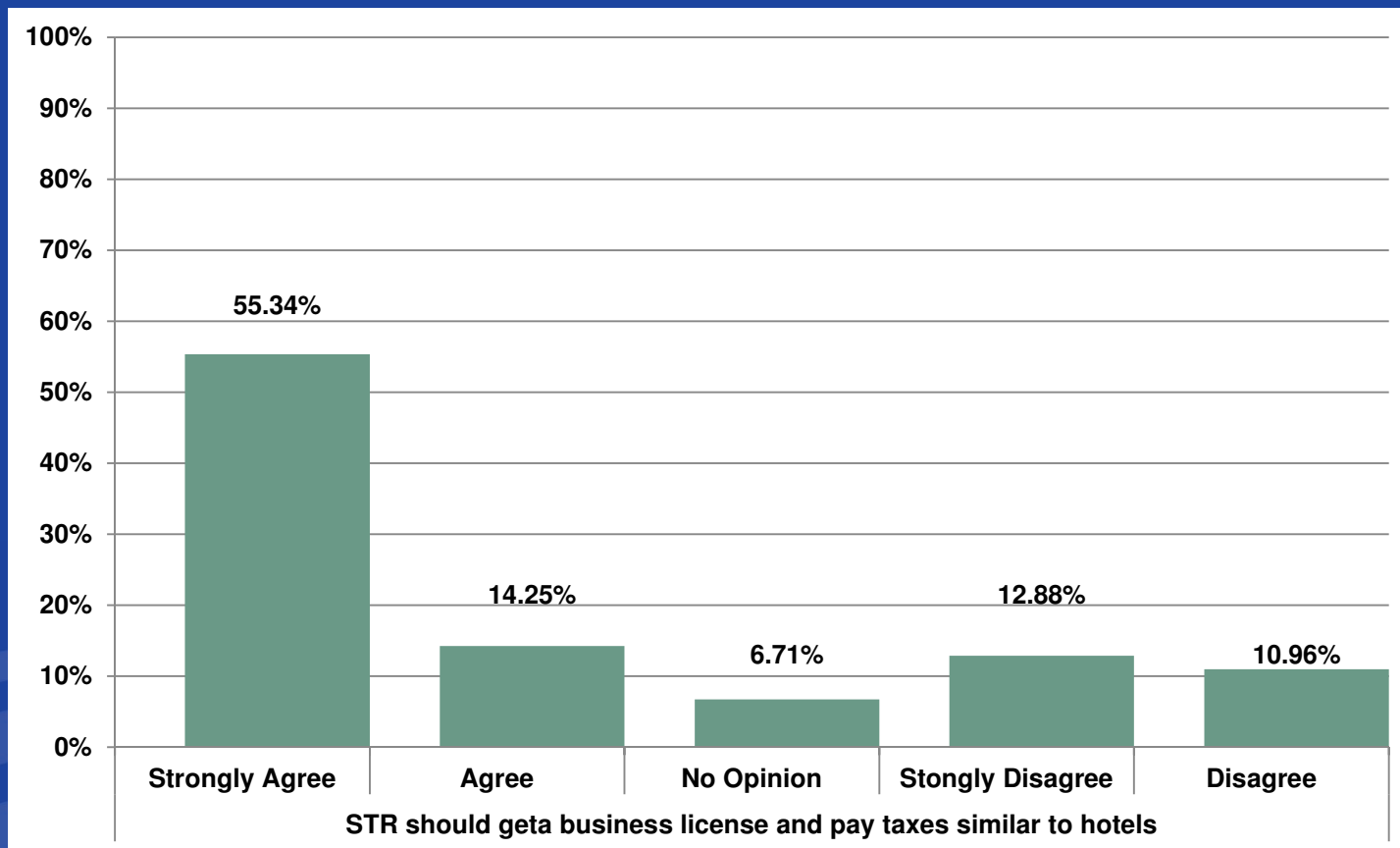
SUMMARY OF SURVEY RESULTS

Q7b: STRs should have a minimum night stay requirement



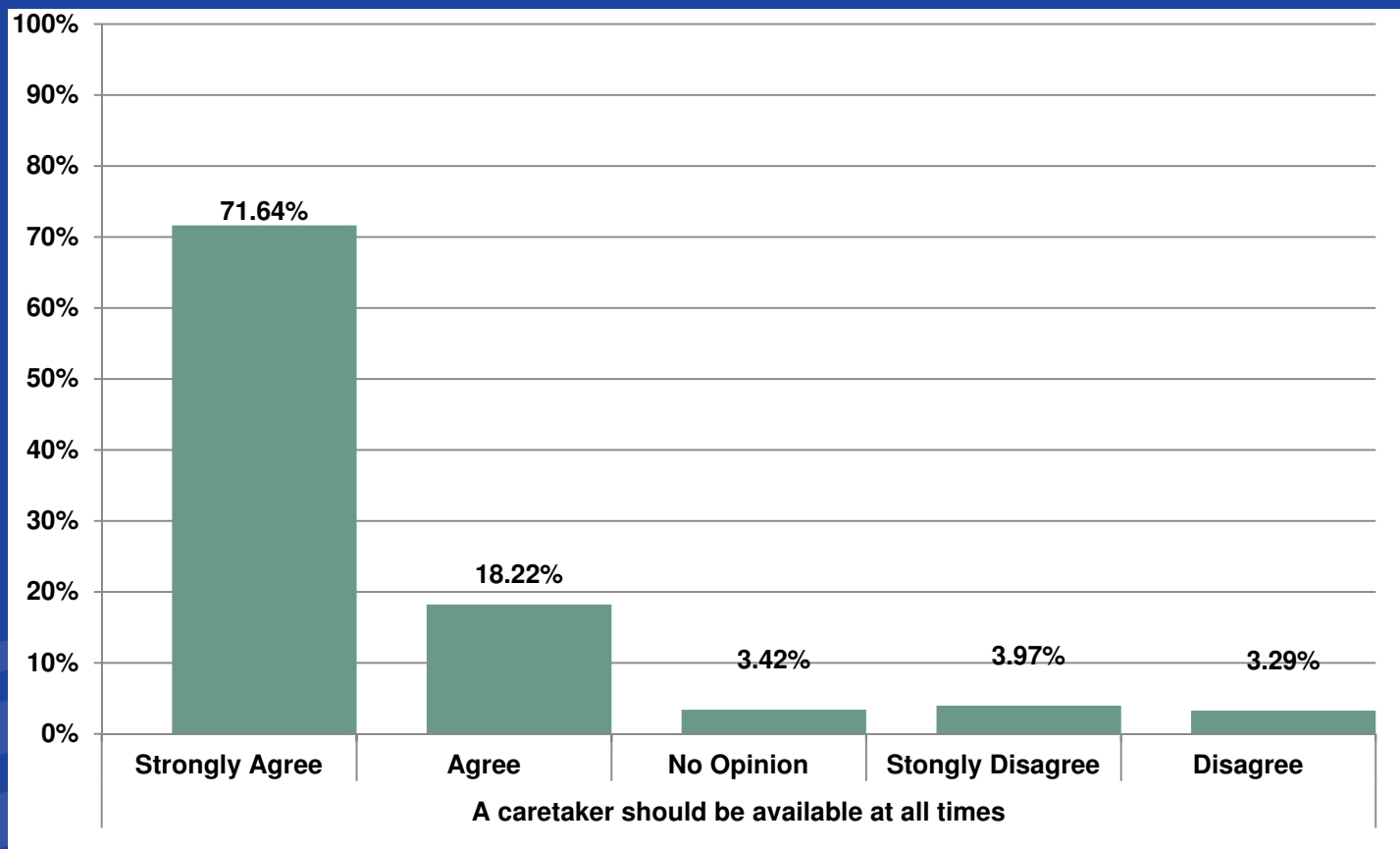
SUMMARY OF SURVEY RESULTS

Q7c: STRs should get a business license and pay taxes similar to hotels



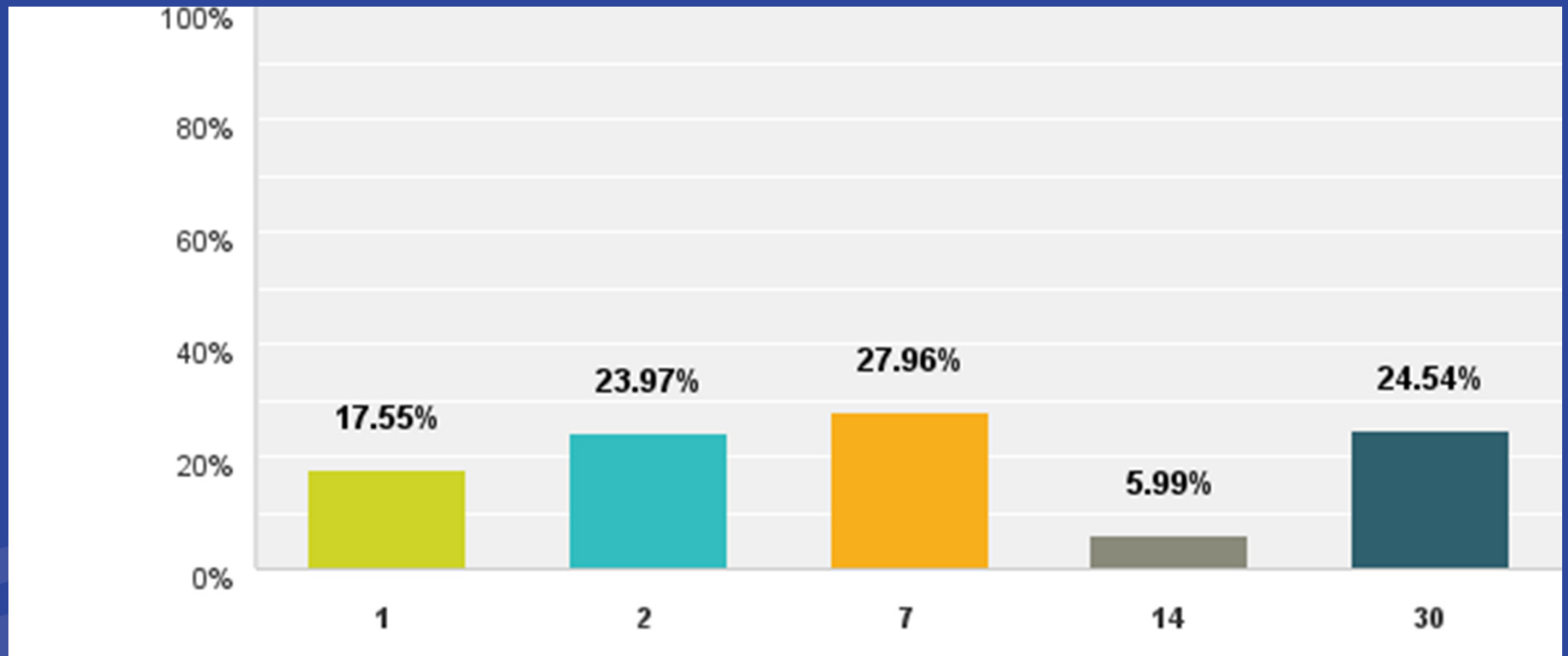
SUMMARY OF SURVEY RESULTS

Q7d: A responsible caretaker should be available at all times to respond to problems



SUMMARY OF SURVEY RESULTS

Q8: What is the minimum number of nights a short-term rental should be rented out for?



SUMMARY OF SURVEY RESULTS

**There was a consensus in the survey data that
STRs should be regulated**

WHAT WE HEARD FROM YOU

- Prohibit outright
- Creates nuisance issues
 - Noise
 - Parking
 - Traffic
 - Trash
- Effects community character
- Is not consistent with residential character
- Impacts housing stock
- If allowed they should be permitted and regulated
- Creates tourism
- It is a property right
- Helps boost the economy

EXAMPLES OF STR REGULATIONS FROM OTHER CITIES

COMMUNITIES CONSULTED IN STR RESEARCH (SUMMARY LIST - NOT COMPREHENSIVE)

Coastal Communities:

City of Avalon
City of Encinitas
City of Manhattan Beach
City of Pacific Grove
City of Pismo Beach
City of Solana Beach
City of Ventura
City of San Francisco
City of Los Angeles (draft)
City of Carpinteria
City of Santa Barbara
City of Santa Monica
County of San Luis Obispo
County of Santa Cruz

Non-Coastal Communities:

City of Big Bear
City of South Lake Tahoe
City of New Orleans
City of Desert Hot Springs
Community of Montecito

BEST PRACTICES FOUND IN OTHER CITIES

- Nuisance response plan.
- Transient occupancy registration certificate and business tax certificate.
- Permit application fee.
- Establish separation requirement.
- Notice neighbors that a permit was issued and provide neighbors with the nuisance response plan.
- Trash and refuse shall not be left stored in public view except in containers for collection between certain hours per OCC.
- Lease agreement shall include operating restrictions, possible fines and neighborhood information.
- Copy of the lease shall be prominently posted inside the STR.

BEST PRACTICES FOUND IN OTHER CITIES, CONT.

- Post site with contact for operator when actively rented.
- Max overnight occupancy.
- Lease must state number of available off-street parking spaces.
- Responsible caretaker to respond to nuisance complaints.
- Advertisements must include City Permit Number.
- Include description of “Noise Ordinance” and “Private Party Ordinance” regulations prominently in lease and onsite.

COMMUNITY EXERCISE

COMMUNITY EXERCISE

(Inform  Solicit Input  Develop Solutions)

- Maximum Daytime Occupancy
- Minimum Distance Between STRs
- Seasonal Changes to Minimum Night Stays
- Maximum Number of Nights Rented Per Year
- Minimum Rental Duration
- Homestays Only (Property owner must live onsite while their home is rented)
- Should STR's be allowed or not?

HOW TO PROVIDE FEEDBACK

(Inform  Solicit Input  Develop Solutions)

- Place sticky dot on answer that corresponds to your opinion
- One sticky dot per person, per topic
- The color of the sticky dot corresponds to the color of the topic board
- Additional comments can be provided on note cards; note card collection boxes are provided at each topic station

HOW TO PROVIDE FEEDBACK

(Inform  Solicit Input  Develop Solutions)

Topic #1 Guest Provisions

Do you support a limit to the number of guests who visit a STR?
(A “Guest” is someone who is invited to visit a STR but is not on the lease)

NO	I do not support a limit to the number of guest who visit a STR.
OR	
YES	I support a limit to the number of guests who visit a STR.

HOW TO PROVIDE FEEDBACK

(Inform  Solicit Input  Develop Solutions)

Topic #2

Minimum Distance Between STRs

Should there be a minimum distance between STRs?

NO	I do not support a requirement that STRs maintain a certain distance away from one another.
OR	
YES	I support that there is at least <u>100 feet</u> between STRs (approximately 2 residential lots).
	I support that there is at least <u>200 feet</u> between STRs (approximately 4-5 residential lots).
	I support that there is <u>400 feet</u> or more between STRs (approximately 10 residential lots, one block in many inland neighborhoods).

HOW TO PROVIDE FEEDBACK

(Inform  Solicit Input  Develop Solutions)

Topic #3

Seasonal Changes to Minimum Rental Duration

Should there be seasonal changes to minimum rental duration?

NO	The required minimum rental duration should be the same year-round.
OR	
YES	Summer, or “tourist season”, should require a longer minimum rental duration (i.e. Memorial Day to Labor Day). “Off-season” (i.e. “non-tourist season”) may allow a shorter minimum rental duration.

HOW TO PROVIDE FEEDBACK

(Inform  Solicit Input  Develop Solutions)

Topic #4

Maximum Number of Nights Rented Per Year

Should an STR be limited to a maximum number of rentals per year?

NO	There should not be a limitation on the total number of nights an STR can be rented per year.
OR	
Yes	STRs should not be rented more than <u>90 nights</u> per year.
	STRs should not be rented more than <u>120 nights</u> per year.
	STRs should not be rented more than <u>180 nights</u> per year.

HOW TO PROVIDE FEEDBACK

(Inform  Solicit Input  Develop Solutions)

Topic #5

Minimum Rental Duration

What minimum rental duration should be established?

1 Night	I believe that there should be a <u>one-night minimum</u> rental duration.
2 Nights	I believe that there should be a <u>two-night minimum</u> rental duration.
3 Nights	I believe that there should be a <u>three-night minimum</u> rental duration.
7 Nights	I believe that there should be a <u>seven-night minimum</u> rental duration.
10 Nights	I believe that there should be a <u>10-night minimum</u> rental duration.

HOW TO PROVIDE FEEDBACK

(Inform  Solicit Input  Develop Solutions)

Topic #6

Homestays Only

(Property Owner Must Live On-site While Rented)

Should a property owner be required to be on-site while the unit is rented?

NO	I do not support requiring the property owner to remain on-site during rentals of less than 30 nights.
OR	
YES	I support requiring the property owner to remain on-site during rentals of less than 30 nights.

HOW TO PROVIDE FEEDBACK

(Inform  Solicit Input  Develop Solutions)

Topic #7
Banning STRs
Should STRs be banned in Oxnard?

NO	STRs <u>should be</u> allowed in Oxnard.
OR	
YES	STRs <u>should not be</u> allowed in Oxnard

NEXT STEPS AFTER MEETING

NEXT STEPS FOLLOWING MEETING

- Community input from this meeting will be summarized and transmitted to the decision makers
- Results of community meeting will be posted on our project website www.oxnard.org/str



PARTICIPATE IN COMMUNITY EXERCISE

STAY IN TOUCH.....

Multiple ways to provide input

- Provide input with your colored dot!
- Submit comment card(s) this evening
- Email comments to info.str@oxnard.org
- Sign in sheet - joining our mailing / email list for updates
- Call the Planning Department (805) 385-7858